



GOLD SHIELD INSPECTIONS

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INSPECTION REPORT

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Asbury, IA 52002

Dylan Hord
03/10/2026



Inspector

Brent Thumma

InterNACHI - Resnet - SAVE - IAC2

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MAINTENANCE OR LOW
PRIORITY



MATERIAL DEFECT



SAFETY CONCERN

SUMMARY



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- 2.2.1 Roof Systems - Roof Structure/Covering: Asphalt Shingles, Missing or Damaged Shingles
- 2.2.2 Roof Systems - Roof Structure/Covering: Architectural Asphalt Shingles, Past Midlife
- 2.5.1 Roof Systems - Roof Drainage System: Drainage System Health
- 3.8.1 Exterior - Deck, Balcony, Bridge and Porch,: General, Deck Wooden Components Needing Sealant
- 3.8.2 Exterior - Deck, Balcony, Bridge and Porch,: Guardrail, Loose or Wobbly
- 3.8.3 Exterior - Deck, Balcony, Bridge and Porch,: Decking, Rot or Decay
- 3.9.1 Exterior - Exterior Electrical: Exterior Receptacle, Missing Proper Exterior Weather Protection
- 3.13.1 Exterior - Vinyl Siding: Vinyl Siding, Cracked or Broken Panels/ Trim
- 3.16.1 Exterior - Sump pump: Sump Pump, Discharge To Close To Foundation
- 6.7.1 Kitchen - Range: Kitchen Stove, Anti-tip Not Installed
- 7.2.1 Bathrooms - Bathroom Ventilation: Bathroom Ventilation, Non-Functional Exhaust Fan
- 7.2.2 Bathrooms - Bathroom Ventilation: Bathroom Ventilation, Dirty or Clogged Exhaust Cover
- 7.2.3 Bathrooms - Bathroom Ventilation: Bathroom Vent Fan Light Inoperable
- 8.3.1 Interior - Interior Floors: Interior, Stained and Damaged Carpet
- 8.4.1 Interior - Interior Ceilings and Walls: Gypsum Board Ceiling, Cracks
- 8.4.2 Interior - Interior Ceilings and Walls: Gypsum Board Ceiling or Wall, Damaged Finished Seams
- 8.6.1 Interior - Interior Stairs: Interior Handrail, Loose or Damaged
- 8.8.1 Interior - Interior Electrical: Interior Outlet Scorched

-  8.9.1 Interior - Doorbells/Detectors/Fans: Smoke Detector Install More
-  9.2.1 Plumbing - Water Supply and Distribution: Corroded Pipes
-  10.4.1 Structure - Foundation: Concrete Foundation, Small Hairline Cracks w/ No Water Penetration
-  12.2.1 HVAC - Ductwork: Ductwork, Recommend Cleaning
-  12.3.1 HVAC - Central Air Conditioner: A/C, Beyond Average Design Life Of 15 Years
-  12.4.1 HVAC - Furnace: Furnace, Recommend Service Due to Flame Color

1: INSPECTION DETAILS

Information

Occupancy

Partially Occupied

Home Faces

North

Temperature during inspection

Below 65(F)=18(C)



Significant precipitation in last 3 days

Yes

Type of building

Condominium

Gold Shield Inspections



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Inspection Report Definitions

1. Apparent Condition: Systems and components are rated as follows:

1. **INSPECTED (IN)** Indicates that the component is functionally consistent with its original purpose but may show signs of normal wear and tear, and deterioration.
2. **Limited Inspection (LI)** Indicates that the component or system was not fully available to be inspected. Only a partial inspection could be completed.
3. **MARGINAL (MA)** These items will fall under normal lower cost home maintenance items. Indicates the component could require maintenance or replacement within 5 years.
4. **MATERIAL DEFECT (MD)** is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.
5. **SAFETY HAZARD (SH)** Denotes a condition that is unsafe and in need of prompt attention.

2. Installed systems and components: structural components, exterior, interior, roofing, plumbing, electrical, heating, central air-conditioning (weather permitting); insulation and ventilation.

3. Readily accessible systems and components: Only those systems and components where the inspector is not required to remove personal items, furniture, equipment, soil, snow, or other items which obstruct access or visibility.

4. Any component not listed as being deficient in some manner is assumed to be satisfactory

Important Information / Limitations: Inspection Overview

Gold Shield Inspections strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by InterNACHI. As such, we inspect the readily accessible, visually observable, installed systems and components of the home as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. This inspection is neither technically exhaustive or quantitative.

There may be comments made in this report that exceed the required reporting of the InterNACHI Standards of Practice, these comments (if present) were made as a courtesy to give you as much information as possible about the home. Exceeding the Standards of Practice will only happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection, and any comments made that do exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

This report contains observations of those systems and components that, in my professional judgement, were not functioning properly, significantly deficient, or unsafe. **All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients contingency period**, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection is not equal to extended day-to-day exposure and will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as **existing at the time of inspection only**, and expire at the completion of the inspection. The limit of liability of Gold Shield Inspections and its employees, officers, etc. does not extend beyond the day the inspection was performed. As time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into crawl spaces or basements, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered as a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the home and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH.** This report is only supplemental to the Sellers Disclosure and Pest (WDI) Inspection Report and should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home and expected repair costs. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership. One Year Home Warranties are sometimes provided by the sellers, and are **highly recommended** as they may cover future repairs on major items and components of the home. If a warranty is not being provided by the seller(s), your Realtor can advise you of companies who offer them.

Important Information / Limitations: Notice to Third Parties

Notice to Third Parties: This report is the property of Gold Shield Inspections and is Copyrighted as of 2018. The Client(s) and their Direct Real Estate Representative named herein have been named as licensee(s) of this document. This document is non-transferrable, in whole or in part, to any and all third-parties, including; subsequent buyers, sellers, and listing agents. Copying and pasting deficiencies to prepare the repair request is permitted. THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN. This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

Important Information / Limitations: Items Not Inspected and Other Limitations

ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components/appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components, Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

Important Information / Limitations: Thermal Imaging Information

THERMAL IMAGING: An infrared camera may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Additional services are available at additional costs and would be supplemented by an additional agreement/addendum. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection. If a full thermal scan of the home is desired, please reach out to me schedule this service.

Important Information / Limitations: Other Notes - Important Info

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions or hidden damage may be found in these areas.

QUALITATIVE vs QUANTITATIVE: A home inspection is not quantitative, when multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple present" etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. This is not a technically exhaustive inspection.

REPAIRS VERSUS UPGRADES: I inspect homes to today's safety and building standards. Therefore some recommendations made in this report may have not been required when the home was constructed. Building standards change and are improved for the safety and benefit of the occupants of the home and any repairs and/or upgrades mentioned should be considered for safety, performance, and the longevity of the homes items and components. Although, I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of ALL the ways the home could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

COMPONENT LIFE EXPECTANCY: Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector. A life expectancy chart is attached to your inspection page.

PHOTOGRAPHS: Several photos are included in your inspection report. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

Please acknowledge to me once you have completed reading this report. At that time I will be happy to answer any questions you may have, or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.

2: ROOF SYSTEMS

Roof will be replaced prior to close.

<i>DH</i>	<i>MT</i>
03/11/26	03/11/26
9:18 PM CDT	9:25 PM CDT
dotloop verified	dotloop verified

		IN	LI	MA	MD	SC
2.1	General Overview and Limitations of Roof Inspection	X				
2.2	Roof Structure/Covering	X	X	X		
2.3	Roof penetration	X	X			
2.4	Flashing	X	X			
2.5	Roof Drainage System	X		X		

IN = Inspected LI = Limited Inspection MA = Marginal MD = Material Defect SC = Safety Concern

Information

General Overview and Limitations of Roof Inspection: Inspection Method

Ground, Ladder, Roof

General Overview and Limitations of Roof Inspection: # of Layers

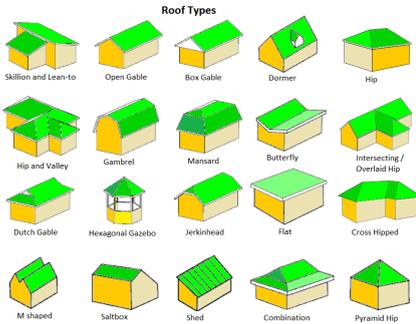
1

General Overview and Limitations of Roof Inspection: Primary roof-covering

Architectural Fiberglass Asphalt Shingle

General Overview and Limitations of Roof Inspection: Roof Style

Combination



General Overview and Limitations of Roof Inspection: Aproximate Roof Covering Age

Past midlife

Your inspector will use a combination of experience, knowledge of roofing materials, and specific signs of wear and tear to approximate the age of an asphalt shingle roof. Here's how a professional would go about it:

1. **Type of Shingle**: Knowing the typical lifespan of various types of asphalt shingles can provide a starting point. For example:
 - **3-tab shingles**: Typically last 20-25 years.
 - **Architectural shingles**: Can last 30 years or more.
 - **Premium shingles**: Some can last up to 50 years.
2. **Shingle Condition**:
 - **Granule Loss**: A significant loss of the granular surface on the shingle can indicate age.
 - **Curling and Cupping**: The edges of older shingles often curl upwards or the middle may bubble up.
 - **Cracking**: As shingles age, they become more brittle and may develop cracks.
 - **Bald Spots**: Older shingles might have large areas where granules are missing.
 - **Edges**: Frayed or deteriorated edges can indicate significant wear and age.
3. **Pattern of Wear**: How the shingles are wearing can give clues. For instance, if only the shingles on one side of a roof or in one area are showing wear, it might be due to external factors like overhanging trees or poor ventilation, rather than age.
4. **Moss and Algae Growth**: While this can occur on newer roofs in damp climates or shaded areas, significant growth often indicates an older roof.
5. **Underlayment and Decking Condition**: If the professional has access to inspect the underlayment or decking, they can also get clues about the roof's age. Older roofs might have felt underlayment, while newer ones might use synthetic materials.
6. **Flashing and Sealants**: The condition of flashing around vents, chimneys, and other roof penetrations can give hints. Older, corroded, or damaged flashing may indicate an older roof. Sealants that are brittle, missing, or deteriorated can also be a sign of age.
7. **Past Repairs**: Multiple layers of shingles, mismatched shingles, or evidence of numerous patches can indicate an older roof or one that's had significant issues.

Given all the above factors, a seasoned professional can often give a reasonably accurate estimate of the age of an asphalt shingle roof through visual inspection. This is an estimate based off the inspectors experience.

Roof Structure/Covering: Asphalt Shingle Disclaimer

Asphalt composition shingles come in a wide variety of types, brands, and models, each with manufacturer-specific installation requirements that may differ, even among shingles with a similar appearance. Additionally, critical components such as underlayment cannot be visually confirmed once the shingles are installed, and fasteners cannot be inspected without disturbing the adhesive strips that are essential for wind resistance. Due to these limitations, the Inspector disclaims responsibility for verifying proper installation of asphalt shingles.

Roof Structure/Covering: Sheathing, Moderate Weakness

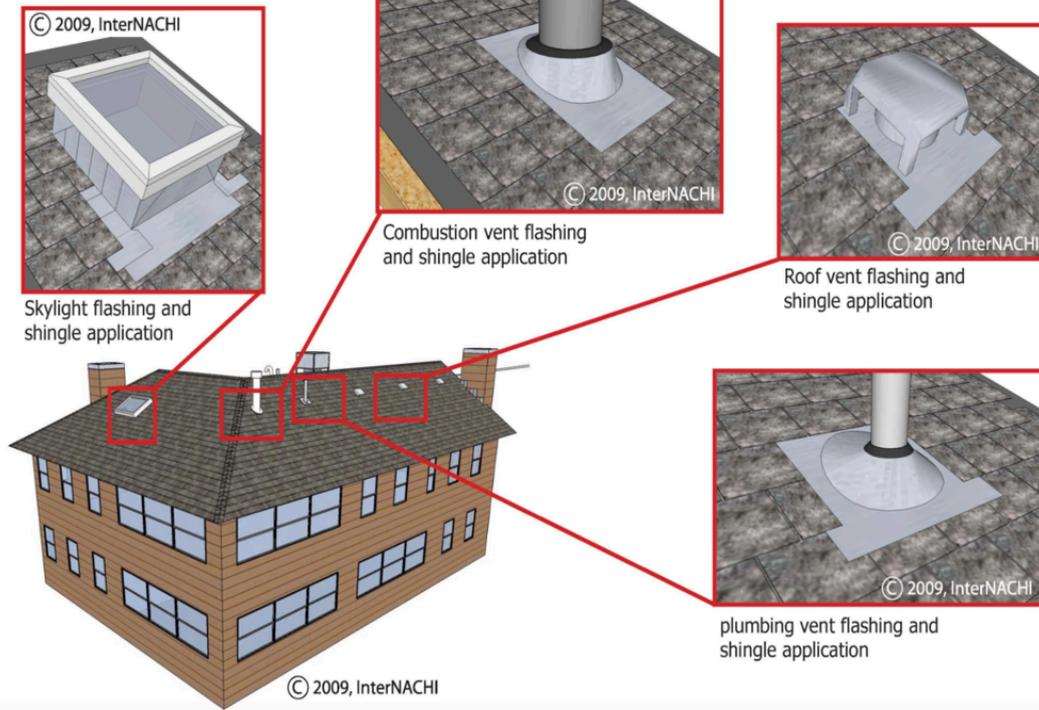
While walking the roof, areas of moderate weakness in the sheathing were observed, though no critical weakness was noted. Moderate sheathing deflection can be common due to factors such as age-related wood degradation, minor water intrusion, or the use of thinner or less rigid materials during original construction. While these areas did not indicate immediate structural concerns, recommend monitoring the roof for further signs of deterioration and consulting a roofing professional if additional concerns develop.

Roof penetration: Homeowner's Responsibility

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

Roof penetrations and flashing

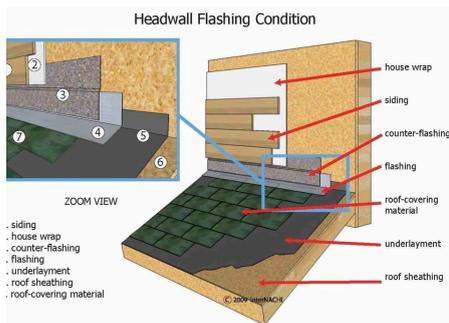


Flashing: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



Roof Drainage System: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted at least 4'-6' away from the house foundation/slab.

Limitations

General Overview and Limitations of Roof Inspection

LIMITED ROOF INSPECTION, HOME OWNER ASSOCIATION

Limited inspection due to homeowner association maintained exterior of home. Check with homeowners association to find how often items are inspected and updated. We perform a visual inspection of exterior items for safety or material defects.

Flashing

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Deficiency

2.2.1 Roof Structure/Covering

 Maintenance or Low Priority

ASPHALT SHINGLES, MISSING OR DAMAGED SHINGLES

One or more shingles were missing or visibly damaged, compromising the roof's ability to protect against water intrusion. Recommend replacing missing or damaged shingles to restore the roof's integrity.

Recommendation

Contact a qualified roofing professional.



Multiple

2.2.2 Roof Structure/Covering

 Maintenance or Low Priority

ARCHITECTURAL ASPHALT SHINGLES, PAST MIDLIFE

Current installation appears to be between 15 to 20 years old. I would expect replacement in the next 5 to 10 years.

"Mid-life" on an architectural shingle roof refers to the period during which the roof has reached approximately half of its expected lifespan. Architectural shingles, also known as laminated or dimensional shingles, are a popular roofing material known for their durability, aesthetic appeal, and longer lifespan compared to traditional 3-tab shingles. Typically, architectural shingles have a lifespan of 25 to 35 years, depending on factors such as the quality of materials, installation, climate, and maintenance.

During the mid-life phase, which usually occurs around 12 to 18 years after installation, the shingles may still be in relatively good condition, but some signs of aging and wear may begin to appear. This is a crucial stage in the roof's lifecycle, as it presents an opportunity for homeowners to assess the roof's overall condition and address any issues before they lead to more significant damage.

Key indicators that a roof is reaching its mid-life stage include:

1. **Granule loss:** Granules on the shingle surface protect the asphalt layer from UV radiation and help maintain the roof's aesthetic appeal. Over time, granules may begin to wear away, exposing the underlying asphalt to the elements.
2. **Curling or cupping shingles:** As shingles age, they may start to curl or cup at the edges, which can lead to potential water intrusion and damage.
3. **Minor cracking:** Small cracks may begin to form on the shingle surface as a result of temperature fluctuations and weathering. While not a significant concern in the mid-life stage, these cracks may worsen over time, potentially leading to leaks or other issues.
4. **Fading or discoloration:** Exposure to sunlight, weather, and other environmental factors can cause the color of shingles to fade or become discolored over time.

During the mid-life phase, homeowners should consider scheduling regular roof inspections and maintenance to ensure the longevity of their architectural shingle roof. Addressing any issues promptly can help prevent more extensive damage and prolong the roof's overall lifespan.

Recommendation

Contact a qualified roofing professional.

2.5.1 Roof Drainage System



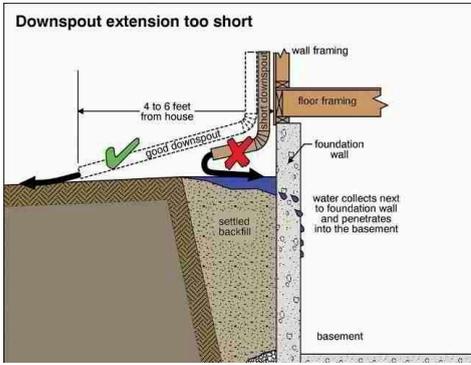
DRAINAGE SYSTEM HEALTH

All downspouts should extend a minimum of 4-6' from the foundation or slab. Discharging near the foundation can affect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. Adding extensions can be a cheap way to avoid moisture issues in the future.

Also watch for downspouts that discharge along walkways or driveways. These areas can cause extra moisture to be pushed below the surface which can cause cracking and displacement. In Iowa our winters can also cause these discharge locations to freeze over and be a fall hazard.

Recommendation

Recommended DIY Project



3: EXTERIOR

		IN	LI	MA	MD	SC
3.1	General Overview and Limitations of Exterior Inspection	X				
3.2	Driveway	X				
3.3	Walkways	X				
3.4	Exterior Doors	X				
3.5	Exterior of Windows	X				
3.6	General Grounds	X				
3.7	Soffits Facia and Trim	X				
3.8	Deck, Balcony, Bridge and Porch,	X		X		X
3.9	Exterior Electrical	X		X		
3.10	Exterior Plumbing	X	X			
3.11	Exterior Stairs	X				
3.12	Dryer vent.	X				
3.13	Vinyl Siding	X		X		
3.14	Patio	X				
3.15	Retaining walls	X				
3.16	Sump pump	X		X		

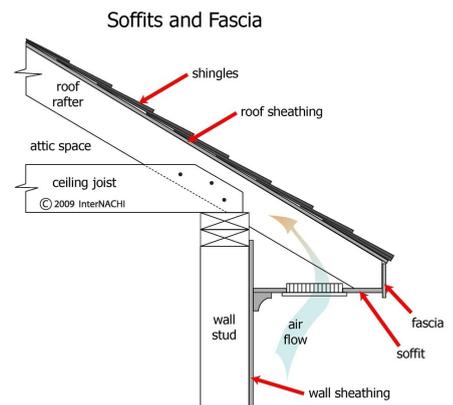
IN = Inspected LI = Limited Inspection MA = Marginal MD = Material Defect SC = Safety Concern

Information

General Overview and Limitations of Exterior Inspection: Exterior Doors:
Metal

General Overview and Limitations of Exterior Inspection: Exterior wall-covering Material
Vinyl Siding, Brick

Soffits Facia and Trim: Soffits and Fascia



Patio: Photo Documentation



General Overview and Limitations of Exterior Inspection: Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Driveway: Driveway Sealant

Maintenance on joints found in the driveway. Sealants eventually dry, shrink and crack, creating an avenue for water to enter the soil under the driveway. Saturation of soil under the driveway can create a variety of problems depending on soil type. The Inspector recommends that the sealant at this joint be maintained as necessary to prevent water entry.

Driveway: Common Cracks

Common cracks (1/4-inch or less) were visible in the driveway at the time of the inspection. Cracks exceeding inch should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture.

Walkways: Common Cracks

Common cracks (1/4 inch or less) were visible in the sidewalk at the time of the inspection. Cracks exceeding inch should be patched with an appropriate sealant to avoid continued damage to the walkway surface from freezing moisture.

Walkways: Maintain Walk/Wall Joint Sealant

The joint at which concrete walkways met the exterior walls was protected by a sealant. Sealants eventually dry, shrink and crack, creating an avenue for water to enter the soil next to the home foundation. Saturation of soil near the foundation can create a variety of problems depending on soil type. The Inspector recommends that the sealant at this joint be maintained as necessary to prevent water entry.

Exterior of Windows: Window Maintenance for Homeowner

Inspect and repair window gaps: Make sure that there are no gaps between your trim and exterior siding or any other area along your windows and doors. You may need to apply new caulk or remove and replace the caulk along these lines. This should be checked yearly to ensure proper sealant.

Exterior of Windows: Window Sealant

Window sealant should be removed and replaced every 5 years as part of a normal home maintenance plan.

General Grounds: Photo documentation



Vinyl Siding: 5-year Maintenance recommended

You should be aware that vinyl siding requires that window and door openings be re-sealed with a high-quality sealant every 3 to 5 years to prevent moisture intrusion. Removal of biological growth such as mildew and moss will extend the life of the wall covering.

Vinyl Siding: Vinyl Siding, Minor Damage

Minor damage visible on exterior vinyl siding. These areas do not pose a risk to home structure.

Retaining walls: Moderate retaining wall lean

Moderate retaining wall lean, this appears to have been caused by not using correct ties. These are designed to hold the wall back. Over time this will get worse and should be corrected.



Limitations

General Overview and Limitations of Exterior Inspection

LIMITED INSPECTION, TEMPERATURE RESTRICTION

Limited inspection on house bibs due to freezing temperatures at any point during the day. This could cause damage if ran when evening temperatures reach below freezing.

Deficiency

3.8.1 Deck, Balcony, Bridge and Porch,



Maintenance or Low Priority

GENERAL, DECK WOODEN COMPONENTS NEEDING SEALANT

The wooden components of the deck, including the decking boards, railing, and structural supports, show signs of weathering, such as fading, discoloration, and minor surface cracking. These are indicative of the wood being exposed to the elements without adequate protection from a sealant.

Implications:

- **Moisture Penetration:** Unsealed wood absorbs water, increasing the risk of rot, decay, and fungal growth, which can weaken the structural integrity of the deck.
- **UV Damage:** Prolonged exposure to sunlight without a protective sealant accelerates wood deterioration, causing fading, splintering, and surface degradation.
- **Shortened Lifespan:** Without proper sealing, the deck's lifespan is significantly reduced, necessitating costly repairs or replacement sooner than expected.

Recommendation:

To preserve the wood's durability and appearance, it is recommended to apply a high-quality sealant or stain specifically designed for exterior wooden decks. Before applying the sealant, clean the wood thoroughly to remove dirt, mildew, and any existing finish. Ensure the wood is completely dry before sealing, as this will improve adhesion and effectiveness. Reapply the sealant as per the manufacturer's instructions, typically every 1–3 years, to maintain protection. Consult a professional contractor if further evaluation or assistance is required.

Recommendation

Contact a qualified deck contractor.

3.8.2 Deck, Balcony, Bridge and Porch,



Safety Concern

GUARDRAIL, LOOSE OR WOBBLY

Guardrails that shift or feel unstable when force is applied may not adequately prevent falls. This could be due to improperly secured posts, loose fasteners, or undersized hardware.

Recommendation

Contact a qualified deck contractor.



3.8.3 Deck, Balcony, Bridge and Porch,

DECKING, ROT OR DECAY

 Safety Concern

Areas of the deck showing soft, spongy wood, discoloration, or fungal growth are likely affected by rot. These areas weaken the structure and increase the risk of injury.

Recommendation

Contact a qualified deck contractor.



Rotted deck boards will be replaced prior to close.

 03/11/26 9:18 PM CDT	 03/11/26 9:25 PM CDT
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dotloop verified dotloop verified

3.9.1 Exterior Electrical

**EXTERIOR RECEPTACLE,
MISSING PROPER EXTERIOR WEATHER PROTECTION**

 Maintenance or Low Priority

I observed exterior electrical receptacles that are not equipped with proper weather-resistant covers. Exterior outlets are exposed to rain, snow, and moisture, and without appropriate weather protection, water can enter the receptacle and electrical box. This condition can lead to corrosion, intermittent operation, increased risk of electrical shock, or potential damage to connected devices. This issue is commonly caused by missing, damaged, or outdated covers that are not designed for exterior use. Recommend installing proper weather-rated, in-use covers to protect the receptacles from moisture exposure and to improve overall safety and durability of the electrical system.



Broken attachment point

Recommendation

Contact a qualified electrical contractor.

3.13.1 Vinyl Siding

VINYL SIDING, CRACKED OR BROKEN PANELS/ TRIM

 Maintenance or Low Priority

Cracks or breaks in vinyl siding can occur due to physical impact, such as hail or accidental collisions. These openings allow moisture to penetrate the exterior wall, leading to potential structural and insulation damage. Damaged panels should be replaced to ensure the home remains protected against environmental elements.

Recommendation

Contact a qualified siding specialist.



3.16.1 Sump pump

SUMP PUMP, DISCHARGE TO CLOSE TO FOUNDATION

Sump pump discharge location is too close to the foundation. This can cause a cycle effect where the water is pulled back down towards the sump pump and then repeatedly pumped back out.

Recommendation

Recommended DIY Project

 Maintenance or Low Priority



4: GARAGE

		IN	LI	MA	MD	SC
4.1	General Overview and Limitations of Garage Inspection	X				
4.2	Garage Overhead Door	X				
4.3	Garage Occupant Doors	X				
4.4	Garage Floors	X	X			
4.5	Garage Walls and Ceilings	X	X			
4.6	Garage Attic	X				
4.7	Garage Windows	X				
4.8	Garage Electrical	X	X			
4.9	Garage Structural	X	X			
4.10	Garage, Stairs/Steps to Living Space	X				

IN = Inspected LI = Limited Inspection MA = Marginal MD = Material Defect SC = Safety Concern

Information

General Overview and

Limitations of Garage Inspection:

Garage Vehicle Door Type:

Double

General Overview and

Limitations of Garage Inspection:

Number of Automatic Openers:

1

General Overview and

Limitations of Garage Inspection:

Number of Vehicle Doors:

1

Garage Overhead Door: Photo Documentation



Garage Floors: Photo documentation



General Overview and Limitations of Garage Inspection: Vehicle Door Safety:

Installed and operating correctly

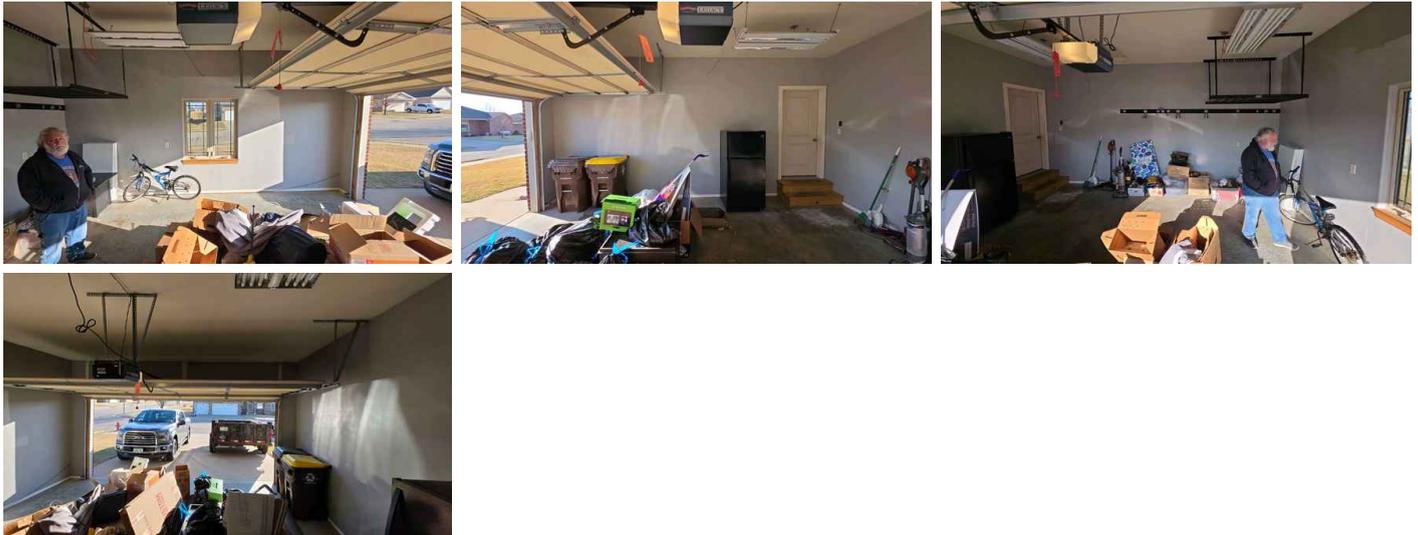
Adjust Auto Reverse Safety Feature

To decrease the amount of force required to reverse the direction of the garage door, turn the knob (or screw with a screwdriver) counterclockwise one quarter. To increase the amount of force, turn it clockwise. Re-test the auto-reverse function and repeat this process until your opener is properly adjusted.

Garage Overhead Door: Panel(s), Cosmetic Damage

Panel(s) on the garage door had several areas that were dented or scratched. Currently this condition is considered cosmetic and does not affect their operation.

Garage Walls and Ceilings: Photo documentation



Garage Walls and Ceilings: Drywall, Common Joint Cracking

Common joint cracking was observed at the time of inspection. This is not a structural issue it is due to moving and settling of structure over time.

Garage Walls and Ceilings: Walls and Ceilings, Moderate Damage

Garage walls and ceilings exhibited moderate damage to coverings and other surfaces. No significant damage was observed.

Limitations

General Overview and Limitations of Garage Inspection

LIMITED INSPECTION, OCCUPANTS BELONGINGS

INTERIOR ROOMS

The property was occupied at the time of inspection, and personal belongings, furniture, or stored items limited access to certain areas. As a result, a full visual inspection of all components and systems in these areas was not possible. Gold Shield Inspections cannot be held liable for any defects or issues that may exist in these inaccessible areas. We recommend a thorough review of these areas once they are cleared of belongings.

General Overview and Limitations of Garage Inspection

LIMITED INSPECTION, FINISHED INTERIOR

Limited Inspection on structural components behind finished areas such as walls and ceilings.

5: ATTIC

		IN	LI	MA	MD	SC
5.1	General Overview and Limitations of Attic Inspection	X				
5.2	General Overview	X				
5.3	Roof Framing (from attic)	X				
5.4	Roof Sheathing (from Attic)	X				
5.5	Roof Structure Ventilation	X				
5.6	Attic Electrical	X				
5.7	Misc Attic Conditions (leakage, debris, etc.)	X				

IN = Inspected LI = Limited Inspection MA = Marginal MD = Material Defect SC = Safety Concern

Information

General Overview and Limitations of Attic Inspection:
Attic Inspected from:
 Inside the attic, Thermal Camera

General Overview and Limitations of Attic Inspection:
Location of Access:
 Garage

General Overview and Limitations of Attic Inspection:
Average Insulation Depth:
 14-16 inches

General Overview and Limitations of Attic Inspection:
Insulation Type:
 Blown-in Fiberglass

General Overview and Limitations of Attic Inspection:
Roof Framing Type:
 Conventional Framing

General Overview and Limitations of Attic Inspection:
Roof Sheathing Material:
 7/16-inch Oriented Strand Board (OSB)

General Overview and Limitations of Attic Inspection:
Roof Ventilation Type:
 Continuous ridge and soffit vents

General Overview: Photo Documentation



6: KITCHEN

		IN	LI	MA	MD	SC
6.1	General Overview and Limitations of Kitchen Inspection	X	X			
6.2	Kitchen Electrical	X	X			
6.3	Cabinets	X	X			
6.4	Kitchen Plumbing / Sink	X				
6.5	Garbage Disposal	X				
6.6	Dishwasher	X				
6.7	Range	X				X
6.8	Range Hood or Built in Microwave	X				
6.9	Refrigerator	X				

IN = Inspected LI = Limited Inspection MA = Marginal MD = Material Defect SC = Safety Concern

Information

General Overview and Limitations of Kitchen Inspection: Floor Covering Materials
 Vinyl Plank

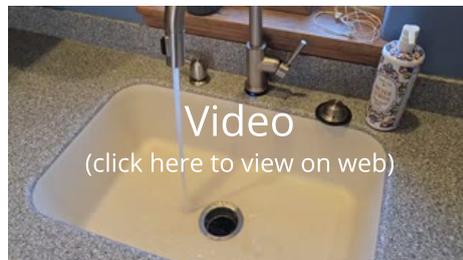
General Overview and Limitations of Kitchen Inspection: Walls and Ceilings
 Drywall

General Overview and Limitations of Kitchen Inspection: Exhaust Type
 Recirculating

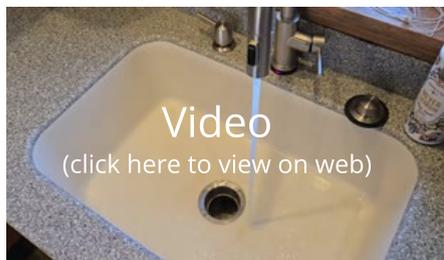
General Overview and Limitations of Kitchen Inspection: Stove Hook Ups
 Gas

Kitchen Plumbing / Sink: Video Documentation

Garbage Disposal: Photo documentation



Garbage Disposal: Video Documentation



Kitchen Plumbing / Sink: Photo documentation



Dishwasher: Photo documentation



Range: Photo documentation



Range Hood or Built in Microwave: Photo documentation



Refrigerator: Photo documentation



Limitations

General Overview and Limitations of Kitchen Inspection

LIMITED INSPECTION, OCCUPANT BELONGINGS

The property was occupied at the time of inspection, and personal belongings, furniture, or stored items limited access to certain areas. As a result, a full visual inspection of all components and systems in these areas was not possible. Gold Shield Inspections cannot be held liable for any defects or issues that may exist in these inaccessible areas. We recommend a thorough review of these areas once they are cleared of belongings.

Deficiency

6.7.1 Range

KITCHEN STOVE, ANTI-TIP NOT INSTALLED



Anti-tip brackets are metal devices designed to prevent freestanding ranges from tipping. They are normally attached to a rear leg of the range or screwed into the wall behind the range, and are included in all installation kits. A unit that is not equipped with these devices may tip over if enough weight is applied to its open door, such as that from a large Thanksgiving turkey, or even a small child. A falling range can crush, scald, or burn anyone caught beneath.

Recommendation

Contact a qualified appliance repair professional.



1st Floor Kitchen Range

7: BATHROOMS

		IN	LI	MA	MD	SC
7.1	General Overview and Limitations of Bathroom Inspection	X	X			
7.2	Bathroom Ventilation	X		X	X	
7.3	Bathroom Electrical	X				
7.4	Bathroom Sink	X				
7.5	Bathroom Toilet	X				
7.6	Bathroom Tub/Shower	X				

IN = Inspected LI = Limited Inspection MA = Marginal MD = Material Defect SC = Safety Concern

Information

General Overview and Limitations of Bathroom

Inspection: Bathroom Cabinets:
Veneer on MDF

General Overview and Limitations of Bathroom

Inspection: Bathroom Toilet
Type:
Low-volume flush (1.6 gal. [6 litres] or less)

General Overview and Limitations of Bathroom

Inspection: Bathroom Exhaust:
Fan with light

General Overview and Limitations of Bathroom

Inspection: Bathroom Floor:
Vinyl Tile

General Overview and Limitations of Bathroom

Inspection: Bathroom Bathtub:
Fiberglass

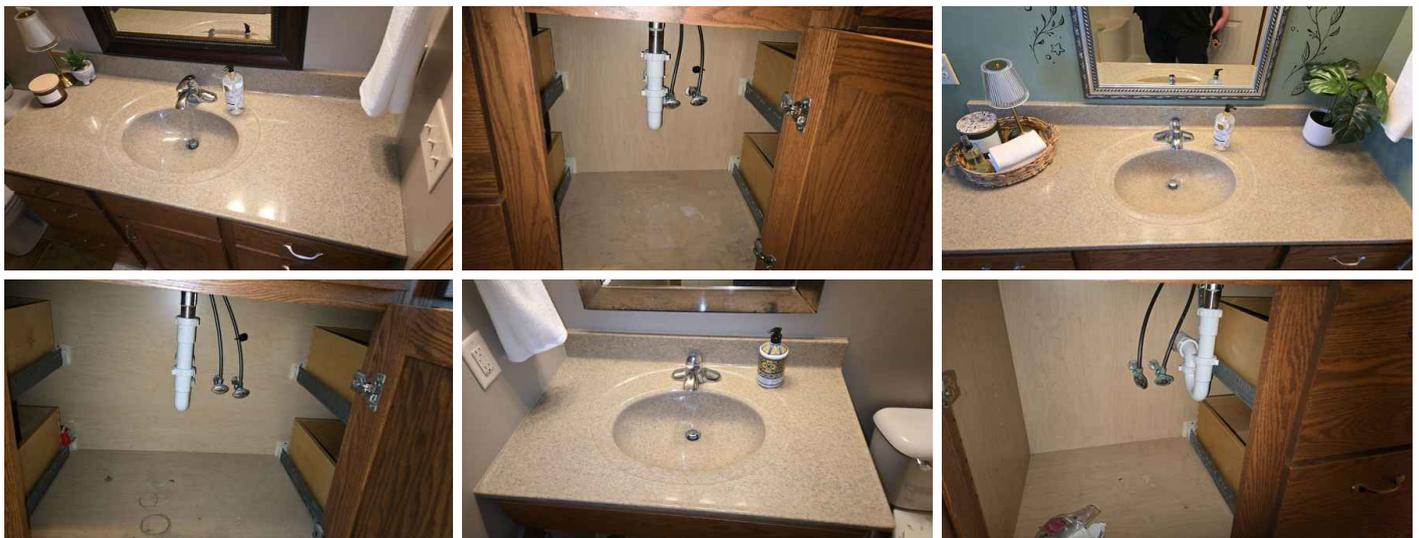
General Overview and Limitations of Bathroom

Inspection: Bathroom Sink:
Sink in a cabinet

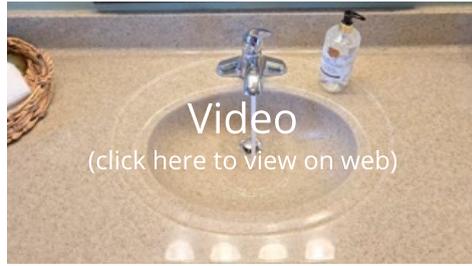
General Overview and Limitations of Bathroom

Inspection: Bathroom Shower:
Fiberglass enclosure

Bathroom Sink: Photo Documentation



Bathroom Sink: Video Documentation



Bathroom Toilet: Photo Documentation



Bathroom Tub/Shower: Photo Documentation



Limitations

General Overview and Limitations of Bathroom Inspection

LIMITED INSPECTION, OCCUPANTS BELONGINGS

INTERIOR ROOMS

The property was occupied at the time of inspection, and personal belongings, furniture, or stored items limited access to certain areas. As a result, a full visual inspection of all components and systems in these areas was not possible. Gold Shield Inspections cannot be held liable for any defects or issues that may exist in these inaccessible areas. We recommend a thorough review of these areas once they are cleared of belongings.

Deficiency

7.2.1 Bathroom Ventilation

BATHROOM VENTILATION, NON-FUNCTIONAL EXHAUST FAN

The exhaust fan was observed to be non-functional during the inspection. A non-operational fan cannot adequately remove moisture and odors from the bathroom. Recommend repair or replacement of the fan to restore proper ventilation.

Material Defect

Seller is repair/ replace prior to close.

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MT
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dotloop verified



1st Floor Hall Bathroom Vent

Recommendation

Contact a qualified electrical contractor.

7.2.2 Bathroom Ventilation

 Maintenance or Low Priority

**BATHROOM VENTILATION,
DIRTY OR CLOGGED EXHAUST COVER**

The exhaust fan cover was dirty or clogged with dust, restricting airflow and reducing the fan's efficiency. Recommend cleaning the vent cover and inspecting the fan for further maintenance needs.

Recommendation

Recommended DIY Project



Basement Hall Bathroom Vent

7.2.3 Bathroom Ventilation

 Maintenance or Low Priority

**BATHROOM VENT FAN LIGHT
INOPERABLE**

The combination bathroom vent fan and light fixture was tested, and while the fan functioned as expected, the light did not operate. This may be due to a burned-out bulb; however, the possibility of a faulty switch, wiring issue, or problem within the fixture itself cannot be ruled out without further investigation. Recommend replacing the bulb first to determine if that resolves the issue. If the light remains non-functional, evaluation by a qualified electrician may be necessary to ensure safe operation and proper wiring.



Basement Hall Bathroom Vent Light

**Seller will repair
prior to close.**


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dotloop verified

8: INTERIOR

		IN	LI	MA	MD	SC
8.1	General Overview and Limitations of Interior Inspection	X	X			
8.2	Thermostat	X				
8.3	Interior Floors	X		X		
8.4	Interior Ceilings and Walls	X		X		
8.5	Interior Doors	X				
8.6	Interior Stairs	X				X
8.7	Interior Windows	X	X			
8.8	Interior Electrical	X				X
8.9	Doorbells/Detectors/Fans	X				X
8.10	Laundry Room	X				

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Information

General Overview and Limitations of Interior Inspection: Floor Covering Materials

Carpet, Vinyl Plank, Vinyl Tile

General Overview and Limitations of Interior Inspection: Interior Doors

Wood Hollow Core

General Overview and Limitations of Interior Inspection: Walls and Ceilings

Drywall

General Overview and Limitations of Interior Inspection: Window Glazing

Double-pane

General Overview and Limitations of Interior Inspection: Window Material

Vinyl

General Overview and Limitations of Interior Inspection: Window Operation

Casement

General Overview and Limitations of Interior Inspection: # of Bedrooms

4

General Overview and Limitations of Interior Inspection: # of Bathrooms

3

Thermostat: Photo Documentation



General Overview and Limitations of Interior Inspection: Air Quality

Gold Shield Inspections recommends Air Sampling for all residential properties. A home inspection is a visual inspection of the condition of your property. To ensure the air quality and ensure no hidden issues with toxins that can be produced by hidden mold inside walls, ductwork and structural components. We offer air sampling and quick turn around on all samples. Let us know if you would like more information.

Interior Floors: Interior Introduction

Inspection of the property interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the property interior typically includes:

1. interior wall, floor and ceiling coverings and surfaces;
 2. doors and windows: condition, hardware, and operation;
 3. interior trim: baseboard, casing, molding, etc.;
 4. permanently-installed furniture, countertops, shelving, and cabinets; and
- ceiling and whole-house fans.

Laundry Room: Washer/Dryer Hook-up Photo

Washer and dryer hookups location.



Laundry Room: Laundry Room Sink Photos



Limitations

General Overview and Limitations of Interior Inspection

LIMITED INSPECTION, OCCUPANTS BELONGINGS

INTERIOR ROOMS

The property was occupied at the time of inspection, and personal belongings, furniture, or stored items limited access to certain areas. As a result, a full visual inspection of all components and systems in these areas was not possible. Gold Shield Inspections cannot be held liable for any defects or issues that may exist in these inaccessible areas. We recommend a thorough review of these areas once they are cleared of belongings. Due to the possibility of owners personal documentation we are unable to offer our 360 degree images of each room.

Deficiency

8.3.1 Interior Floors

INTERIOR, STAINED AND DAMAGED CARPET



The carpeting in various areas of the home was observed to be stained and damaged, with visible discoloration, wear patterns, and frayed or deteriorated fibers. These conditions are commonly caused by prolonged use, moisture exposure, heavy foot traffic, pet activity, or lack of routine maintenance. In some cases, staining may also indicate underlying issues such as past water intrusion or spills that were not properly addressed. While this is not a structural concern, damaged carpet can detract from the overall appearance of the interior and may harbor allergens or odors. Recommend evaluation by a qualified flooring contractor for potential cleaning, repair, or replacement to restore function and improve interior condition.

Recommendation

Contact a qualified flooring contractor



Basement Back Bedroom



Basement Back Bedroom

8.4.1 Interior Ceilings and Walls

GYPSON BOARD CEILING, CRACKS

 Maintenance or Low Priority

Cracks were observed in the drywall, potentially caused by settlement, structural movement, or temperature fluctuations. Recommend sealing minor cracks with appropriate materials.

Recommendation

Contact a qualified professional.



1st Floor Kitchen

8.4.2 Interior Ceilings and Walls

GYPSON BOARD CEILING OR WALL, DAMAGED FINISHED SEAMS

 Maintenance or Low Priority

Drywall seams were moderately damaged, showing visible joints, ridges, or tape detachment. Recommend sanding, re-taping, and applying joint compound to achieve a smooth and consistent finish. These types of damage can be caused by moderate shifting in the structure or movement over time.

Recommendation

Contact a qualified drywall contractor.



Basement Livingroom

8.6.1 Interior Stairs

INTERIOR HANDRAIL, LOOSE OR DAMAGED

 Safety Concern

The handrail was observed to be loose or damaged, which may reduce its effectiveness in preventing falls. Recommend securing or repairing the handrail to ensure it provides adequate support.

Recommendation

Contact a qualified general contractor.



Loose

8.8.1 Interior Electrical

 Safety Concern

INTERIOR OUTLET SCORCHED

An interior outlet was observed to have scorching or burn marks, indicating that it may have experienced overheating, arcing, or a short circuit. This condition presents a potential fire hazard and could compromise the safe operation of the outlet. Scorching is often caused by loose connections, overloaded circuits, or faulty wiring within or behind the outlet. It is strongly recommended that a licensed electrician evaluate the outlet and associated wiring promptly, and perform any necessary repairs or replacements to ensure safe operation and reduce the risk of electrical fire.



1st Floor Master Bedroom Outlet



1st Floor Master Bedroom Outlet

Seller will repair prior to close.

	
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8.9.1 Doorbells/Detectors/Fans

 Safety Concern

SMOKE DETECTOR INSTALL MORE

NFPA Information

The Inspector recommends installing a smoke detector to provide improved fire protection for common areas. Generally-accepted current safety standards recommend smoke detectors be installed in the following locations:

1. In the immediate vicinity of the bedrooms
2. In all bedrooms
3. In each story of a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics.
4. In units of 1,200 square feet or more, automatic fire detectors, in the form of smoke detectors shall be provided for each 1,200 square feet of area or part thereof. Any smoke detector located within 20 feet of a kitchen or bathroom containing a tub or shower must be a photoelectric type. The 1996 edition of the National Fire Protection Association (NFPA) 72 gives further guidance on the placement of smoke detectors, when required. Here are some examples from Chapter 2 of NFPA 72:
5. Smoke detectors in a bedroom with a ceiling sloped greater than one foot in eight feet horizontally should be located on the high side of the ceiling.
6. Smoke detectors should not be located within three (3) feet of a door to a bathroom containing a tub or a shower or the supply registers of a forced air HVAC system. Smoke detectors can be located on the ceiling with the side of the detector greater than four (4) inches from the wall or on the wall of a bedroom with the top of the detector located four (4) to twelve (12) inches down from the ceiling. All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.

Recommendation

Recommended DIY Project

Hear the **BEEP** where you **SLEEP**

Every Bedroom Needs a Working Smoke Alarm!

Half of home fire deaths happen between 11 p.m. and 7 a.m., when most people are asleep.

Test alarms at least once a month by pushing the test button.

Replace all smoke alarms when they are 10 years old or if they do not sound when tested.

Some people, especially children and older adults, may need help to wake up. Make sure someone will wake them if the smoke alarm sounds.

When the smoke alarm sounds, get outside and stay outside. Go to your outside meeting place.

Call the fire department from a cellphone or a neighbor's phone. Stay outside and the fire department says it's safe to go back inside.

911

www.usfa.fema.gov
www.nfpa.org

Click Here to Add Image



Basement Hall

Seller will install prior to close.

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9: PLUMBING

		IN	LI	MA	MD	SC
9.1	General Overview and Limitations of Plumbing Inspection	X				
9.2	Water Supply and Distribution	X	X	X		
9.3	Sewage and DWV Systems	X	X			
9.4	Visible Gas Piping System	X	X			
9.5	Water Heater	X				
9.6	Sump Pump	X				
9.7	Water Softener		X			
9.8	Radon Mitigation	X				

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Information

General Overview and Limitations of Plumbing

Inspection: Sewage System Type:
Public

General Overview and Limitations of Plumbing

Inspection: Drain Waste and Vent Pipe Materials:
Polyvinyl Chloride (PVC)

General Overview and Limitations of Plumbing

Inspection: Water Supply Pipe:
1/2-inch

General Overview and Limitations of Plumbing

Inspection: Water Distribution Pipes:
1/2-inch and 3/4-inch copper, Cross-linked Polyethylene (PEX)

General Overview and Limitations of Plumbing

Inspection: Water main shut off



General Overview and Limitations of Plumbing

Inspection: Water Temperature At Faucet
128.2



General Overview and Limitations of Plumbing

Inspection: Sump Pump:
An operable sump pump was installed

Water Heater: Water Heater Fuel Type

Natural Gas

Water Heater: Water Heater Manufacturer

Navien

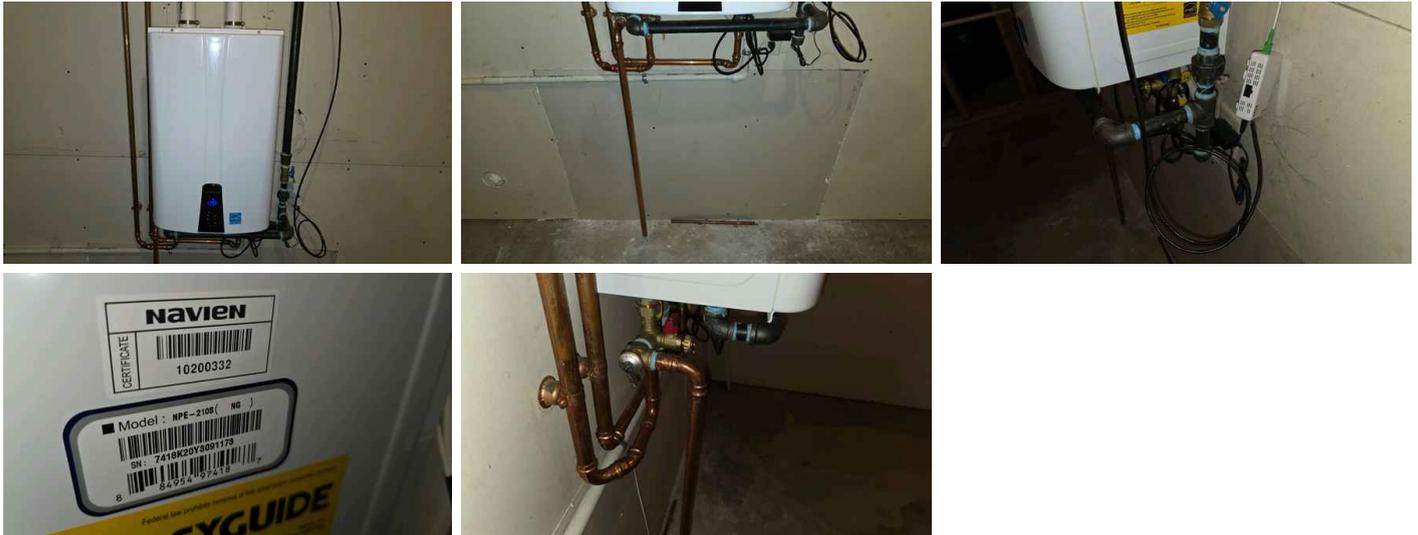
Water Heater: Water Heater Manufacturer Date

2020

Water Heater: Water Heater Tank Capacity

On Demand

Water Heater: Photo documentation



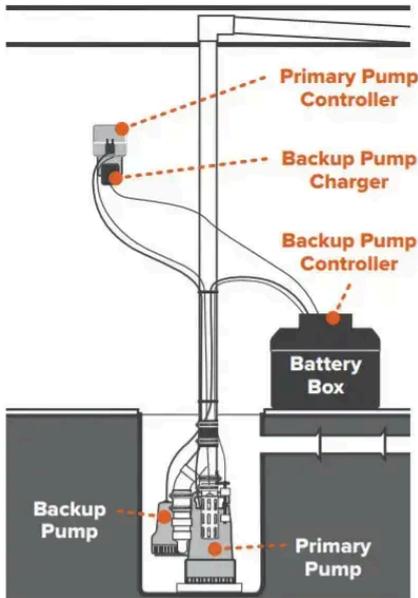
Sump Pump: Information on Basement Installed Sump Systems

The basement contained a sump pump. A sump pump is a water pump installed in a pit in the lower level of the home. This system protects the home from water intrusion by discharging rising groundwater or seepage from surface runoff to the exterior of the home or to a waste pipe or storm drain. Sump pumps require periodic maintenance to ensure that they work when they're needed.



Sump Pump: Sump Pump System, No Battery or Backup System

The sump pump system lacked a battery or water-powered backup unit, leaving the property vulnerable to flooding during power outages or primary pump failure. Recommend installing a backup system to ensure continuous protection.



Radon Mitigation: Overview: Passive Radon Mitigation System for Crawlspace, Basements, and Slab Homes

What is a Passive Radon Mitigation System?

A passive radon mitigation system is designed to reduce radon gas levels in homes through non-mechanical methods. It relies on natural air movement and pressure differentials to vent radon gas from beneath the home to the outdoors. Unlike active systems, passive systems do not include a fan, making them a simpler and more cost-effective solution, though less efficient in certain situations.

Key Components of a Passive Radon Mitigation System

1.

Radon Suction Points:

- **Basement and Slab Homes:** A vent pipe is installed through the slab to draw radon gas from the sub-slab area and direct it outdoors.
- **Crawlspace:** A vapor barrier is laid over the exposed soil, sealed along the edges, with a vent pipe extending from beneath the barrier to the roofline.

2.

Ventilation Piping:

Vertical PVC piping runs from the suction point(s) to above the roofline, allowing radon gas to escape safely into the atmosphere. The pipe's placement and sealing are critical to preventing radon from entering the home.

3.

Natural Ventilation Mechanism:

The system uses pressure differentials created by temperature changes and wind to naturally draw radon gas through the piping. The absence of a fan eliminates operational noise and energy costs.

Why Are Passive Systems Installed?

1.

Prevention in New Construction:

Passive systems are often installed during construction to reduce radon levels preemptively. They are cost-effective and can easily be upgraded to active systems if needed.

2.

Lower Radon Levels:

In areas where radon levels are only slightly elevated, passive systems can often reduce radon concentrations below the EPA-recommended level of 4.0 pCi/L.

3.

Energy Efficiency:

Passive systems operate without electricity, making them more environmentally friendly and maintenance-free compared to active systems.

4.

Compliance with Building Codes:

Many new construction projects include passive radon systems to meet local or national building codes that require radon-resistant construction practices.

Maintenance Tips for Passive Systems:

1. Regular Radon Testing:

Even with a passive system, periodic radon testing (every 2-3 years) is recommended to ensure radon levels remain safe.

2. Inspect Vent Pipes:

Ensure the vent pipe is intact and free from blockages or damage.

3. Sealed Vapor Barriers (Crawlspaces):

Check for tears or gaps in the vapor barrier to maintain its effectiveness.

4. Upgrade to Active System if Needed:

If radon levels remain elevated, a passive system can often be upgraded to an active system by adding a radon fan.

Why It's Important:

Radon is a naturally occurring radioactive gas linked to an increased risk of lung cancer. Installing a passive radon system helps reduce radon exposure by venting the gas safely outdoors. It provides a low-cost, low-maintenance solution that can be effective in homes with low to moderate radon levels.

Limitations

General Overview and Limitations of Plumbing Inspection

LIMITED INSPECTION, FINISHED AREAS

The inspection of plumbing items, included behind walls, ceilings, and floors, was limited due to the presence of finished surfaces such as drywall, paneling, or flooring materials. These finishes restrict access to the underlying plumbing elements, making it impossible to assess their condition fully. This limitation prevents a thorough evaluation of potential issues.

Water Softener

LIMITED INSPECTION DUE TO WATER SOFTENER OUTSIDE SOP

The water softener was not inspected as its evaluation falls outside the scope of our inspection and the InterNACHI Standards of Practice. Functionality, maintenance status, and overall condition of the unit were not assessed. Recommend consulting a qualified water treatment specialist for a full evaluation of the water softener system.



Deficiency

9.2.1 Water Supply and Distribution

 Maintenance or Low Priority

CORRODED PIPES

Signs of corrosion were noted on the supply lines, particularly at joints or fittings. Corrosion weakens the pipes and increases the risk of leaks or bursts. Recommend replacing corroded sections with durable materials, such as copper or PEX.

Recommendation

Contact a qualified plumbing contractor.



Back of water softener

10: STRUCTURE

		IN	LI	MA	MD	SC
10.1	General Overview and Limitations of Structural Component Inspection	X				
10.2	Wall Structure	X	X			
10.3	Framed Floor Structure and supports	X	X			
10.4	Foundation	X	X	X		
10.5	Slab	X	X			

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Information

General Overview and Limitations of Structural Component Inspection: Home Structural Design

Platform Framing

General Overview and Limitations of Structural Component Inspection: Exterior Wall Structures

Conventional Wood Frame

General Overview and Limitations of Structural Component Inspection: Foundation Configuration

Finished basement

General Overview and Limitations of Structural Component Inspection: Foundation Method/Materials

Poured concrete footings

General Overview and Limitations of Structural Component Inspection: Main Floor Structure

Oriented strand board (OSB) sheathing over floor trusses

General Overview and Limitations of Structural Component Inspection: Main Floor Structure- Intermediate Support

Steel Posts, Engineered beam girder, Engineered Truss, Wood-framed walls

General Overview and Limitations of Structural Component Inspection: Homeowner's Responsibility

One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

Limitations

General Overview and Limitations of Structural Component Inspection

LIMITED INSPECTION, STRUCTURAL COMPONENTS BEHIND FINISHED SURFACES

The inspection of structural components, including walls, ceilings, and floors, was limited due to the presence of finished surfaces such as drywall, paneling, or flooring materials. These finishes restrict access to the underlying structural elements, making it impossible to assess their condition fully. This limitation prevents a thorough evaluation of potential issues such as hidden framing damage, water intrusion, pest activity, or improper modifications.

While no visible signs of structural concerns were observed at the time of the inspection, it is important to note that hidden defects may exist behind these finished surfaces. If concerns arise in the future, or if renovations are planned that involve removing these finishes, further evaluation by a qualified professional is recommended to assess the condition of the concealed structural components.

Deficiency

10.4.1 Foundation

 Maintenance or Low Priority

CONCRETE FOUNDATION, SMALL HAIRLINE CRACKS W/ NO WATER PENETRATION

Small hairline cracks are a common occurrence in concrete foundations and are typically caused by natural shrinkage during the curing process or minor settling over time. These cracks are generally superficial and do not pose a structural concern when there is no evidence of water penetration or widening over time. Regular monitoring of these cracks is recommended to ensure they do not grow larger or develop into a more significant issue. Sealing the cracks with an appropriate sealant can help prevent moisture intrusion and extend the life of the foundation.



11: ELECTRICAL

		IN	LI	MA	MD	SC
11.1	General Overview and Limitations of Electrical Component Inspection	X				
11.2	Service Panel Cabinet	X				
11.3	Service Grounding System	X				

IN = Inspected LI = Limited Inspection MA = Marginal MD = Material Defect SC = Safety Concern

Information

General Overview and Limitations of Electrical Component Inspection: Location
 Basement

General Overview and Limitations of Electrical Component Inspection: Service Disconnect Location:
 At Service Panel

General Overview and Limitations of Electrical Component Inspection: Service Panel Ampacity:
 150 amps

General Overview and Limitations of Electrical Component Inspection: Distribution Pipe Bonding:
 Pipes were bonded

General Overview and Limitations of Electrical Component Inspection: Service Panel Type:
 Load Center

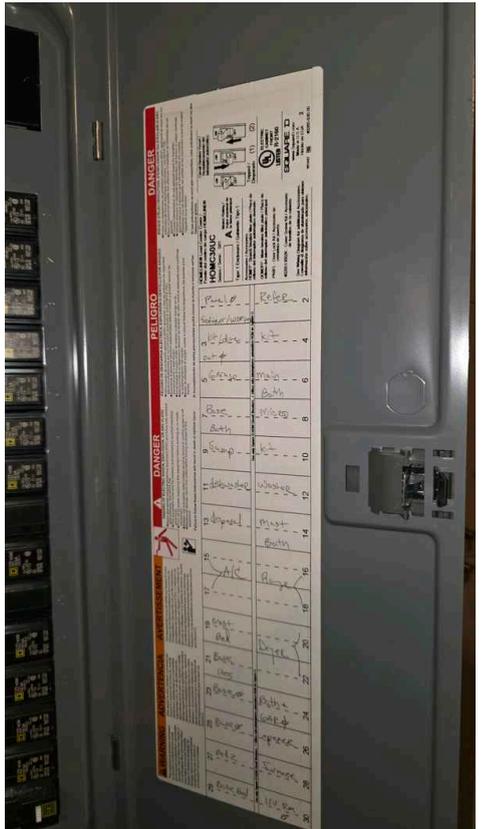
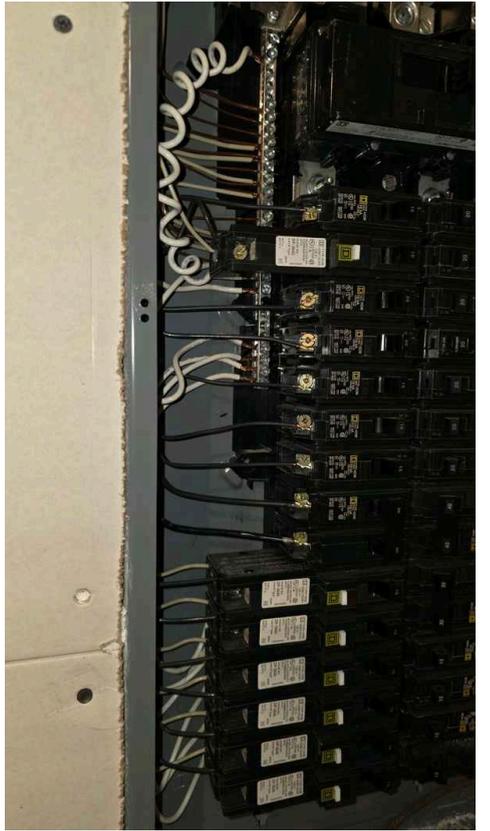
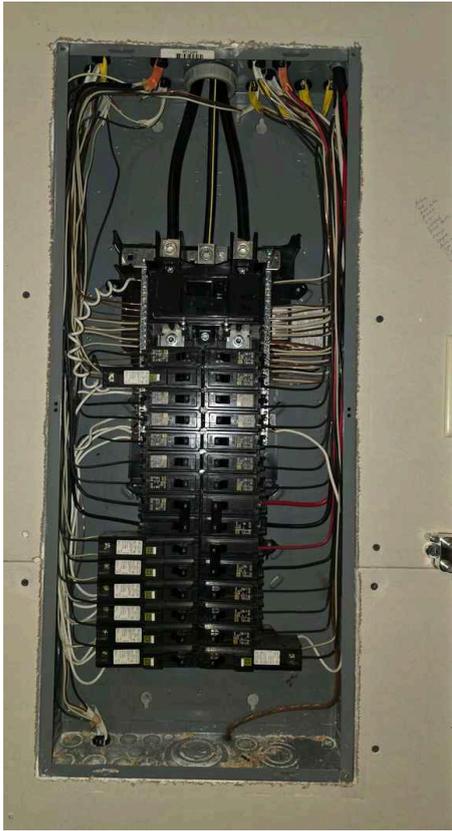
General Overview and Limitations of Electrical Component Inspection: Service Panel Manufacturer:
 Square D

General Overview and Limitations of Electrical Component Inspection: Electrical Service Conductors:
 Underground service

General Overview and Limitations of Electrical Component Inspection: Service Disconnect Type:
 Breaker

General Overview and Limitations of Electrical Component Inspection: Type of Branch Wiring:
 Vinyl-coated, Solid Copper, Stranded Copper

Service Panel Cabinet: Photo documentation





Service Panel Cabinet: Development of Power Needs in Residential Homes

The list below is intended to be no more than a rough rule of thumb covering the average unimproved electrical supply over the last century, and would cover the average 1,500- to 2,000-square-foot home.

- 1900s to 1930s: 30-amp supply
- 1930s to 1950s: 60-amp supply
- 1950s to 1970s: 100-amp supply
- 1970s to 1980s: 150-amp supply
- 1980s to 2000s: 200-amp supply

Obviously, larger and more expensive homes have always required more power than the norm, and it is not unusual now to see 400+-amp services in high-end homes.

Service Panel Cabinet: AFCI breakers

The service panel contained Arc Fault Circuit Interrupter (GFCI) breakers designed to provide fire protection by shutting off current flow should sensors detect arcing at outlets on the protected circuit. AFCI protection of electrical outlets in sleeping rooms is required in new construction.

Service Grounding System : Bonding of Components

The purpose of bonding is to ensure the electrical continuity of the fault current path, provide the capacity and ability to conduct safely any fault current likely to be imposed, and to aid in the operation of the over-current protection device.

The panel enclosures need to be bonded to the grounding system. But there is also a very long list of other components that need to be connected to ground, since they have the potential to become energized to electrical faults. These components include:

- interior water piping;
- water heaters;
- around water meters;
- gas lines;
- electrical enclosures;
- electrical raceways;
- electric outlets or junction boxes;
- CSST gas piping (manufacturer's compliance); and
- telephone and cable TV systems.

Service Grounding System : UFER electrode

The service was grounded to steel re-bar left protruding from the foundation for this purpose. This type of ground is called a "ufer" (YOO-fer) ground. This type of grounding electrode has length and continuity requirements which could not be confirmed at the time of the inspection due to the fact that the grounding electrode was encased in concrete. Evaluation of the effectiveness of the service ground would require the services of a qualified electrical contractor using special instruments.



12: HVAC

		IN	LI	MA	MD	SC
12.1	General Overview and Limitations of HVAC Inspection	X				
12.2	Ductwork	X	X	X		
12.3	Central Air Conditioner	X	X	X		
12.4	Furnace	X		X		
12.5	Combustion Gas Vent (Chimney)	X				

IN = Inspected LI = Limited Inspection MA = Marginal MD = Material Defect SC = Safety Concern

Information

General Overview and Limitations of HVAC Inspection:
Air Filter Location:
 Behind sliding panel at furnace

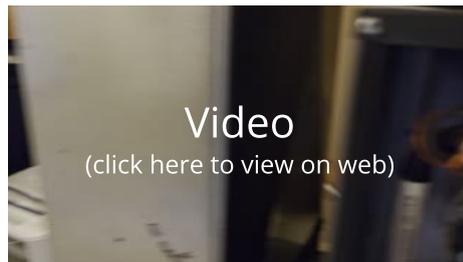
General Overview and Limitations of HVAC Inspection:
Air Filter Size
 16X25x1

Central Air Conditioner: System Brand:
 Goodman

Central Air Conditioner: System Date
 2010

Furnace: HVAC running video

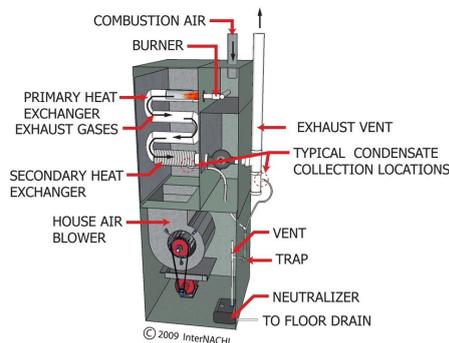
Furnace: System Brand:
 Goodman



Furnace: System Date
 2010

Furnace: Combustion Air, Condensing High-Efficiency Furnace

CONDENSATION IN A HIGH-EFFICIENCY FURNACE



High efficiency furnace

General Overview and Limitations of HVAC Inspection: Homeowner's Responsibility

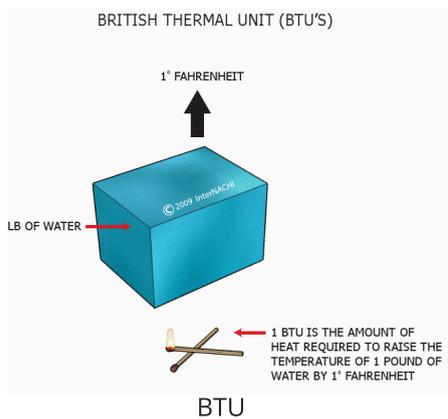
Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

We highly recommend yearly maintenance inspections on all HVAC equipment. This has the ability to extend the life of the equipment and ensure proper functionality. These inspections are very cost effective and should be part of your yearly maintenance plan. Contact a local HVAC company and set up your yearly inspection today.

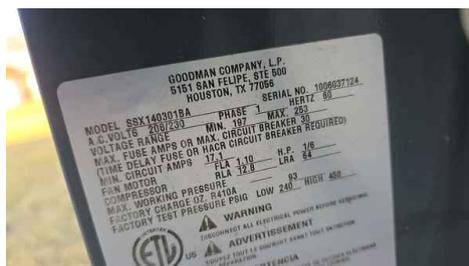


General Overview and Limitations of HVAC Inspection: BTU's (British Thermal Unit)

In heating and cooling we use the term BTU which is the amount of heat required to raise the temperature of 1 pound of water by 1 degree fahrenheit.

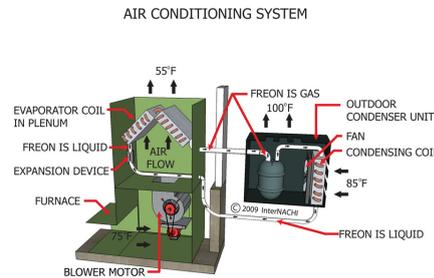
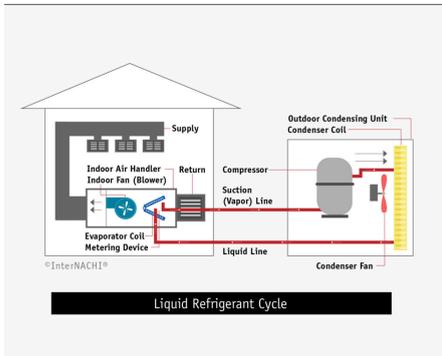


Central Air Conditioner: Photo documentation



Central Air Conditioner: A/C, Split System Components

A split air conditioning system is a common residential cooling setup consisting of two main units: an indoor unit and an outdoor unit. The outdoor unit contains the compressor, condenser coil, and fan, which work together to release heat from the home. The indoor unit houses the evaporator coil and air handler, which absorb heat from the indoor air and circulate cooled air through the home. Refrigerant lines connect the two units, transferring heat between them. A thermostat controls the system, regulating cooling cycles. Regular maintenance, such as changing filters and cleaning coils, helps keep the system efficient and prolongs its lifespan.



air conditioning system

Central Air Conditioner: Recommended Yearly Maintenance

Yearly HVAC maintenance is key to efficiency, reliability, and longevity. Neglecting it can lead to higher energy costs, poor performance, and unexpected breakdowns.

Benefits of Regular Maintenance:

- Energy Efficiency: Clean filters, coils, and fans improve performance and lower utility bills.
- Longer Lifespan: Prevents excessive wear, reducing costly replacements.
- Better Air Quality: Replacing filters and cleaning components reduces allergens and pollutants.
- Fewer Breakdowns: Early detection of issues prevents major failures and emergency repairs.
- Warranty Protection: Many manufacturers require routine maintenance to keep warranties valid.
- Consistent Comfort: Ensures reliable heating and cooling year-round.
- Eco-Friendly: Efficient systems use less energy and reduce environmental impact.

What Maintenance Includes:

- Cleaning coils, filters, and ducts.
- Testing system performance and refrigerant levels.
- Lubricating moving parts and tightening connections.
- Clearing condensation drains to prevent water damage.

Recommendation:

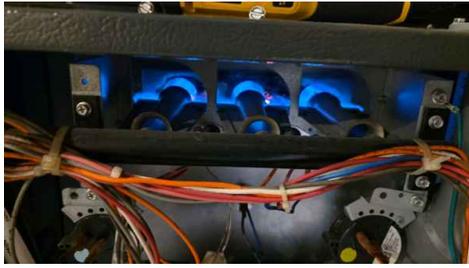
Schedule HVAC maintenance annually—spring for cooling systems and fall for heating—to maximize performance and prevent costly repairs. Investing in routine service ensures comfort, efficiency, and long-term savings.

The below listed company has been proven to keep their technicians exceptionally trained as well as they hold all the needed insurance and bonding. We believe they provide a great service consistently to their clients in East Central Iowa.



319-208-2159

Furnace: Photo documentation



Furnace: Recommend Yearly Maintenance

Yearly HVAC maintenance is key to efficiency, reliability, and longevity. Neglecting it can lead to higher energy costs, poor performance, and unexpected breakdowns.

Benefits of Regular Maintenance:

- **Energy Efficiency:** Clean filters, coils, and fans improve performance and lower utility bills.
- **Longer Lifespan:** Prevents excessive wear, reducing costly replacements.
- **Better Air Quality:** Replacing filters and cleaning components reduces allergens and pollutants.
- **Fewer Breakdowns:** Early detection of issues prevents major failures and emergency repairs.
- **Warranty Protection:** Many manufacturers require routine maintenance to keep warranties valid.
- **Consistent Comfort:** Ensures reliable heating and cooling year-round.
- **Eco-Friendly:** Efficient systems use less energy and reduce environmental impact.

What Maintenance Includes:

- Cleaning coils, filters, and ducts.
- Testing system performance and refrigerant levels.
- Lubricating moving parts and tightening connections.
- Clearing condensation drains to prevent water damage.

Recommendation:

Schedule HVAC maintenance annually—spring for cooling systems and fall for heating—to maximize performance and prevent costly repairs. Investing in routine service ensures comfort, efficiency, and long-term savings.

The below listed company has been proven to keep their technicians exceptionally trained as well as they hold all the needed insurance and bonding. We believe they provide a great service consistently to their clients in East Central Iowa.



Furnace: Disclaim Heat Exchanger

The heat exchanger within the furnace was not disassembled, inspected, or pressure tested during this home inspection. A standard home inspection is a visual and functional evaluation and does not include invasive or technically exhaustive testing of HVAC components. Detecting defects such as cracks or holes in the heat exchanger requires specialized equipment and procedures, which are beyond the scope of this inspection.

Heat exchanger damage, if present, may pose safety risks, including the potential for carbon monoxide (CO) leakage. To mitigate these risks, it is recommended that:

- The heat exchanger be further evaluated by a licensed HVAC technician, especially if the furnace is older, has not been serviced recently, or exhibits signs of improper operation.
- Carbon monoxide detectors be installed in key areas of the home, such as near sleeping areas and on each level of the home, to monitor for CO and alert occupants to dangerous conditions.
- The furnace and HVAC system receive regular professional maintenance to ensure safe and efficient operation.

Taking these preventative measures helps to protect the safety and well-being of the home's occupants and ensures that the HVAC system operates as intended.

Limitations

Ductwork

LIMITED INSPECTION, DUCTWORK

During a standard residential home inspection we observe all duct work that is visible. We are unable to fully inspect any ductwork that is behind finished ceilings, walls and floors. These areas are not accessible without specialized equipment and should be considered not inspected.

Central Air Conditioner

LIMITED INSPECTION, TEMP BELOW 65

Limited Inspection on the central air conditioning system. The central air conditioning system was not tested during the inspection due to outdoor temperatures being below 65°F. Operating an air conditioning system in cooler weather can potentially cause damage to the compressor, as the system is designed to function optimally under warmer conditions. Running the system when it is too cold may result in improper lubrication of the compressor and can lead to system failure.

For accurate testing and evaluation of the air conditioning system, it is recommended to operate the system only when outdoor temperatures are consistently above 65°F for at least 24 hours. If further evaluation is needed, testing should be conducted under appropriate conditions by a qualified HVAC technician.



Deficiency

12.2.1 Ductwork

DUCTWORK, RECOMMEND CLEANING



Visible accumulation of dust, debris, or potential biological growth inside the ductwork was observed. Contaminated ductwork can negatively impact indoor air quality and may exacerbate respiratory conditions for occupants. Cleaning the ductwork by a certified HVAC professional is recommended to improve air quality and system hygiene. Additionally, installing or maintaining air filters can help reduce future contamination.

- pets
- occupants with allergies or asthma
- cigarette or cigar smoke
- water contamination or damage to the home or HVAC system
- home renovation or remodeling projects

Some occupants are more sensitive to these contaminants than others. Allergy and asthma sufferers, as well as young children and the elderly tend to be more susceptible to the types of poor indoor air quality that air duct cleaning can help address.

NADCA's rule of thumb for consumers is that if your air ducts look dirty, they probably are, and that dirty HVAC systems should be inspected by a reputable, certified HVAC professional. Below are some other reasons homeowners choose to have their air ducts cleaned.

Recommend that all new home owners contact a qualified HVAC duct cleaning service.

Recommendation

Contact a qualified professional.

12.3.1 Central Air Conditioner

 Maintenance or Low Priority

A/C, BEYOND AVERAGE DESIGN LIFE OF 15 YEARS

This A/C unit was beyond its average design life of 15 years. The Inspector recommends yearly service by a qualified HVAC technician to ensure that it is in the best possible working condition. Yearly maintenance can extend the life of the components. Unless otherwise noted the unit was operating and in good condition at the time of the inspection.

An air conditioning (A/C) unit is considered to be past its design life when it has exceeded the expected operational lifespan typically determined by the manufacturer. Most residential A/C units are designed to last 10 to 15 years under normal operating conditions and with regular maintenance. However, this lifespan can vary based on factors such as usage, climate, and maintenance practices.

When an A/C unit is past its design life, it often means:

1. **Decreased Efficiency:** Over time, components wear down, reducing the unit's ability to cool efficiently. This can lead to higher energy consumption and increased utility costs.
2. **Frequent Repairs:** Older units are more prone to breakdowns, requiring frequent and costly repairs as parts become worn or fail completely.
3. **Outdated Technology:** Newer A/C units often have improved energy efficiency and environmental features, such as higher SEER (Seasonal Energy Efficiency Ratio) ratings and eco-friendly refrigerants. Older systems may lack these advancements.
4. **Increased Risk of Failure:** Aging systems are at a higher risk of complete failure, particularly during peak usage periods, such as hot summer months.
5. **Refrigerant Issues:** Many older units rely on refrigerants like R-22 (Freon), which have been phased out due to environmental concerns. Servicing these systems can be expensive or impossible if the refrigerant is no longer available.

Recommendations:

- **Proactive Replacement:** Replacing an A/C unit before it fails can prevent unexpected breakdowns and ensure continued comfort. Modern systems often provide significant energy savings and may qualify for rebates or incentives.
- **Professional Evaluation:** A licensed HVAC technician can assess the system's condition, determine its remaining useful life, and recommend whether repair or replacement is the best option.

While an A/C unit past its design life may still function, its performance, reliability, and efficiency are likely to decline, making replacement a practical and cost-effective solution in the long term.

Recommendation

Contact a qualified HVAC professional.

12.4.1 Furnace

 Maintenance or Low Priority

FURNACE, RECOMMEND SERVICE DUE TO FLAME COLOR

The furnace was observed to have an orange flame, which may indicate improper combustion. A properly functioning furnace typically has a steady, blue flame, which signifies clean and efficient burning of fuel. An orange or yellow flame can suggest incomplete combustion, which may result in the production of carbon monoxide, a dangerous and potentially life-threatening gas.

Possible causes of an orange flame include:

- Dirty Burner: Accumulated dirt, debris, or soot on the burner can disrupt the combustion process.
- Improper Air-to-Fuel Ratio: A lack of sufficient oxygen can cause incomplete fuel combustion.
- Clogged Air Intake or Vents: Blockages in the furnace's air supply can affect the flame's appearance and efficiency.
- Gas Pressure Issues: Incorrect gas pressure can lead to improper flame color and combustion.

Recommendations:

- Immediately have the furnace inspected and serviced by a licensed HVAC technician to identify and address the underlying cause.
- Install carbon monoxide detectors near the furnace and in key areas of the home to monitor for unsafe conditions.
- Avoid operating the furnace until it has been professionally evaluated and deemed safe to use.

Prompt attention to an orange flame is essential for ensuring safe furnace operation and protecting the health and safety of the home's occupants.

Recommendation

Contact a qualified HVAC professional.

STANDARDS OF PRACTICE

Inspection Details

[Gold Shield Inspections follows InterNACHI Standards of Practice](#)

Roof Systems

3.1. Roof

I. The inspector shall inspect from ground level or the eaves:

- A. the roof-covering materials;
- B. the gutters;
- C. the downspouts;
- D. the vents, flashing, skylights, chimney, and other roof penetrations; and
- E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

- A. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

- A. observed indications of active roof leaks.

IV. The inspector is not required to:

- A. walk on any roof surface.
- B. predict the service life expectancy.
- C. inspect underground downspout diverter drainage pipes.
- D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
- E. move insulation.
- F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
- G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe.
- H. walk on any roof areas if doing so might, in the inspectors opinion, cause damage.
- I. perform a water test.
- J. warrant or certify the roof.
- K. confirm proper fastening or installation of any

roof-covering material.

Exterior

3.2. Exterior

I. The inspector shall inspect:

- A. the exterior wall-covering materials, flashing and trim;
- B. all exterior doors;
- C. adjacent walkways and driveways;
- D. stairs, steps, stoops, stairways and ramps;
- E. porches, patios, decks, balconies and carports;
- F. railings, guards and handrails;
- G. the eaves, soffits and fascia;
- H. a representative number of windows; and

I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

- A. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

- A. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:

- A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
- B. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
- C. inspect or identify geological, geotechnical, hydrological or soil conditions.
- D. inspect recreational facilities or playground equipment.
- E. inspect seawalls, breakwalls or docks.
- F. inspect erosion-control or earth-stabilization measures.
- G. inspect for safety-type glass.
- H. inspect underground utilities.
- I. inspect underground items.
- J. inspect wells or springs.
- K. inspect solar, wind or geothermal systems.
- L. inspect swimming pools or spas.
- M. inspect wastewater treatment systems, septic systems or cesspools.
- N. inspect irrigation or sprinkler systems.
- O. inspect drainfields or dry wells.
- P. determine the integrity of multiple-pane window glazing or thermal window seals.

Garage

Gold Shield Inspections follows [InterNACHI Standards of Practice](#)

Attic

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

- A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
- B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
- C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:

- A. the type of insulation observed; and

- B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.
- III. The inspector shall report as in need of correction:
 - A. the general absence of insulation or ventilation in unfinished spaces.
- IV. The inspector is not required to:
 - A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
 - B. move, touch or disturb insulation.
 - C. move, touch or disturb vapor retarders.
 - D. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
 - E. identify the composition or R-value of insulation material.
 - F. activate thermostatically operated fans.
 - G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
 - H. determine the adequacy of ventilation.

Kitchen

[Gold Shield Inspections follows InterNACHI Standards of Practice](#)

Bathrooms

[Gold Shield Inspections follows InterNACHI Standards of Practice](#)

Interior

3.10. Doors, Windows & Interior

- I. The inspector shall inspect:
 - A. a representative number of doors and windows by opening and closing them;
 - B. floors, walls and ceilings;
 - C. stairs, steps, landings, stairways and ramps;
 - D. railings, guards and handrails; and
 - E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.
- II. The inspector shall describe:
 - A. a garage vehicle door as manually-operated or installed with a garage door opener.
- III. The inspector shall report as in need of correction:
 - A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
 - B. photo-electric safety sensors that did not operate properly; and
 - C. any window that was obviously fogged or displayed other evidence of broken seals.
- IV. The inspector is not required to:
 - A. inspect paint, wallpaper, window treatments or finish treatments.
 - B. inspect floor coverings or carpeting.
 - C. inspect central vacuum systems.
 - D. inspect for safety glazing.
 - E. inspect security systems or components.
 - F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
 - G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
 - H. move suspended-ceiling tiles.
 - I. inspect or move any household appliances.
 - J. inspect or operate equipment housed in the

garage, except as otherwise noted.

K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.

L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.

M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.

N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.

O. inspect microwave ovens or test leakage from microwave ovens.

P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.

Q. inspect elevators.

R. inspect remote controls.

S. inspect appliances.

T. inspect items not permanently installed.

U. discover firewall compromises.

V. inspect pools, spas or fountains.

W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.

X. determine the structural integrity or leakage of pools or spas.

Plumbing

3.6. Plumbing

I. The inspector shall inspect:

A. the main water supply shut-off valve;

B. the main fuel supply shut-off valve;

C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;

D. interior water supply, including all fixtures and faucets, by running the water;

E. all toilets for proper operation by flushing;

F. all sinks, tubs and showers for functional drainage;

G. the drain, waste and vent system; and

H. drainage sump pumps with accessible floats.

II. The inspector shall describe:

A. whether the water supply is public or private based upon observed evidence;

B. the location of the main water supply shut-off valve;

C. the location of the main fuel supply shut-off valve;

D. the location of any observed fuel-storage system; and

E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;

B. deficiencies in the installation of hot and cold water faucets;

C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and

D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to:

- A. light or ignite pilot flames.
- B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
- C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
- D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
- E. determine the water quality, potability or reliability of the water supply or source.
- F. open sealed plumbing access panels.
- G. inspect clothes washing machines or their connections.
- H. operate any valve.
- I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
- J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
- K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices.
- L. determine whether there are sufficient cleanouts for effective cleaning of drains.
- M. evaluate fuel storage tanks or supply systems.
- N. inspect wastewater treatment systems.
- O. inspect water treatment systems or water filters.
- P. inspect water storage tanks, pressure pumps, or bladder tanks.
- Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
- R. evaluate or determine the adequacy of combustion air.
- S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
- T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
- U. determine the existence or condition of polybutylene plumbing.
- V. inspect or test for gas or fuel leaks, or indications thereof.

Structure

3.3. Basement, Foundation, Crawlspace & Structure

- I. The inspector shall inspect:
 - A. the foundation;
 - B. the basement;
 - C. the crawlspace; and
 - D. structural components.
- II. The inspector shall describe:
 - A. the type of foundation; and
 - B. the location of the access to the under-floor space.
- III. The inspector shall report as in need of correction:
 - A. observed indications of wood in contact with or near soil;
 - B. observed indications of active water penetration;
 - C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
 - D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

- IV. The inspector is not required to:
- A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
 - B. move stored items or debris.
 - C. operate sump pumps with inaccessible floats.
 - D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
 - E. provide any engineering or architectural service.
 - F. report on the adequacy of any structural system or component.

Electrical

3.7. Electrical

- I. The inspector shall inspect:
- A. the service drop;
 - B. the overhead service conductors and attachment point;
 - C. the service head, gooseneck and drip loops;
 - D. the service mast, service conduit and raceway;
 - E. the electric meter and base;
 - F. service-entrance conductors;
 - G. the main service disconnect;
 - H. panelboards and over-current protection devices (circuit breakers and fuses);
 - I. service grounding and bonding;
 - J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
 - K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
 - L. smoke and carbon-monoxide detectors.
- II. The inspector shall describe:
- A. the main service disconnect's amperage rating, if labeled; and
 - B. the type of wiring observed.
- III. The inspector shall report as in need of correction:
- A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
 - B. any unused circuit-breaker panel opening that was not filled;
 - C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
 - D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
 - E. the absence of smoke detectors.
- IV. The inspector is not required to:
- A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
 - B. operate electrical systems that are shut down.
 - C. remove panelboard cabinet covers or dead fronts.
 - D. operate or re-set over-current protection devices or overload devices.
 - E. operate or test smoke or carbon-monoxide detectors or alarms
 - F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems.
 - G. measure or determine the amperage or voltage of the main service equipment, if not visibly

labeled.

H. inspect ancillary wiring or remote-control devices.

I. activate any electrical systems or branch circuits that are not energized.

J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices.

K. verify the service ground.

L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.

M. inspect spark or lightning arrestors.

N. inspect or test de-icing equipment.

O. conduct voltage-drop calculations.

P. determine the accuracy of labeling.

Q. inspect exterior lighting.

HVAC

3.4. Heating

I. The inspector shall inspect:

A. the heating system, using normal operating controls.

II. The inspector shall describe:

A. the location of the thermostat for the heating system;

B. the energy source; and

C. the heating method.

III. The inspector shall report as in need of correction:

A. any heating system that did not operate; and

B. if the heating system was deemed inaccessible.

IV. The inspector is not required to:

A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.

B. inspect fuel tanks or underground or concealed fuel supply systems.

C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.

D. light or ignite pilot flames.

E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.

F. override electronic thermostats.

G. evaluate fuel quality.

H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

3.5. Cooling

I. The inspector shall inspect:

A. the cooling system, using normal operating controls.

II. The inspector shall describe:

A. the location of the thermostat for the cooling system; and

B. the cooling method.

III. The inspector shall report as in need of correction:

A. any cooling system that did not operate; and

B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.

B. inspect portable window units, through-wall units, or electronic air filters.

C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when

other circumstances are not conducive to safe operation or may damage the equipment.
D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
E. examine electrical current, coolant fluids or gases, or coolant leakage.