



GOLD SHIELD INSPECTIONS

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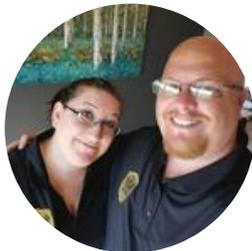


## INSPECTION REPORT

17408 Emerald Dr  
Dubuque, IA 52002

Titus and Carolyn Arentson

03/24/2026



Inspector

**Brent Thumma**

InterNACHI - Resnet - SAVE - IAC2

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MAINTENANCE OR LOW  
PRIORITY



MATERIAL DEFECT

## SUMMARY



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- 🔧 2.2.1 Roof Systems - Roof Structure/Covering: Exterior Roof Ridge Vent Improperly Secured
- 🔧 2.5.1 Roof Systems - Roof Drainage System: Drainage System Health
- 🔧 3.11.1 Exterior - General Grounds: Vegetation too Close to Structure
- 🔧 3.13.1 Exterior - Vinyl Siding: Exterior Air Intake Cover Damaged
- ⊖ 3.14.1 Exterior - Retaining walls: Exterior Retaining Wall Significant Lean
- 🔧 6.3.1 Kitchen - Cabinets: Counter, Sealant Lines
- 🔧 7.4.1 Bathrooms - Bathroom Sink: Bathroom Sink, Cracked or Missing Caulking
- ⊖ 7.4.2 Bathrooms - Bathroom Sink: Bathroom Sink Counter Cracked
- 🔧 7.5.1 Bathrooms - Bathroom Toilet: Bathroom Toilet, Loose Connection to Floor
- 🔧 10.4.1 Structure - Foundation: Concrete Foundation, Small Hairline Cracks w/ No Water Penetration
- 🔧 12.2.1 HVAC - Ductwork: Ductwork, Recommend Cleaning

# 1: INSPECTION DETAILS

## Information

**Occupancy**  
Occupied

**Home Faces**  
West

**Temperature during inspection**  
Below 65(F)=18(C)



**Significant precipitation in last 3 days**  
No

**Type of building**  
Single Family (2 story)

### Gold Shield Inspections



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Anamosa, IA 52205  
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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

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

Roof, Ladder, Ground

#### General Overview and Limitations of Roof Inspection: # of Layers

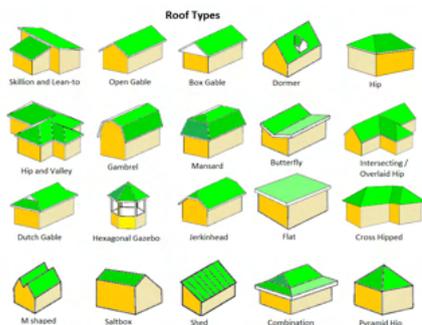
1

#### 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: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

## General Overview and Limitations of Roof Inspection: Approximate Roof Covering Age

1-5

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.

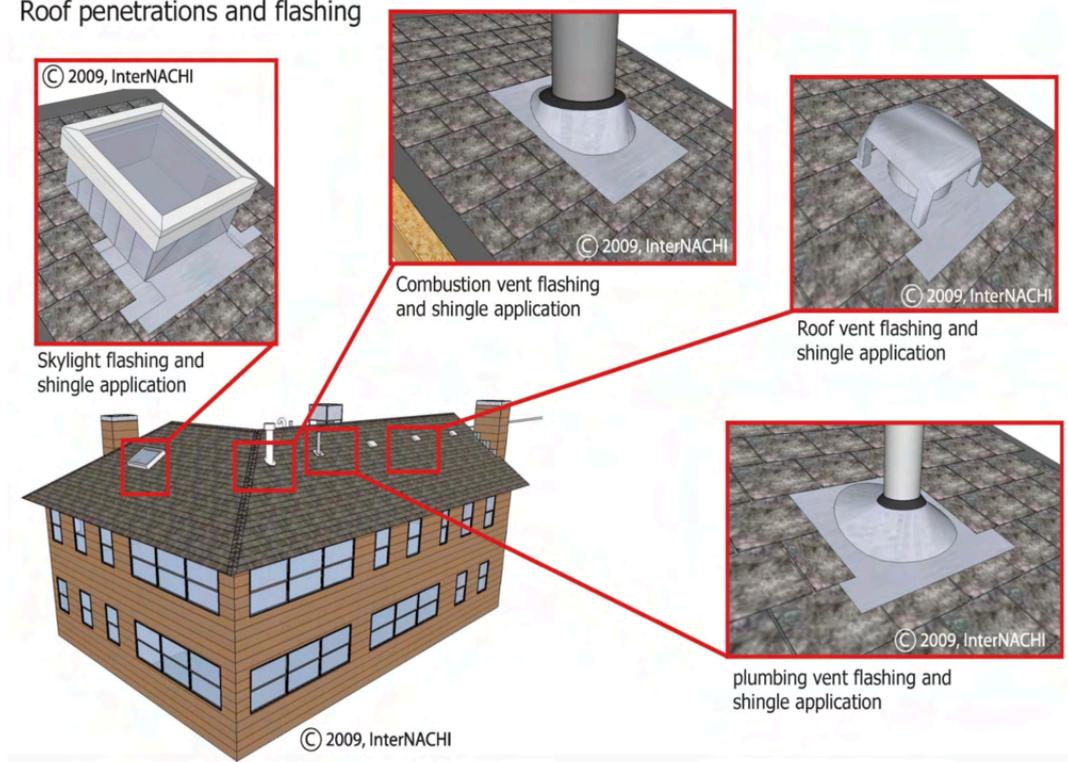
Given all the above factors, a seasoned professional can often give a reasonably accurate estimate of the age of an asphalt shingle roof through visual inspection. This is an estimate based off the inspectors experience.

### Roof 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

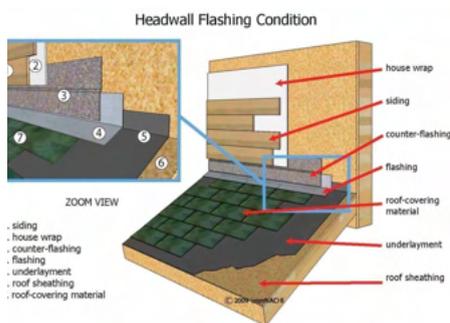


### Roof Flashing: Eaves and Gables

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.

### Roof 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

## Roof 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

#### EXTERIOR ROOF RIDGE VENT IMPROPERLY SECURED

The ridge vent at the end of the roof was observed to be loose and not fully secured to the roof structure. This condition is typically caused by improper installation, inadequate fastening, or fasteners loosening over time due to weather exposure and thermal movement. A loose ridge vent can allow wind-driven rain, snow, and debris to enter the roof system, which may lead to moisture intrusion, deterioration of roof sheathing, and reduced attic ventilation performance. Properly installed ridge vents are critical for allowing consistent airflow through the attic space, helping to regulate temperature and moisture levels. Recommend securing or reinstalling the ridge vent to ensure it is properly fastened and sealed to prevent water intrusion and maintain proper attic ventilation.

#### Recommendation

Contact a qualified roofing professional.



### 2.5.1 Roof Drainage System



Maintenance or Low Priority

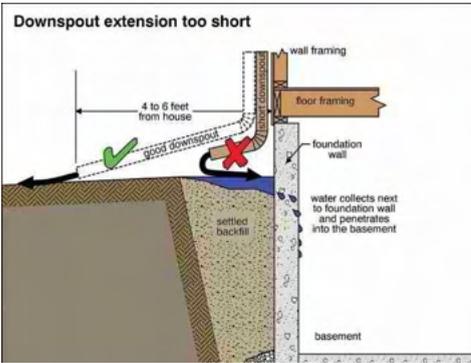
#### DRAINAGE SYSTEM HEALTH

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	Exterior Stairs	X				
3.7	Exterior Electrical	X				
3.8	Exterior Plumbing	X	X			
3.9	Deck, Balcony, Bridge and Porch	X	X			
3.10	Dryer vent	X				
3.11	General Grounds	X		X		
3.12	Soffits Facia and Trim	X				
3.13	Vinyl Siding	X		X		
3.14	Retaining walls	X			X	

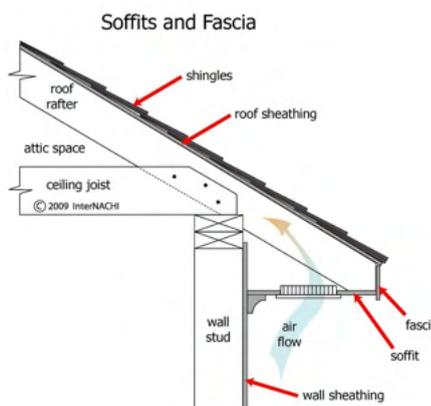
IN = Inspected    LI = Limited Inspection    MA = Marginal    MD = Material Defect    SC = Safety Concern

## Information

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

**General Overview and Limitations of Exterior Inspection: Exterior wall-covering Material**  
Vinyl Siding, Stone Veneer, Stucco

**Soffits Facia and Trim: Soffits and Fascia**



### 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.

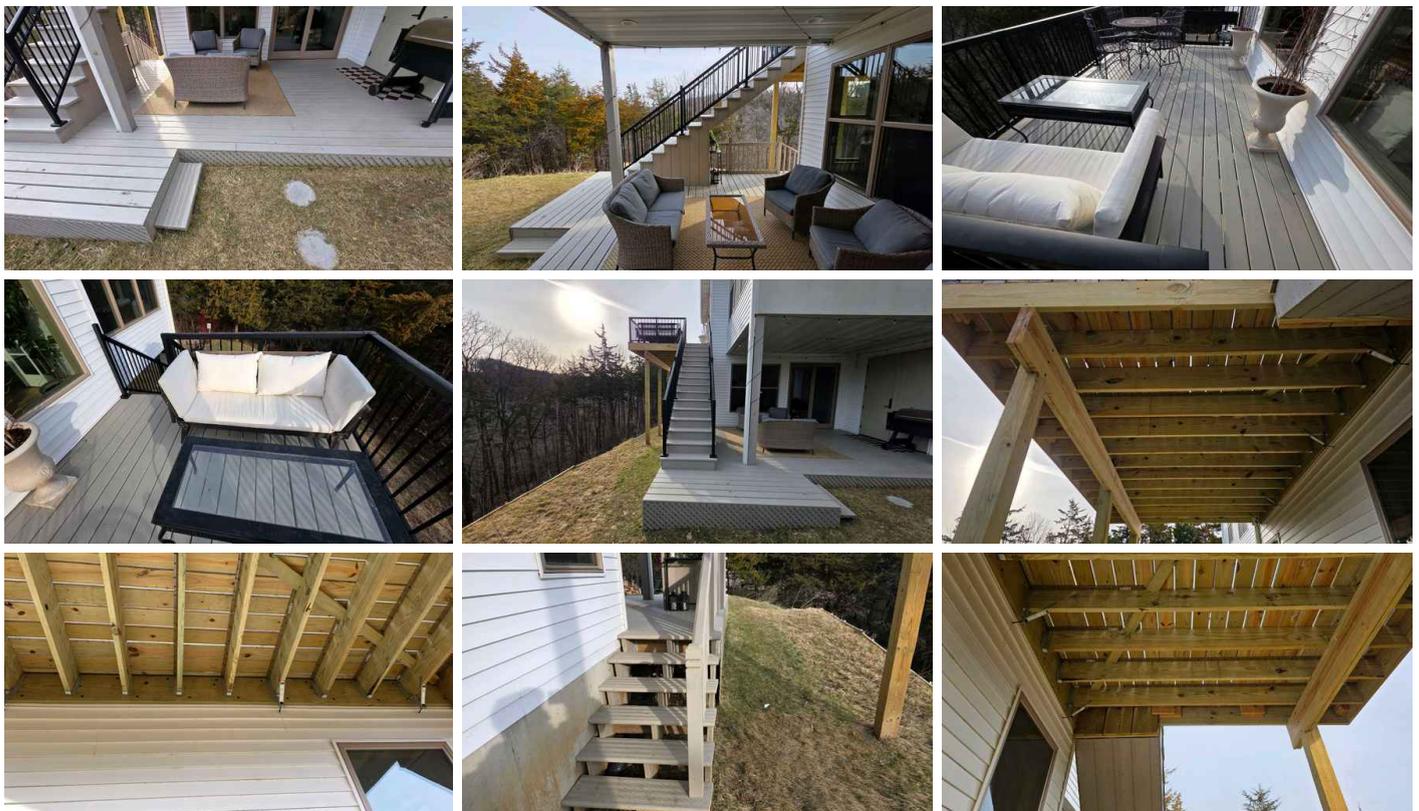
### Exterior of Windows: Window Maintenance for Homeowner

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.

### Deck, Balcony, Bridge and Porch: Photo documentation



## 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.

## Limitations

General Overview and Limitations of Exterior 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.

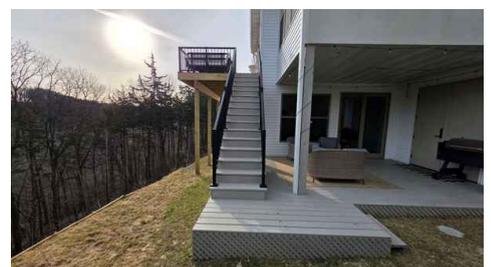
General Overview and Limitations of Exterior Inspection

### 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.

Deck, Balcony, Bridge and Porch

### LIMITED INSPECTION, DUE TO BARRIER OR LOW CLEARANCE UNDER DECK



The deck inspection was limited due to a barrier or low clearance that restricted access to the attachment point to the home and the structure beneath the deck. As a result, the condition of the ledger board, support posts, beams, and other critical structural components could not be fully evaluated. Recommend removing obstructions or consulting a qualified contractor for a more thorough inspection to confirm the deck's stability and safety.

## Deficiency

### 3.11.1 General Grounds



Maintenance or Low Priority

#### **VEGETATION TOO CLOSE TO STRUCTURE**

Bushes, plants, vegetation too close to home recommend at least 3 to 5 inches of clearance between home and vegetation as vegetation can promote moisture, and provide entry to wood destroying organisms to enter the home structure.

Recommendation

Contact a qualified professional.



### 3.13.1 Vinyl Siding



Maintenance or Low Priority

#### **EXTERIOR AIR INTAKE COVER DAMAGED**

The exterior air intake cover was observed to be damaged and not properly secured to the wall. The cover appears bent and partially open, which is commonly caused by physical impact, weather exposure, or deterioration of mounting components over time. This condition can allow moisture, pests, and debris to enter the intake duct, potentially affecting system performance and indoor air quality. Openings in exterior HVAC components should be properly sealed and protected to prevent unwanted intrusion and moisture-related damage. Recommend repair or replacement of the damaged air intake cover to restore proper protection and function.

Recommendation

Contact a qualified professional.



## 3.14.1 Retaining walls

**EXTERIOR RETAINING WALL  
SIGNIFICANT LEAN**

Material Defect

The board-built retaining wall was observed to have a significant forward lean, indicating movement and loss of structural stability. This condition is commonly caused by soil erosion, inadequate drainage, and lack of proper footing or reinforcement behind the wall. As soil shifts and washes away, the wall loses the support needed to remain upright, resulting in visible displacement. Continued movement may lead to partial or complete failure of the retaining wall, which could allow soil to collapse and impact the surrounding yard or nearby structures. Recommend evaluation and repair or replacement by a qualified contractor to address drainage concerns and restore proper structural support.

## Recommendation

Contact a qualified landscaping contractor



# 4: GARAGE

		IN	LI	MA	MD	SC
4.1	General Overview and Limitations of Garage Inspection	X	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				
4.9	Garage Structural	X	X			
4.10	Garage Stairs/Steps to Living Space					

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## Information

### General Overview and

### Limitations of Garage Inspection:

#### Garage Vehicle Door Type:

Single

### General Overview and

### Limitations of Garage Inspection:

#### Number of Automatic Openers:

2

### General Overview and

### Limitations of Garage Inspection:

#### Number of Vehicle Doors:

2

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

Installed and operating correctly

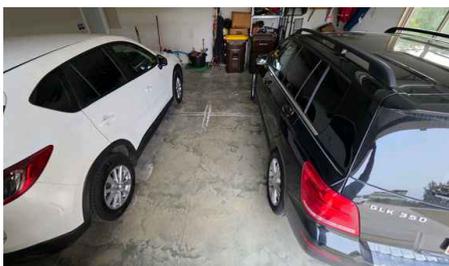
#### Adjust Auto Reverse Safety Feature

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.

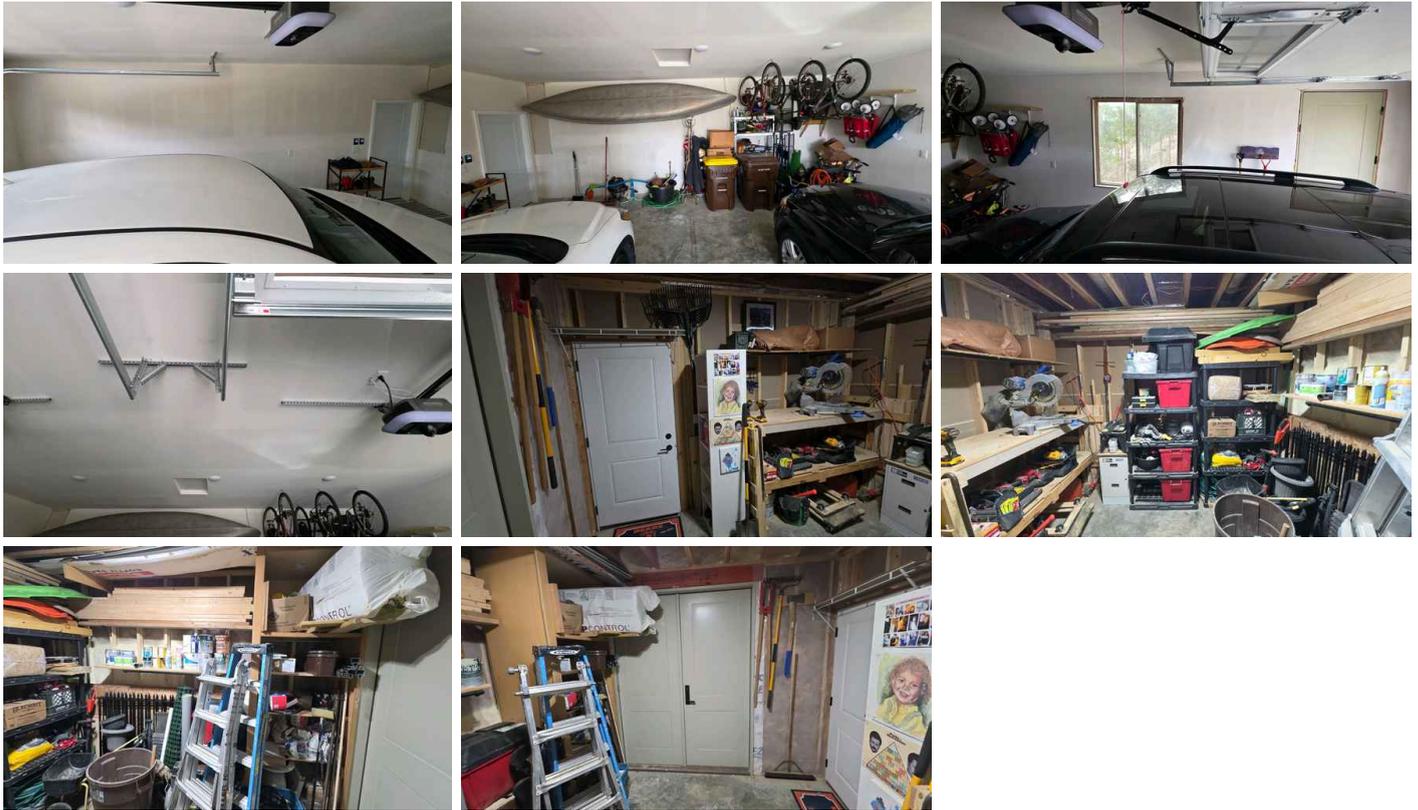
### Garage Overhead Door: Photo Documentation



### Garage Floors: Photo documentation



## Garage Walls and Ceilings: Photo documentation



## 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 Cellulose

**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	X		
6.4	Kitchen Plumbing / Sink	X	X			
6.5	Garbage Disposal					
6.6	Dishwasher	X	X			
6.7	Range	X				
6.8	Range Hood or Built in Microwave	X				
6.9	Refrigerator	X	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

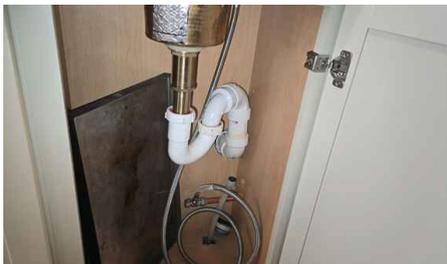
### General Overview and Limitations of Kitchen Inspection: Walls and Ceilings Drywall

### General Overview and Limitations of Kitchen Inspection: Exhaust Type Vented Outside

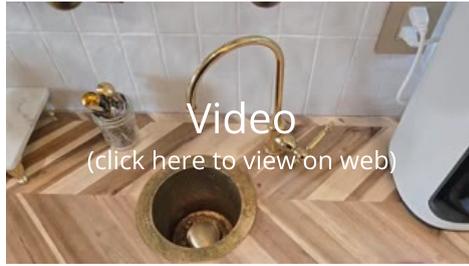
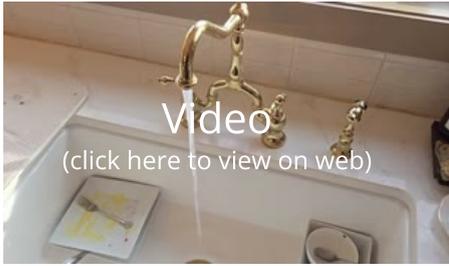
### General Overview and Limitations of Kitchen Inspection: Stove Hook Ups

Gas

### Kitchen Plumbing / Sink: Photo documentation



### Kitchen Plumbing / Sink: Video 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.

Dishwasher

### **LIMITED INSPECTION, DISHWASHER CONTAINED OCCUPANTS ITEMS**

Gold Shield Inspections is unable to run a dishwasher that contains occupants belongings. The dishwasher was not fully inspected at the time of the inspection.

## Deficiency

6.3.1 Cabinets

### **COUNTER, SEALANT LINES**



The sealant where the counter and sink, faucet, counter and/or wall meets had sections of sealant that were cracking, missing and/or damaged. This may allow damage from moisture intrusion. Recommend correction by qualified contractor.

Recommendation  
Contact a qualified professional.



1st Floor Kitchen

## 7: BATHROOMS

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

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### 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, Fan only

#### General Overview and Limitations of Bathroom

**Inspection: Bathroom Floor:**  
Tile

#### General Overview and Limitations of Bathroom

**Inspection: Bathroom Bathtub:**  
Fiberglass

#### General Overview and Limitations of Bathroom

**Inspection: Bathroom Sink:**  
Sink in a cabinet

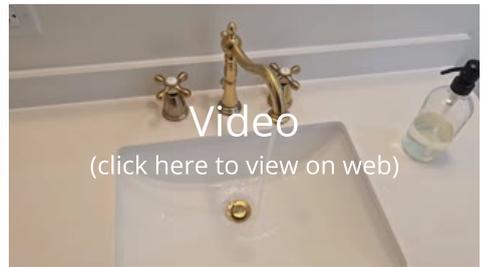
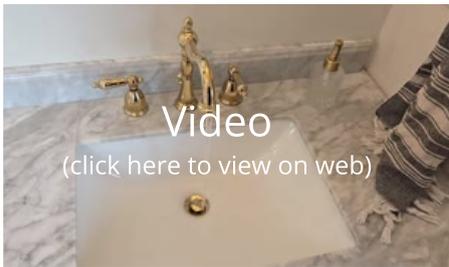
#### General Overview and Limitations of Bathroom

**Inspection: Bathroom Shower:**  
Tiled enclosure, Walk-in

### Bathroom Sink: Photo Documentation



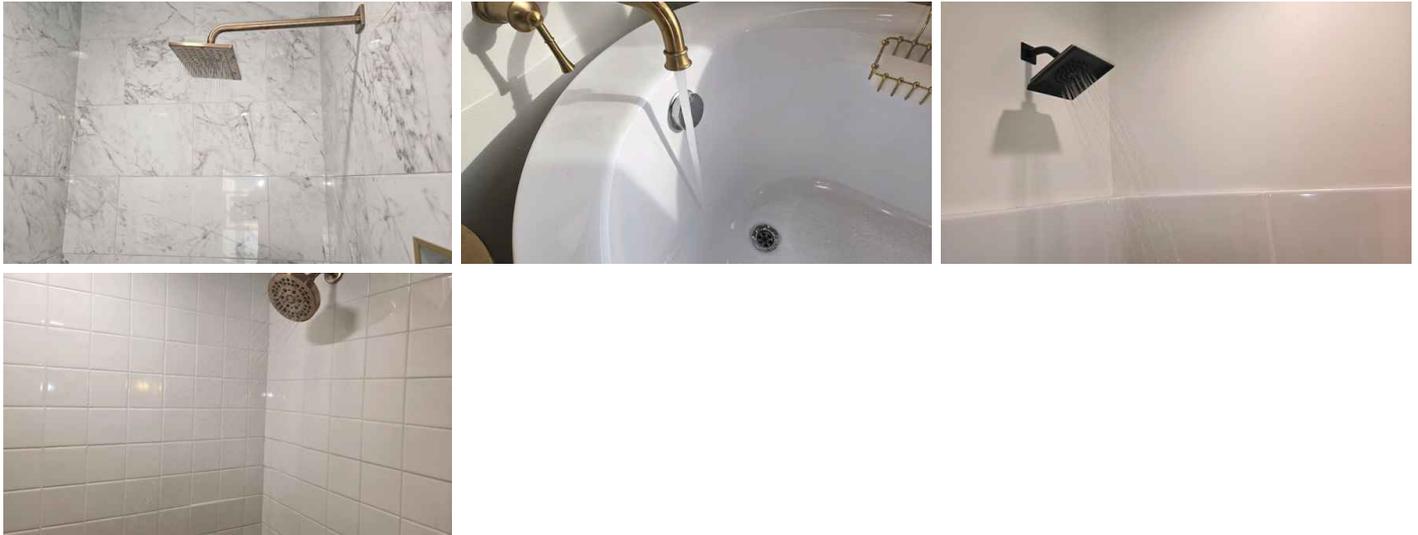
### Bathroom Sink: Video Documentation



### Bathroom Toilet: Photo Documentation



## Bathroom Tub/Shower: Photo Documentation



## Limitations

General Overview and Limitations of Bathroom Inspection

### LIMITED INSPECTION, OCCUPANTS BELONGINGS

INTERIOR ROOMS

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## Deficiency

7.4.1 Bathroom Sink

### BATHROOM SINK, CRACKED OR MISSING CAULKING

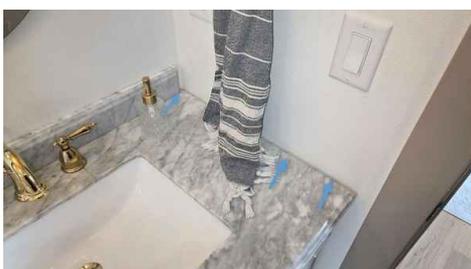


Maintenance or Low Priority

The caulking around the sink was cracked, deteriorated, or missing, which may allow water to seep into the surrounding materials, causing damage or mold growth. Recommend applying new, water-resistant caulking.

Recommendation

Recommended DIY Project



1st Floor Master Bathroom Right Sink Missing Caulking



Basement Hall Bathroom Sink Missing Caulking

## 7.4.2 Bathroom Sink



Material Defect

**BATHROOM SINK COUNTER CRACKED**

The bathroom sink countertop has a visible crack in the surface material. This type of damage is commonly caused by impact, improper support, material fatigue, or long-term stress at weak points such as around the sink cutout. Cracks in the countertop can allow water to penetrate below the surface, which may lead to deterioration of underlying materials, staining, or potential biological growth over time. Recommend repair or replacement of the damaged countertop to prevent further deterioration and maintain proper function and durability.

Recommendation

Contact a qualified professional.



1st Floor Master Bathroom Right Sink Counter Top

## 7.5.1 Bathroom Toilet



Maintenance or Low Priority

**BATHROOM TOILET, LOOSE CONNECTION TO FLOOR**

The toilet was observed to be loose or wobbly when tested. A loose toilet can compromise the wax seal and lead to leaks. Recommend securing the toilet to the floor and inspecting the seal for damage.

Recommendation

Contact a qualified plumbing contractor.



Basement Hall Bathroom Toilet

# 8: INTERIOR

		IN	LI	MA	MD	SC
8.1	General Overview and Limitations of Interior Inspection	X	X			
8.2	Interior 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				
8.7	Interior Windows	X	X			
8.8	Interior Electrical	X	X			
8.9	Doorbells/Detectors/Fans	X				
8.10	Laundry Room	X	X			
8.11	Fireplace	X				
8.12	Wet Bar	X	X			

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## Information

### General Overview and Limitations of Interior Inspection: Floor Covering Materials

Tile, Vinyl Plank, Carpet, Modern Hardwood Flooring

### General Overview and Limitations of Interior Inspection: Window Glazing

Double-pane

### General Overview and Limitations of Interior Inspection: # of Bedrooms

6

### General Overview and Limitations of Interior Inspection: Interior Doors

Solid Wood

### General Overview and Limitations of Interior Inspection: Window Material

Vinyl

### General Overview and Limitations of Interior Inspection: # of Bathrooms

3

### General Overview and Limitations of Interior Inspection: Walls and Ceilings

Drywall

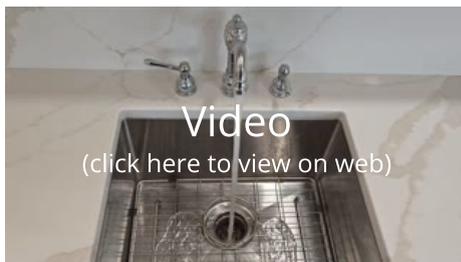
### General Overview and Limitations of Interior Inspection: Window Operation

Fixed, Single-hung

### Interior Thermostat: Photo Documentation



### Fireplace: Photo Documentation    Wet Bar: Video 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



## Wet Bar: Photo Documentation



## Limitations

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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.

---

#### Laundry Room

### **LAUNDRY AREA WASHER AND DRYER INSPECTION LIMITATION DUE TO BELONGINGS**

The washer and dryer were present at the time of inspection; however, occupant belongings limited full visibility and access to these appliances and the surrounding area. As a result, the inspection of electrical, plumbing, and dryer vent connections was restricted. Potential issues such as leaks, improper venting, or outlet concerns may not have been visible. Recommend verifying condition and functionality once the area is fully accessible.

# 9: PLUMBING

		IN	LI	MA	MD	SC
9.1	General Overview and Limitations of Plumbing Inspection	X	X			
9.2	Water Supply and Distribution	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	Water Softener		X			
9.7	Radon Mitigation	X				

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## Information

### General Overview and Limitations of Plumbing

**Inspection: Sewage System Type:**  
Septic system (not inspected)

### 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:**  
3/4-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 Temperature At Faucet**  
101.4

### Water Heater: Water Heater Fuel Type

Propane Gas



### Water Heater: Water Heater Manufacturer

Navien

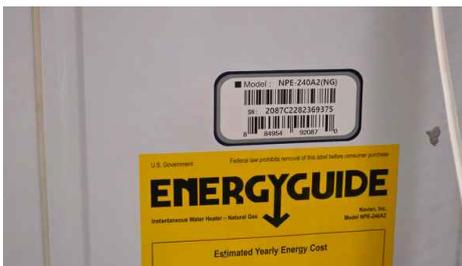
### Water Heater: Water Heater Manufacturer Date

2022

### Water Heater: Water Heater Tank Capacity

On Demand

### Water Heater: Photo documentation



## Radon Mitigation: No Radon Mitigation System Observed

There was no radon mitigation system observed at the property during the inspection. Radon is a naturally occurring radioactive gas that can accumulate indoors and is linked to potential health risks, including lung cancer. It is recommended to have the home tested for radon levels, as the EPA advises that radon concentrations exceeding 4.0 pCi/L should be addressed. If elevated levels are detected, installing a radon mitigation system is advised to reduce radon exposure and enhance indoor air quality.

## Limitations

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General Overview and Limitations of Plumbing 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.

---

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.



# 10: STRUCTURE

		IN	LI	MA	MD	SC
10.1	General Overview and Limitations of Structural Component Inspection	X	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: Foundation Method/Materials

Poured concrete footings

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

Conventional Wood Frame

### 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: Foundation Configuration

Finished basement

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

Steel Posts, Engineered Truss

### 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.

## General Overview and Limitations of Structural Component 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

### 10.4.1 Foundation



### 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				

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## 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:**  
200 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

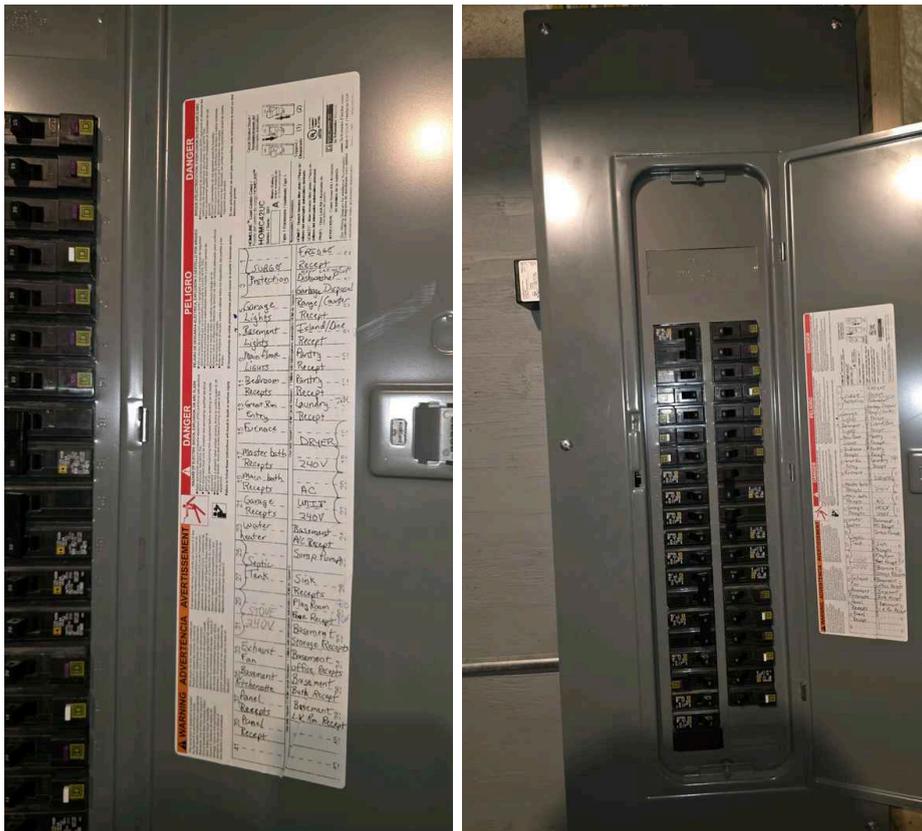
**General Overview and Limitations of Electrical Component Inspection: Service Panel Manufacturer:**  
Square D

**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 (AFCI) 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 Panel Cabinet: GFCI breakers

The service panel contained Ground Fault Circuit Interrupter (GFCI) breakers designed to provide protection by shutting off current flow should sensors indicate a difference between incoming and outgoing voltage in outlets at protected circuits.

## 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.

# 12: HVAC

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

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## Information

**Ductwork: Air Filter Location:**  
Behind sliding panel at furnace

**Ductwork: Air Filter Size**  
16x25x4

**Central Air Conditioner: System Brand:**  
Lennox

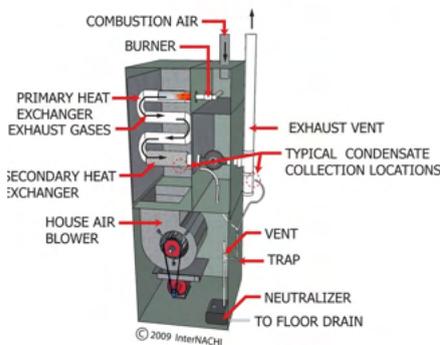
**Central Air Conditioner: System Date**  
2022

**Furnace: System Brand:**  
Lennox

**Furnace: System Date**  
2022

**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

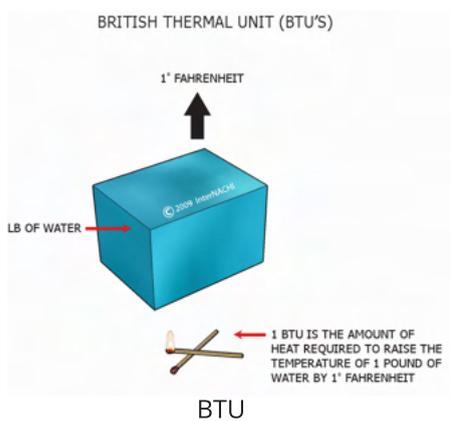
Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon 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.

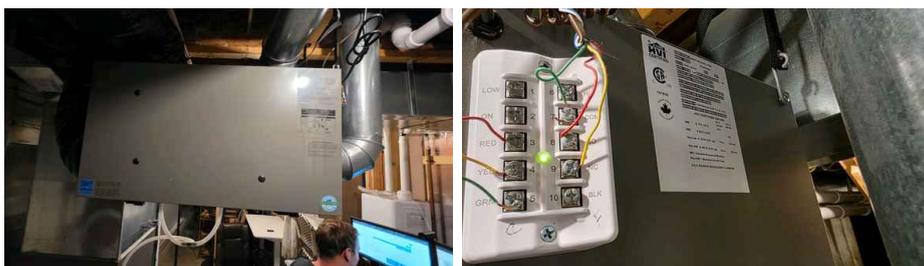


### General Overview and Limitations of HVAC Inspection: BTU's (British Thermal Unit)

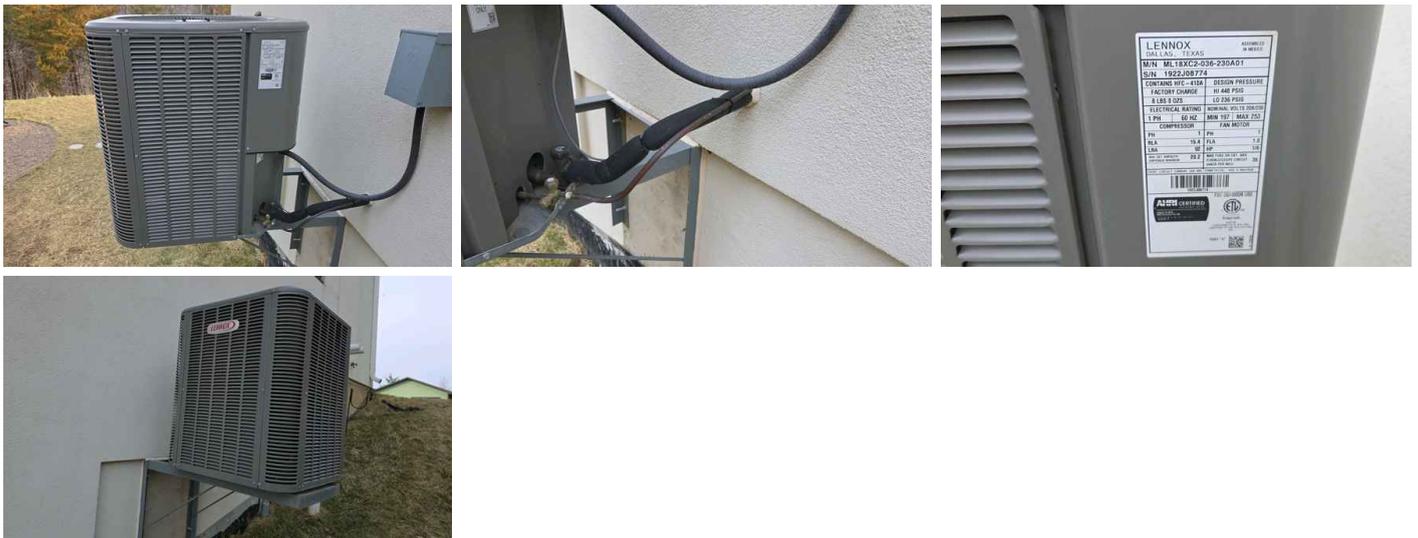
In heating and cooling we use the term BTU which is the amount of heat required to raise the temperature of 1 pound of water by 1 degree fahrenheit.



### Ductwork: Photo Documentation

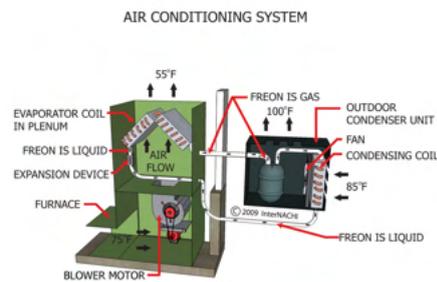
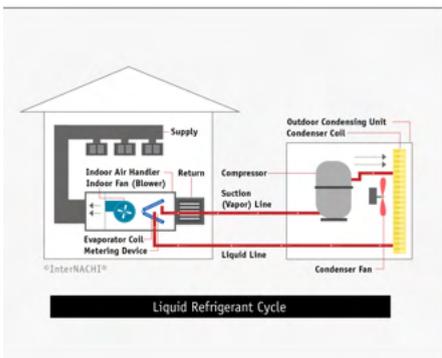


### Central Air Conditioner: Photo documentation



### 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.
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## 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

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## 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**

Maintenance or Low Priority

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.

# 13: RADON IN IOWA

		IN	LI	MA	MD	SC
13.1	Radon Information	X				

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

## Information

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**Radon Information: Was Radon Tested At This Property?**

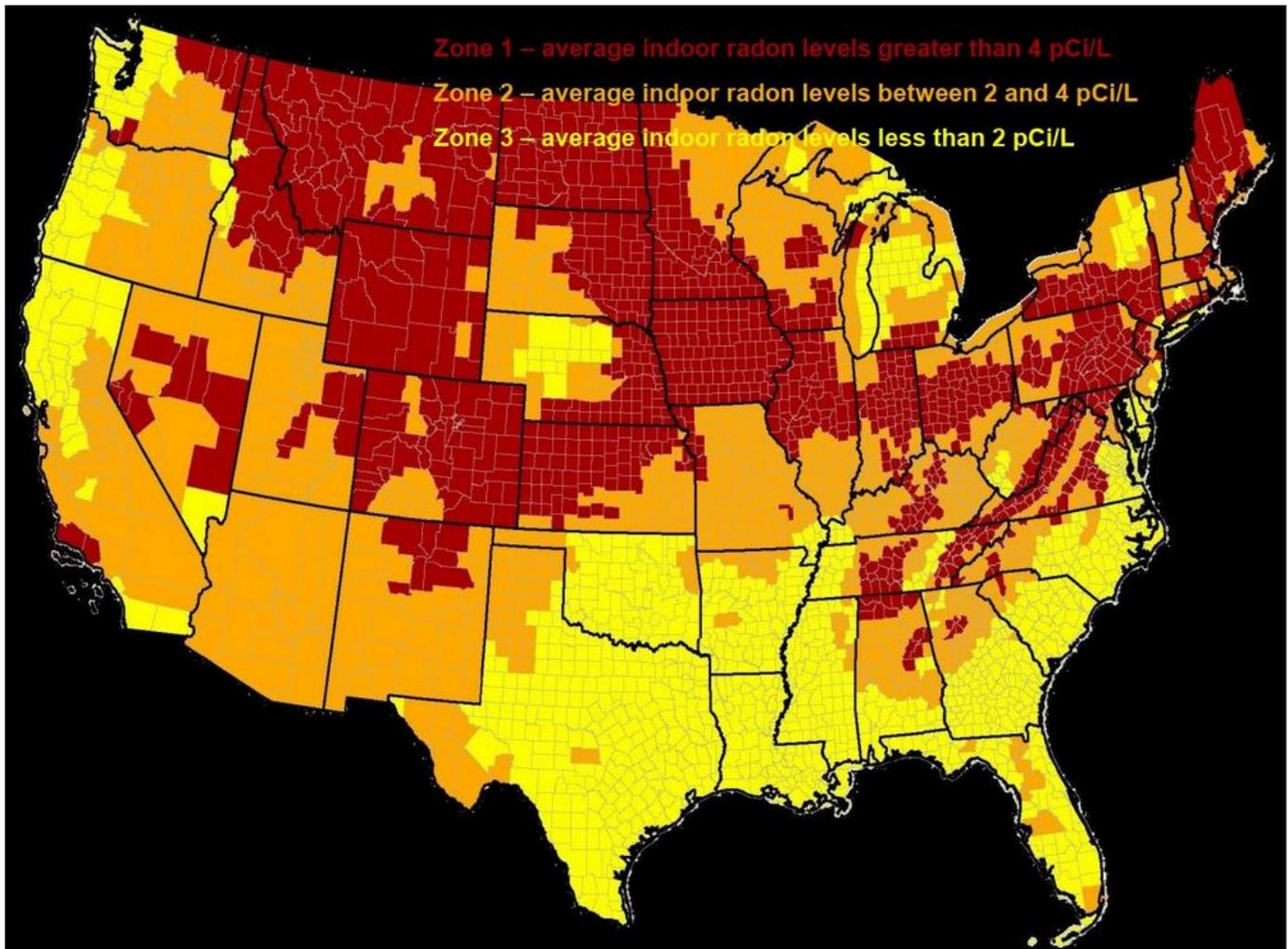
No

## Radon Information: Why Should You Have Your Home Tested In Iowa?

### What does EPA recommend?

- If you are buying a home or selling your home, have it tested for radon.
- For a new home, ask if radon-resistant construction features were used and if the home has been tested.
- Fix the home if the radon level is 4 picocuries per liter, or pCi/L, or higher.
- Radon levels less than 4 pCi/L still pose a risk, and in many cases, may be reduced.
- Take steps to prevent device interference when conducting a radon test.

The Iowa Radon Survey has indicated that Iowa has the largest percentage (or 71.6%) of homes above the US Environmental Protection Agency action level of 4pCi/L. It is also designated by the US EPA as an entirely zone 1 state, which means that at least 50% of the homes are above US EPA's recommended action level.

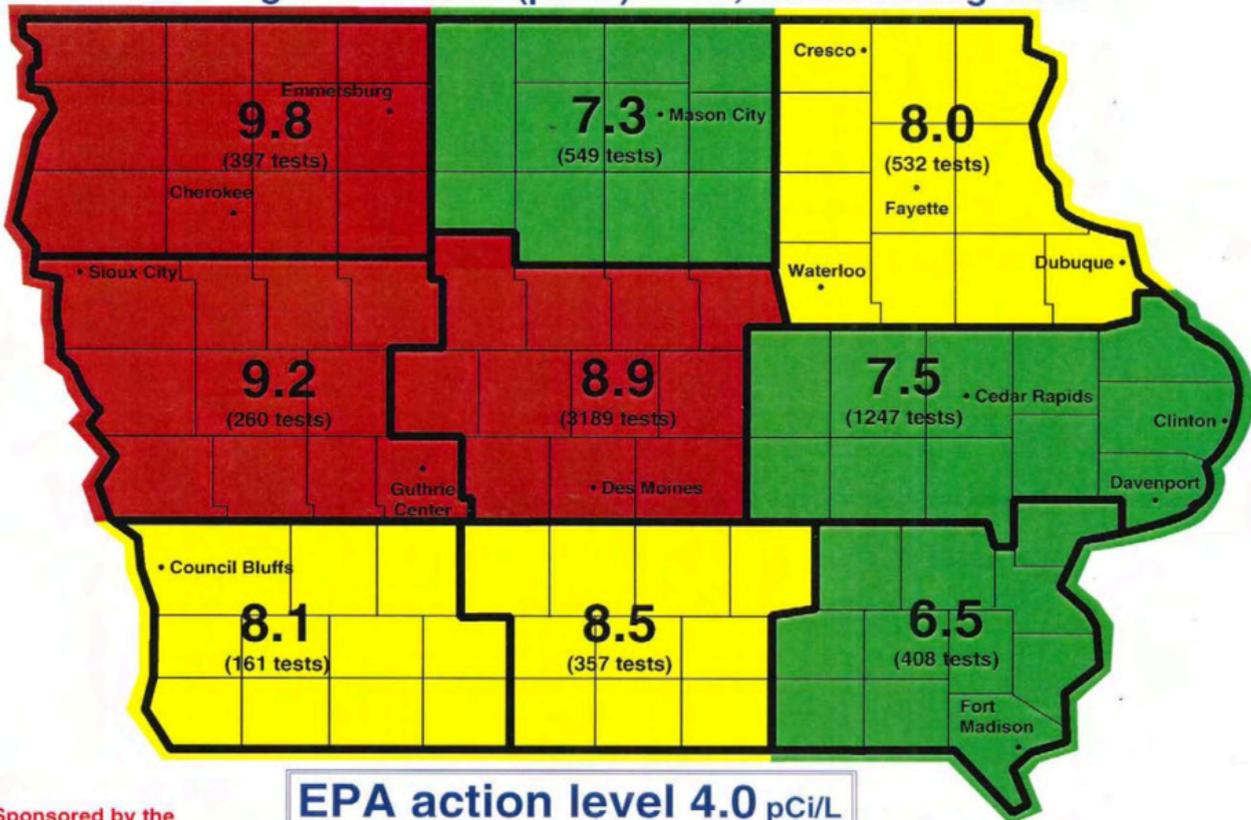


### But I Don't Have a Basement

ANY building in contact with the ground can have elevated radon levels.

# RADON IN IOWA

Average radon level (pCi/L) 7,100 screening tests



Sponsored by the Iowa Radon Coalition

EPA action level 4.0 pCi/L

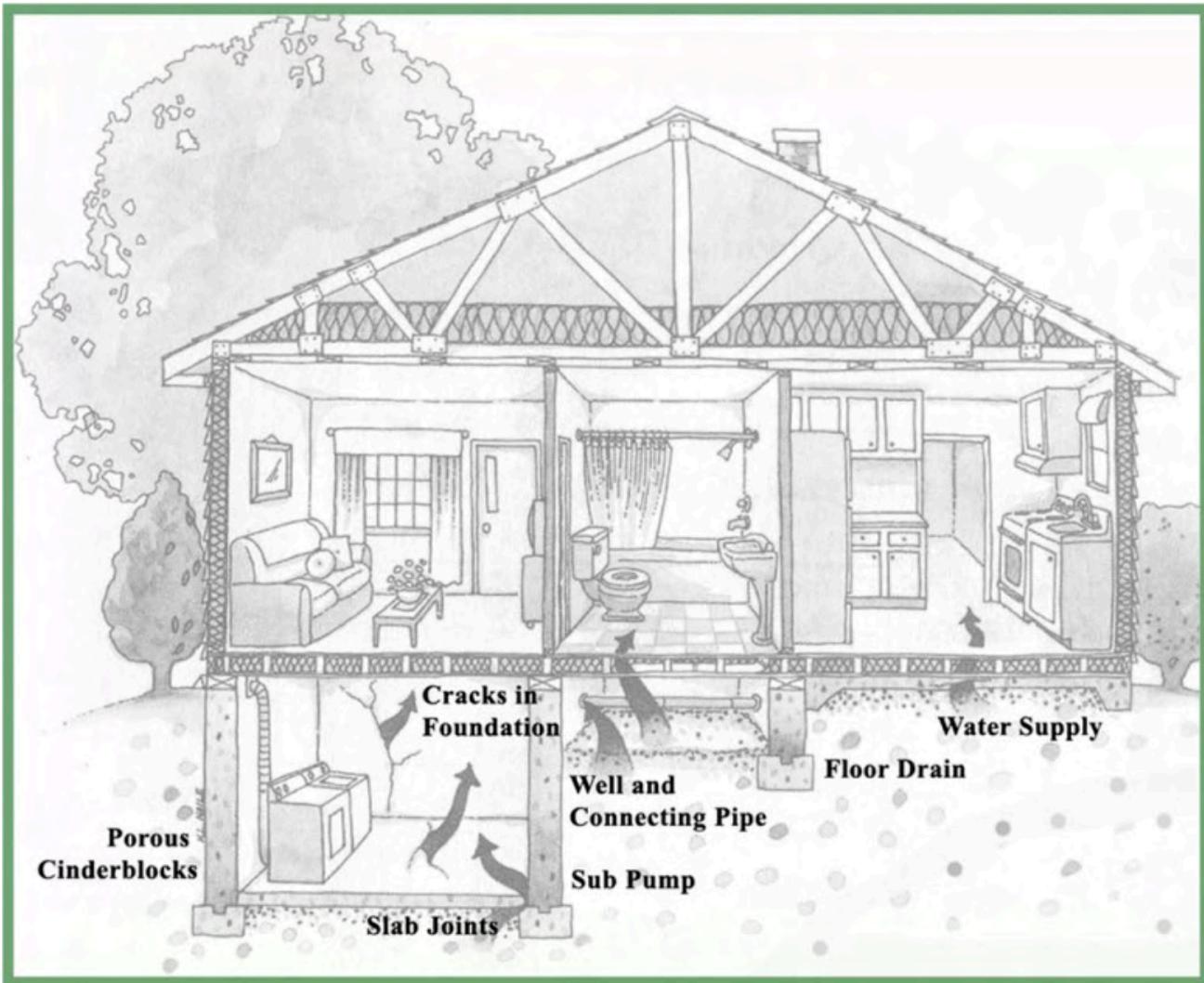


**How does radon enter homes?**

- Radon enters homes through cracks and

openings in the foundation.

• Radon enters homes through unsealed sump pumps, and concrete cold joints. Homes have lower air pressure than the surrounding soil. This creates a vacuum effect allowing radon to enter the home even through hairline cracks.



Gold Shield

Inspections offers Radon testing at \$125 for all single point testing.



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# STANDARDS OF PRACTICE

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## 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.