



GOLD SHIELD INSPECTIONS

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INSPECTION REPORT

9935 Ginger Ridge
Dubuque , IA 52001

Brad Shannon

10/17/2025



Inspector

Brent Thumma

InterNACHI - Resnet - SAVE - IAC2

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SUMMARY

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MAINTENANCE OR LOW
PRIORITY

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MATERIAL DEFECT

4

SAFETY CONCERN



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1: INSPECTION DETAILS

Information

Occupancy

Occupied

Home Faces

South

Temperature during inspection

Over 65(F)=18(C)

Significant precipitation in last 3 days

Yes

Type of building

Single Family (1 story)

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

		IN	LI	MA	MD	SC
2.1	Roof Structure/Covering	X				
2.2	Roof penetration	X				
2.3	Flashing	X	X			
2.4	Roof Drainage System	X				
2.5	Chimney at Roof	X			X	X

IN = Inspected

LI = Limited Inspection

MA = Marginal

MD = Material Defect

SC = Safety Concern

Information

Inspection Method

Roof, Ladder, Ground

of Layers

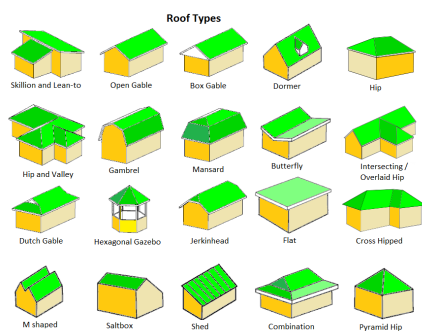
1

Primary roof-covering

Architectural Fiberglass Asphalt Shingle

The roof style was:

Open Gable



Aproximate Roof Covering Age

5-10

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: Asphalt Shingle, Moderate Granule Loss

Moderate uniform granule loss commensurate with the age of the roof was observed at the time of inspection.

Roof Structure/Covering: Keep Tree Overhang Off Roofing Material

Tree branches overhanging the roof can drop limbs and other debris which can damage roof coverings, greatly reducing their durability and overall lifespan. Fallen leaves clog gutters and downspouts and trap moisture against the roof, which can lead to leaks, mold, and deterioration.

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: Photo documentation



Chimney at Roof: Flue Inspection Disclaimer

Accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that before the expiration of your Inspection Objection Deadline you have the flue inspected by a specialist.

Limitations

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

2.5.1 Chimney at Roof

ADD SPARK ARRESTOR



Safety Concern

The chimney(s) had no spark arrestor. The Inspector recommends that all chimneys have an approved spark arrestor installed by a qualified contractor to prevent pest entry and to help protect the roof-covering materials from potential chimney-source ignition.

Recommendation

Contact a qualified roofing professional.



2.5.2 Chimney at Roof

CHIMNEY BRICK SPALLING AND DETERIORATION



Material Defect

The exterior chimney structure shows significant brick spalling and mortar deterioration, particularly near the upper courses. Spalling occurs when moisture penetrates the masonry surface and freezes, causing the outer layers of brick to crack and flake off. This process can be accelerated by poor cap flashing, inadequate crown protection, or prolonged exposure to moisture. Over time, spalling can compromise the structural integrity of the chimney, allowing water intrusion into the masonry and interior spaces. It is recommended that the chimney be evaluated and repaired by a qualified masonry contractor. Repairs may include replacing damaged bricks, repointing deteriorated mortar joints, and ensuring that proper flashing and crown protection are in place to prevent future moisture damage.



Recommendation

Contact a qualified masonry professional.

3: EXTERIOR

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

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

Information

Exterior Doors:

Metal

Exterior wall-covering Material

Vinyl Siding, Brick

Patio: Photo Documentation



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 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**Vinyl Siding: Vinyl Siding, Minor Damage**

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

Deficiency

3.5.1 General Grounds

VEGETATION TO 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.



Maintenance or Low Priority



3.5.2 General Grounds



Material Defect

EXTERIOR VEGETATION TREE PROXIMITY TO FOUNDATION WALLS

Multiple mature trees were observed in close proximity to the home's foundation walls. Root systems from nearby trees can exert significant lateral pressure on foundation structures, leading to cracking, displacement, or uneven settlement over time. Additionally, these roots can damage underground drainage systems and contribute to moisture intrusion by retaining water near the foundation. It is recommended that trees and large vegetation be removed or relocated to a safe distance from the structure to prevent potential root-related foundation damage and to maintain proper drainage away from the home.

Recommendation

Contact a qualified tree service company.



3.7.1 Deck, Balcony, Bridge and Porch,

GENERAL, WOODEN DECK COMPONENTS NEED SEALANT



Maintenance or Low Priority

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.

3.7.2 Deck, Balcony, Bridge and Porch,



Maintenance or Low Priority

DECK STAIR POST FLAT CUT AND WEATHERING

The wooden guard post at the top of the deck stairs has a flat-cut top surface that shows visible weathering and moisture exposure. Flat-cut post tops allow rainwater and snowmelt to pool, leading to accelerated deterioration, cracking, and potential rot over time. This condition can weaken the structural integrity of the railing system if not corrected. It is recommended that the post top be sealed and shaped with a bevel or post cap to promote proper water runoff and prolong the life of the component. Regular sealing or staining of exposed wood surfaces will also help prevent further weather-related damage.

Recommendation

Contact a qualified professional.

4: GARAGE

		IN	LI	MA	MD	SC
4.1	Garage Overhead Door	X				
4.2	Garage Occupant Doors	X				
4.3	Garage Floors	X	X	X	X	
4.4	Garage Walls and Ceilings	X	X			X
4.5	Garage Attic					
4.6	Garage Windows	X				
4.7	Garage Electrical	X	X			
4.8	Garage Structural	X	X			
4.9	Garage Roof Drainage System					
4.10	Garage Roof					
4.11	Garage, Stairs/Steps to Living Space					
4.12	Garage Exterior Walls					
4.13	Garage, General Grounds					

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Information

Garage Vehicle Door Type:

Double

Number of Automatic Openers:

1

Number of Vehicle Doors:

1

Garage Overhead Door: Photo Documentation



Vehicle Door Safety:

Installed and operating correctly

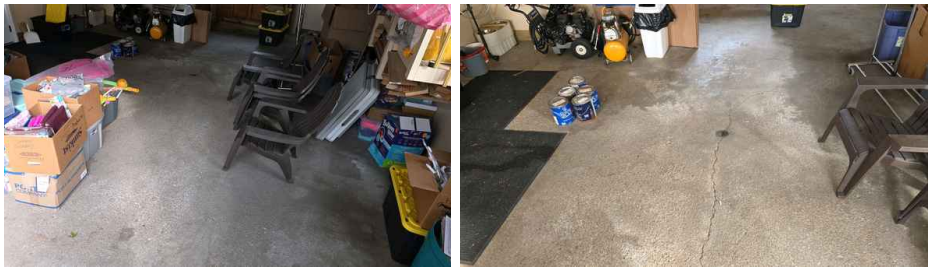
Adjust Auto Reverse Safety Feature

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 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.

Deficiency

4.3.1 Garage Floors

GARAGE FLOOR, HAIRLINE CRACKING

 Maintenance or Low Priority

Hairline cracks are visible on the garage floor. These fine cracks are typically caused by normal shrinkage as the concrete cures or by minor settling over time. They are generally superficial and do not indicate a structural concern.

While hairline cracks are not a safety or structural issue, they may allow moisture or chemicals to penetrate, potentially leading to long-term deterioration.

Sealing the cracks with an appropriate concrete filler or sealant can help prevent moisture infiltration and protect the integrity of the floor. Regular monitoring is advised to ensure the cracks do not widen over time.

Recommendation

Contact a qualified concrete contractor.

4.3.2 Garage Floors

GARAGE FLOOR, SUBSTANTIAL CRACKING



Material Defect

Significant cracks, wider than 1/4 inch or uneven, are present in the garage floor. These cracks may indicate more serious underlying issues, such as soil movement, poor initial installation, or foundation settlement.

Larger cracks can create trip hazards, reduce the structural integrity of the floor, and worsen over time if not addressed. They may also allow water intrusion or provide entry points for pests.

It is recommended to have a professional evaluate the floor to determine the cause of the cracking. Repairs may involve crack filling, slab leveling, or more extensive remediation, such as addressing soil stability or drainage issues. Prompt attention can prevent further damage and maintain the safety and functionality of the garage floor.

Recommendation

Contact a qualified concrete contractor.



4.3.3 Garage Floors

GARAGE FLOOR, SPALLING OR SURFACE DETERIORATION



Maintenance or Low Priority

The garage floor surface shows signs of spalling or flaking, often caused by freeze-thaw cycles or improper concrete finishing. This can compromise the durability of the floor and should be addressed to prevent further damage. Surface repairs or sealing may be necessary.

Recommendation

Contact a qualified concrete contractor.



4.4.1 Garage Walls and Ceilings

AIR BARRIER BETWEEN GARAGE CEILING AND FLOOR ABOVE (DRIVE UNDER GARAGE)



Safety Concern

Recommend installation of an air barrier or sealing drywall to ensure no carbon monoxide seeping into living space above. This is important if you plan on parking in your garage as your vehicle will put off carbon monoxide while running.



Recommendation

Contact a qualified professional.

5: ATTIC

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

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

Information

1 Attic inspected from: Access Hatch (inadequate headroom), Attic Hatch Restricted - Inspection Pole Used	Location Hall Closet	2 Approximate attic thermal insulation depth: 14-16 inches
3 Attic thermal insulation material: Blown-in Fiberglass	Roof Framing Type: Conventional Framing	Roof Sheathing Material: 7/16-inch Plywood
Roof structure ventilation device type: Soffit vents, Continuous ridge vent		

General Overview: Photo Documentation



Limitations

General Overview and Limitations of Attic Inspection

LIMITED INSPECTION, SHELVING RESTRICTED ACCESS TO THE ATTIC

Access to the attic was restricted by shelving or storage systems installed near or over the attic access hatch. This obstruction prevented safe and full entry to the attic space for inspection. As a result, the attic could not be fully evaluated for potential issues such as insulation condition, ventilation, or structural concerns. It is recommended to clear the area around the access hatch and schedule a follow-up inspection for a more thorough assessment of the attic.

General Overview and Limitations of Attic Inspection

LIMITED INSPECTION, RESTRICTED ACCESS - INSPECTION POLE USED

Access to the attic space was restricted, preventing full entry and thorough evaluation. To compensate, an inspection pole and camera were used to view the areas immediately surrounding the attic access hatch. The inspection was limited to the portions of the attic visible in the captured images, and other areas of the attic may not have been assessed. It is recommended to address the access restrictions and, if necessary, schedule a follow-up inspection to evaluate the attic space more comprehensively.



6: KITCHEN

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

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

Information

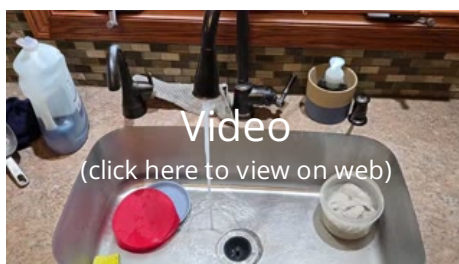
General Overview and Limitations of Kitchen Inspection: 1 Floor
Covering Materials:
 Composite Flooring

General Overview and Limitations of Kitchen Inspection: 3 Walls and Ceilings:
 Drywall

General Overview and Limitations of Kitchen Inspection: Exhaust Type
 Recirculating

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

Kitchen Plumbing / Sink: Video Documentation



Refrigerator: Photo documentation



Kitchen Plumbing / Sink: Photo documentation



Dishwasher: Photo documentation



Range Hood or Built in Microwave: Photo documentation



Range: Photo documentation



Limitations

General Overview and Limitations of Kitchen Inspection

LIMITED INSPECTION, WATER OFF TO PROPERTY

Water was off to the Residence at the time of inspection. Installed items are checked but unable to verify there are no leaks. Unable to verify appliances that require water in proper working function. Recommend fully running appliance prior to finalization of sale of property to verify in working order.

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

6.5.1 Kitchen Plumbing / Sink



Maintenance or Low Priority

KITCHEN SINK, OUTDATED S-TRAP

An S-trap configuration was observed beneath the sink. S-traps are plumbing traps that create an "S" shape in the drainpipe. While this design may effectively hold water to block sewer gases temporarily, it is prone to siphoning. This occurs when water in the trap is drawn out during drainage, leaving the trap dry and allowing sewer gases to enter the home.

The potential for sewer gases to enter the living space presents health and safety concerns due to unpleasant odors and possible exposure to harmful substances.

It is recommended to have the S-trap replaced with a properly installed P-trap, which is less prone to siphoning and more effective in maintaining a water seal. A licensed plumber should be consulted to evaluate the installation and ensure compliance with modern plumbing standards.

Recommendation

Contact a qualified plumbing contractor.



1st Floor Kitchen Sink

6.8.1 Kitchen Electrical

KITCHEN RECEPTACLE, MISSING OR NON-FUNCTIONING GFCI PROTECTION**Safety Concern**

Outlets near the sink, countertops, or other wet areas lacked Ground Fault Circuit Interrupter (GFCI) protection, or the GFCI outlets were not functioning correctly when tested. GFCI protection is required for safety in areas with water exposure. Recommend upgrading or repairing the outlets by a licensed electrician to ensure compliance with safety standards.

Recommendation

Contact a qualified electrical contractor.



1st Floor Kitchen Outlets No GFCI Protections

7: INTERIOR

		IN	LI	MA	MD	SC
7.1	Thermostat	X				
7.2	Floors throughout home	X	X			
7.3	Ceilings and Walls throughout home	X	X	X		
7.4	Doors throughout home	X		X		
7.5	Interior Stairs	X				
7.6	Windows throughout home	X				
7.7	Electrical Systems and Components: Outlets, Switches, and Wiring	X	X			
7.8	Doorbells/Detectors/Fans & general observations	X				X
7.9	Laundry Room	X				
7.10	Fireplace	X				

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

Information

1 Floor Covering Materials:

Vinyl Plank, Carpet, Composite Flooring

2 Interior Doors:

Solid Wood

3 Walls and Ceilings:

Drywall

4 Window Glazing:

Double-pane

5 Window Material:

Wood

6 Window Operation:

Casement

of Bedrooms

3

of Bathrooms

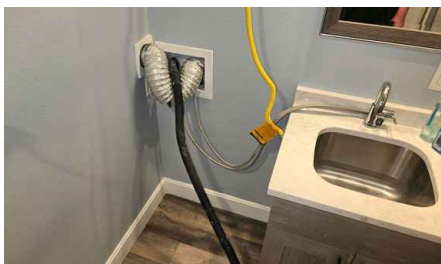
2

Thermostat: Photo Documentation



Laundry Room: Washer/Dryer Hook-up Photo

Washer and dryer hookups location.



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.

Floors throughout home: 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:

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

Fireplace: Photo Documentation



Deficiency

7.3.1 Ceilings and Walls throughout home



Maintenance or Low Priority

GYPSON BOARD CEILING, CRACKS

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 Hall

7.3.2 Ceilings and Walls throughout home



Maintenance or Low Priority

GYPSON BOARD WALL, CRACKS

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 Dining Room



1st Floor Livingroom Crack



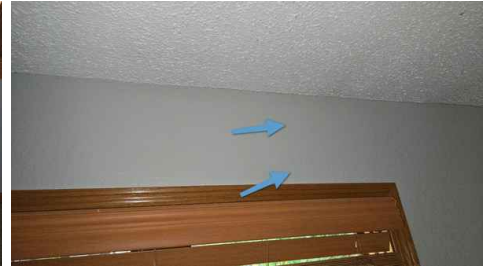
1st Floor Dining Room Crack



1st Floor Livingroom Wall Starts From Front Door Goes To Livingroom Window



1st Floor Livingroom Under Left Side Of Windows



1st Floor Livingroom Top Right Of Windows



1st Floor Hall Above Closet Door On The Right



1st Floor Hall Above Bathroom Door



1st Floor Hall On The Top Right Of Bathroom Door



1st Floor Hall Above First Bedroom On The Rights Door



1st Floor Bedroom On Left Door

7.3.3 Ceilings and Walls throughout home



Maintenance or Low Priority

INTERIOR CEILING DRYWALL DROOPING

A section of the ceiling drywall is observed to be drooping or sagging. This condition may be the result of excess weight from attic insulation above, insufficient fastening to the ceiling framing, or other underlying structural or moisture-related factors. Over time, sagging drywall can worsen and may eventually crack or detach if the underlying cause is not addressed. It is recommended to have this area evaluated by a qualified contractor to determine the source of the issue—such as insulation weight, framing separation, or past moisture damage—and make necessary repairs to restore proper support and appearance.

Recommendation

Contact a qualified drywall contractor.



Livingroom

7.4.1 Doors throughout home

 Maintenance or Low Priority

INTERIOR DOOR, STICKING OR BINDING

The door stuck or bound against the frame or floor when opened or closed, likely due to misalignment or swelling. Recommend planing or adjusting the door and inspecting the frame for issues.

Recommendation

Contact a qualified door repair/installation contractor.



Hall closet



1st Floor 1st Bedroom Door On Left



1st Floor Southeast Bedroom



Basement Bathroom Door

7.8.1 Doorbells/Detectors/Fans & general observations

SMOKE DETECTOR INSTALL MORE

Safety Concern

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.

Install smoke alarms in every bedroom, outside each separate sleeping area, and on every level of the home, including the basement. Larger homes may need more alarms.

For the best protection, install interconnected smoke alarms in your home. When one sounds, they all sound.

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

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

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

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

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

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

Click Here to Add Image

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

8: BATHROOMS

		IN	LI	MA	MD	SC
8.1	Bathroom Floor	X				
8.2	Bathroom Ceilings and Walls	X				
8.3	Bathroom Ventilation	X				
8.4	Bathroom Electrical	X				
8.5	Bathroom Sink	X	X			
8.6	Bathroom Toilet	X	X			
8.7	Bathroom Tub/Shower	X	X			

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

Information

Bathroom Cabinets:

Solid Wood

Bathroom Toilet Type:

Low-volume flush (1.6 gal. [6 litres] or less)

Bathroom Exhaust:

Fan/Heat/Light

Bathroom Floor:

Tile

Bathroom Bathtub:

Fiberglass

Bathroom Sink:

Sink in a cabinet

Bathroom Shower:

Tiled enclosure

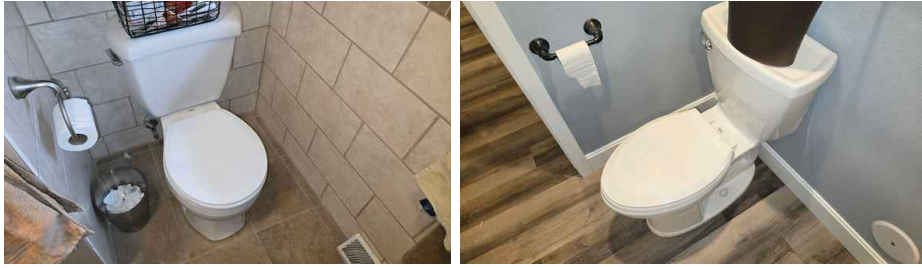
Bathroom Tub/Shower: Photo Documentation



Bathroom Sink: Photo Documentation



Bathroom Toilet: 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.

General Overview and Limitations of Bathroom Inspection

LIMITED INSPECTION, WATER OFF TO PROPERTY

Water was off to the Residence at the time of inspection. Installed items are checked but unable to verify there are no leaks. Unable to verify appliances that require water in proper working function. Recommend fully running appliance prior to finalization of sale of property to verify in working order.

9: PLUMBING

		IN	LI	MA	MD	SC
9.1	Water Supply and Distribution	X	X			
9.2	Sewage and DWV Systems	X	X			
9.3	Visable Gas Piping System	X	X			
9.4	Water Heater	X	X			
9.5	Sump Pump					
9.6	Water Softener		X			
9.7	Radon Mitigation	X				

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

Information

Drain Waste and Vent Pipe

Materials:

Polyvinyl Chloride (PVC)

Water Distribution Pipes:

1/2-inch and 3/4-inch copper,
Cross-linked Polyethylene (PEX)

Water Heater Manufacturer Date
2021

Water Supply Pipe:

1/2-inch

Water Heater Fuel Type

Natural Gas

Water Heater Tank Capacity
40 gallons

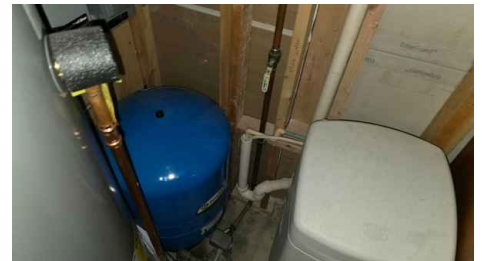
Sump Pump:

No Sump pump installed

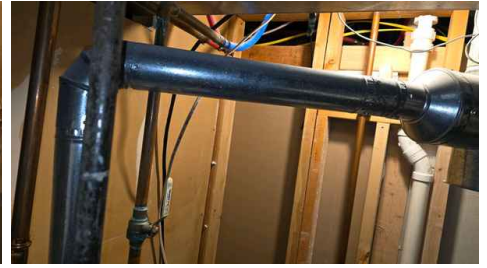
Water Heater Manufacturer

Richmond

Water main shut off



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

General Overview and Limitations of Plumbing Inspection

LIMITED INSPECTION, WATER OFF TO PROPERTY

Water was off to the Residence at the time of inspection. Installed items are checked but unable to verify there are no leaks. Unable to verify appliances that require water in proper working function. Recommend fully running appliance prior to finalization of sale of property to verify in working order.

General Overview and Limitations of Plumbing Inspection

LIMITED INSPECTION, SELLERS REQUEST

We were unable to test hot water at the property due to recent shocking of the well and not wanting that bleach water to make it into the water heater. This did limit our testing of all Plumbing areas as well as the hot water heater.

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	Wall Structure	X	X			
10.2	Framed Floor Structure and supports	X	X			
10.3	Foundation	X	X			
10.4	Slab	X	X			

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

Information

Home Structural Design Platform Framing	1 Exterior Wall Structures: Conventional 2x4 Wood Frame	2 Foundation Configuration: Finished basement
3 Foundation Method/Materials: Poured concrete footings	4 Main Floor Structure: Plywood sheathing over floor trusses	5 Main Floor Structure-Intermediate Support: Steel Posts, Steel girder

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.

11: ELECTRICAL

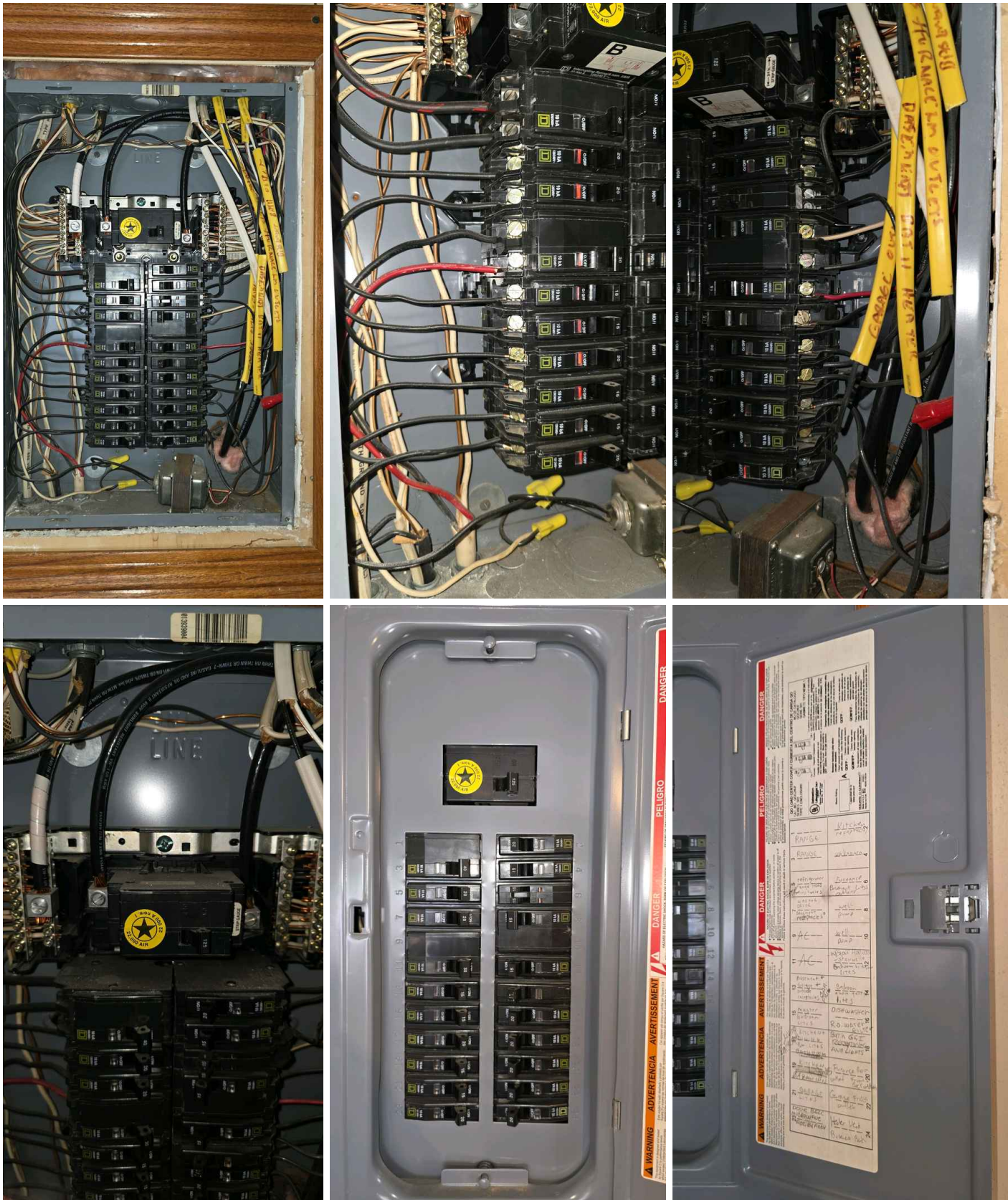
		IN	LI	MA	MD	SC
11.1	Service Panel Cabinet	X				
11.2	Service Grounding System	X				

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

Information

Location Garage	Distribution Pipe Bonding: Pipes were bonded	Electrical Service Conductors: Overhead service
Service Disconnect Location: At Service Panel	Service Panel Type: Load Center	Service Disconnect Type: Breaker
Service Panel Ampacity: 125 amps	Service Panel Manufacturer: Square D	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 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	Ductwork	X	X	X		
12.2	Central Air Conditioner	X		X		
12.3	Furnace	X		X		
12.4	Combustion Air	X				
12.5	Combustion Gas Vent (Chimney)	X	X			

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

Information

Air Filter Location:
Behind sliding panel at furnace

Air Filter Size
Cut to fit

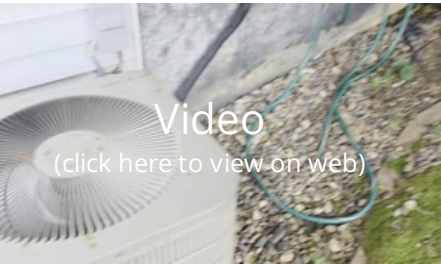
Cooling System Brand:
Goodman

Cooling System Date
2004

Heating System Brand:
Goodman

Heating System Date
2004

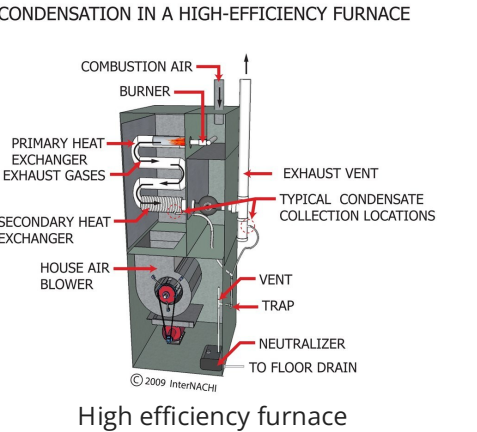
Central Air Conditioner: Video Documentation



Furnace: HVAC running video



Combustion Air: Combustion Air, Condensing High-Efficiency Furnace



Homeowner's Responsibility

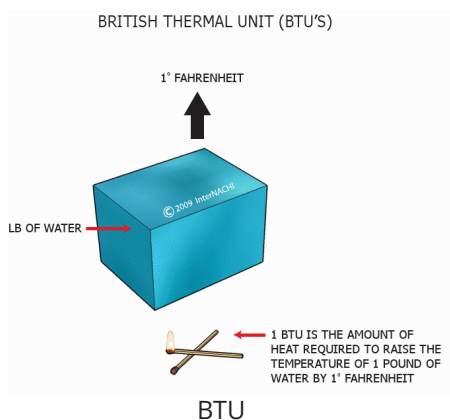
Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon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

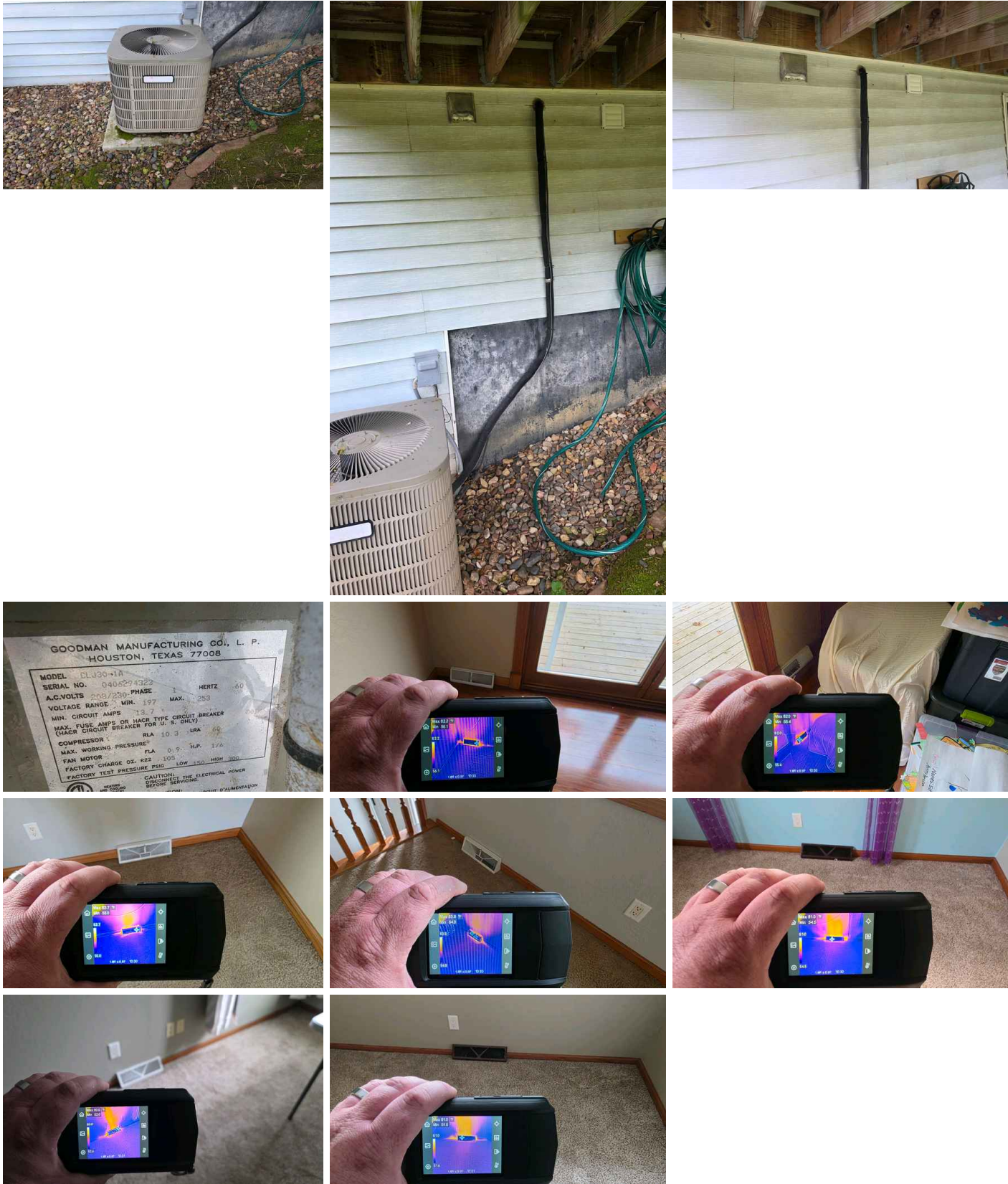


BTU's (British Thermal Unit)

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 one of the most common HVAC configurations for residential properties. It is called a "split system" because it consists of two primary units: an indoor unit and an outdoor unit, each playing a critical role in the cooling process. Here's a breakdown of its key components and their functions:

Outdoor Unit:

1. Compressor:
 - The heart of the system, the compressor pumps refrigerant through the system in a closed loop.
 - It pressurizes the refrigerant and converts it from a low-pressure gas to a high-pressure gas.
2. Condenser Coil:
 - Releases the heat absorbed from inside the home to the outside air.
 - The refrigerant changes from a high-pressure gas to a high-pressure liquid as it cools.
3. Fan:
 - Helps expel heat from the condenser coil by drawing outdoor air across it.
 - Aids in efficient heat exchange.

Indoor Unit:

1. Evaporator Coil:
 - Located in or near the air handler or furnace, this coil absorbs heat from the indoor air.
 - The refrigerant within the coil changes from a liquid to a gas as it absorbs heat.
2. Air Handler or Furnace:
 - Contains the blower fan, which circulates conditioned air through the ductwork and into the home's living spaces.
 - May also house heating components for a combined HVAC system.
3. Drain Pan and Line:
 - Collects condensation produced by the evaporator coil and directs it out of the home to prevent water damage.

Refrigerant Lines:

- Liquid Line: Transports high-pressure liquid refrigerant from the outdoor condenser coil to the indoor evaporator coil.
- Suction Line: Carries low-pressure gas refrigerant back to the outdoor compressor.

Thermostat:

- The control system that allows homeowners to set the desired indoor temperature.
- Communicates with the HVAC system to regulate cooling cycles.

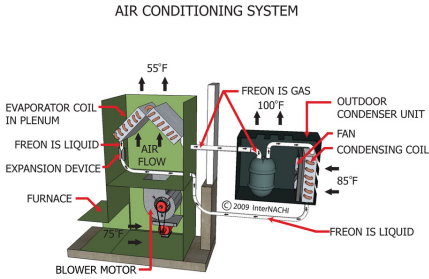
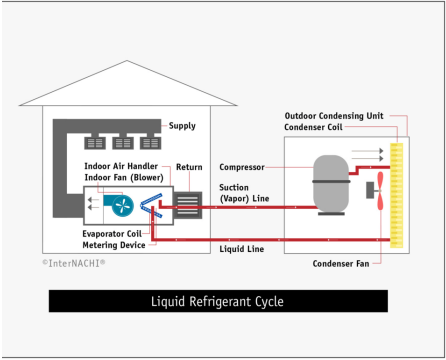
Key Functions:

1. The refrigerant absorbs heat from the indoor air via the evaporator coil.
2. The refrigerant transfers the heat to the outdoor air via the condenser coil.
3. The blower fan circulates the cooled air throughout the home.

Maintenance and Considerations:

- Filter Replacement: Regularly replace air filters to maintain airflow and system efficiency.
- Coil Cleaning: Clean the evaporator and condenser coils to ensure effective heat transfer.
- Refrigerant Levels: Ensure proper refrigerant levels for optimal performance.
- Seasonal Tune-Ups: Have a licensed HVAC professional inspect and service the system annually.

Understanding these components helps homeowners appreciate how their system works and the importance of regular maintenance to ensure efficiency, longevity, and indoor comfort.



air conditioning system

Central Air Conditioner: Recommended Yearly Maintenance

The Importance of Yearly HVAC System Maintenance

Routine annual maintenance for your HVAC system is essential to ensure its efficiency, reliability, and longevity. Neglecting regular maintenance can lead to reduced performance, higher energy costs, and even unexpected breakdowns. Here are the key reasons why yearly HVAC maintenance is important:

1. Improved Energy Efficiency

- Regular maintenance ensures that components such as filters, coils, and fans are clean and functioning optimally. A clean and well-tuned system operates more efficiently, reducing energy consumption and lowering utility bills.

2. Prolonged System Lifespan

- HVAC systems represent a significant investment, and routine maintenance helps prevent excessive wear and tear. By addressing minor issues before they escalate, you can extend the life of your system, avoiding premature replacements.

3. Enhanced Indoor Air Quality

- During maintenance, air filters are replaced or cleaned, and the system is inspected for dust, debris, or biological growth. This helps improve indoor air quality, reducing allergens, pollutants, and odors in your home.

4. Reduced Risk of Breakdowns

- Regular inspections help identify potential problems, such as failing components, low refrigerant levels, or electrical issues, before they lead to system failures. Preventive maintenance reduces the likelihood of costly emergency repairs.

5. Maintains Manufacturer Warranty

- Many HVAC manufacturers require proof of regular maintenance to keep warranties valid. Scheduling annual maintenance ensures that your system complies with these requirements, protecting your investment.

6. Optimal Comfort

- A well-maintained HVAC system provides consistent and reliable heating and cooling throughout your home. Annual tune-ups ensure the system can meet your comfort needs, regardless of the season.

7. Environmental Benefits

- Properly maintained systems operate more efficiently, reducing their environmental impact by consuming less energy. Additionally, inspections can ensure refrigerants are handled responsibly to avoid harmful leaks.

What Does Yearly Maintenance Typically Include?

- Inspection and Cleaning:** Components such as coils, filters, and ductwork are cleaned to maintain airflow and efficiency.
- System Testing:** Performance of the thermostat, blower motor, compressor, and safety controls is verified.
- Refrigerant Check:** Levels are measured to ensure proper cooling operation.
- Lubrication and Tightening:** Moving parts are lubricated, and electrical connections are tightened to prevent wear and failures.
- Drain Line Cleaning:** Condensation drains are cleared to prevent clogs and water damage.

Recommendations:

Scheduling an annual maintenance visit with a licensed HVAC professional is the best way to keep your system operating at peak performance. Ideally, maintenance should be conducted in the spring for cooling systems and in the fall for heating systems, ensuring readiness for the upcoming season.

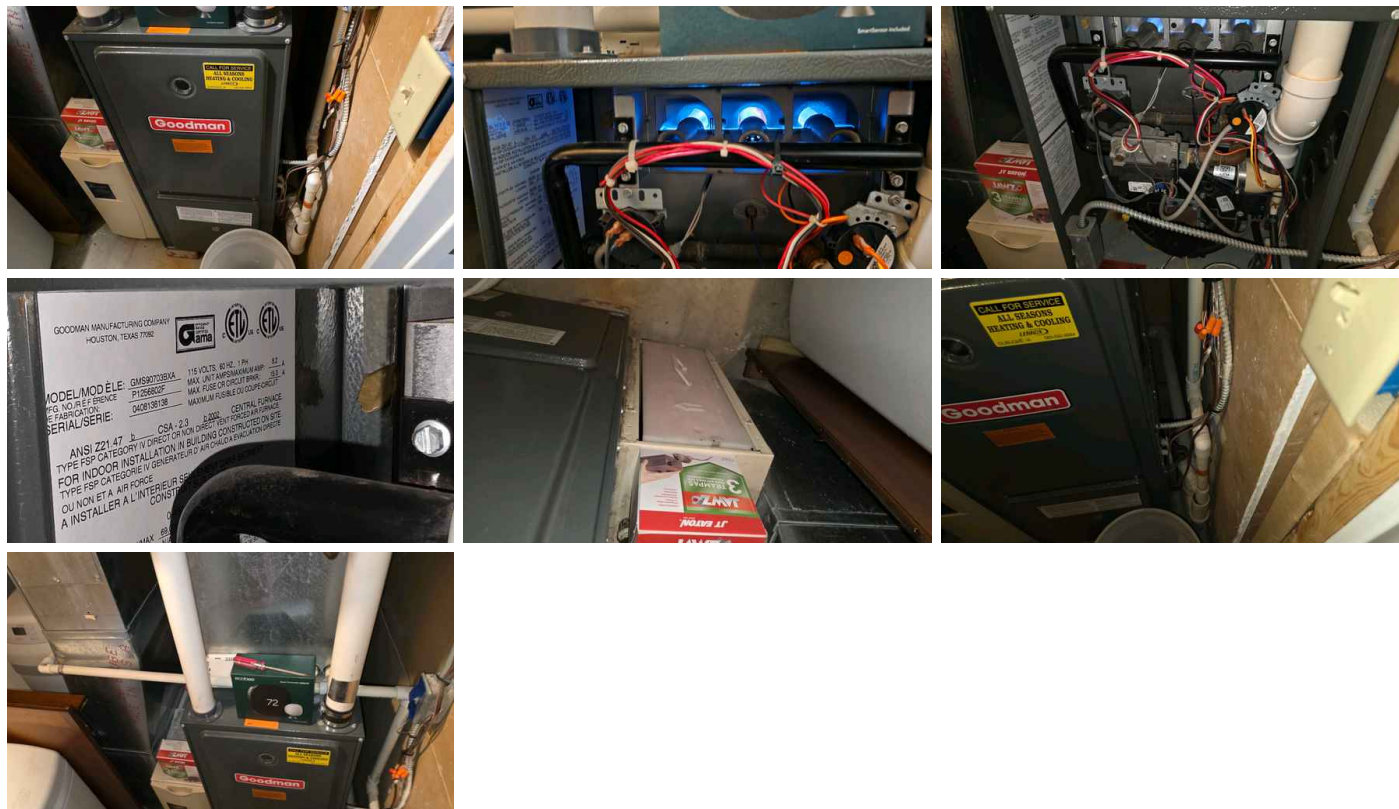
Regular maintenance is an investment in your home's comfort, energy efficiency, and long-term savings, making it a critical part of responsible homeownership.

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: 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.

Furnace: Recommend Yearly Maintenance

The Importance of Yearly HVAC System Maintenance

Routine annual maintenance for your HVAC system is essential to ensure its efficiency, reliability, and longevity. Neglecting regular maintenance can lead to reduced performance, higher energy costs, and even unexpected breakdowns. Here are the key reasons why yearly HVAC maintenance is important:

1. Improved Energy Efficiency

- Regular maintenance ensures that components such as filters, coils, and fans are clean and functioning optimally. A clean and well-tuned system operates more efficiently, reducing energy consumption and lowering utility bills.

2. Prolonged System Lifespan

- HVAC systems represent a significant investment, and routine maintenance helps prevent excessive wear and tear. By addressing minor issues before they escalate, you can extend the life of your system, avoiding premature replacements.

3. Enhanced Indoor Air Quality

- During maintenance, air filters are replaced or cleaned, and the system is inspected for dust, debris, or biological growth. This helps improve indoor air quality, reducing allergens, pollutants, and odors in your home.

4. Reduced Risk of Breakdowns

- Regular inspections help identify potential problems, such as failing components, low refrigerant levels, or electrical issues, before they lead to system failures. Preventive maintenance reduces the likelihood of costly emergency repairs.

5. Maintains Manufacturer Warranty

- Many HVAC manufacturers require proof of regular maintenance to keep warranties valid. Scheduling annual maintenance ensures that your system complies with these requirements, protecting your investment.

6. Optimal Comfort

- A well-maintained HVAC system provides consistent and reliable heating and cooling throughout your home. Annual tune-ups ensure the system can meet your comfort needs, regardless of the season.

7. Environmental Benefits

- Properly maintained systems operate more efficiently, reducing their environmental impact by consuming less energy. Additionally, inspections can ensure refrigerants are handled responsibly to avoid harmful leaks.

What Does Yearly Maintenance Typically Include?

- Inspection and Cleaning:** Components such as coils, filters, and ductwork are cleaned to maintain airflow and efficiency.
- System Testing:** Performance of the thermostat, blower motor, compressor, and safety controls is verified.
- Refrigerant Check:** Levels are measured to ensure proper cooling operation.
- Lubrication and Tightening:** Moving parts are lubricated, and electrical connections are tightened to prevent wear and failures.
- Drain Line Cleaning:** Condensation drains are cleared to prevent clogs and water damage.

Recommendations:

Scheduling an annual maintenance visit with a licensed HVAC professional is the best way to keep your system operating at peak performance. Ideally, maintenance should be conducted in the spring for cooling systems and in the fall for heating systems, ensuring readiness for the upcoming season.

Regular maintenance is an investment in your home's comfort, energy efficiency, and long-term savings, making it a critical part of responsible homeownership.

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

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.

Deficiency

12.1.1 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.

12.2.1 Central Air Conditioner

A/C, BEYOND AVERAGE DESIGN LIFE OF 15 YEARS

Maintenance or Low Priority

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.

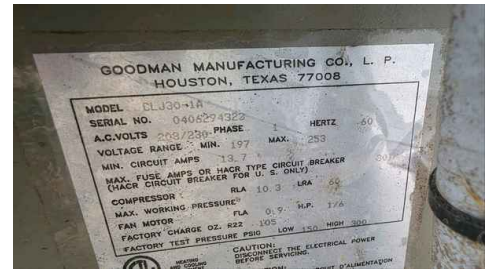
Recommendations:

- **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.



12.2.2 Central Air Conditioner

A/C, UNIT NOT LEVEL

Maintenance or Low Priority

The condenser unit was not sitting level on its pad. An unlevel unit can cause strain on internal components, such as the compressor, leading to premature wear and possible failure. Adjusting or leveling the pad is recommended to protect the system.

Recommendation

Contact a qualified HVAC professional.

12.3.1 Furnace

FURNACE, EQUIPMENT DESIGN LIFE



Maintenance or Low Priority

The furnace was observed to be beyond its typical design life, which is generally 15-20 years for most residential systems. While the furnace may still be operational, components can become less reliable and efficient over time, leading to increased energy consumption and a higher likelihood of breakdowns. Aging furnaces may also lack modern safety and energy-efficient features found in newer models.

Key concerns for older furnaces include:

- **Reduced Efficiency:** Older systems may operate at a significantly lower efficiency compared to modern furnaces, increasing heating costs.
- **Component Wear:** Critical components such as the heat exchanger, blower motor, and burners may be at risk of failure.
- **Safety Risks:** Older heat exchangers are more prone to cracks or corrosion, which could potentially lead to carbon monoxide leakage.

Recommendations:

- A licensed HVAC technician should evaluate the furnace to assess its condition and determine whether repairs or replacement are warranted.
- If replacement is necessary, consider upgrading to a high-efficiency furnace with modern safety and performance features, which may also qualify for energy rebates or incentives.
- Installing carbon monoxide detectors near the furnace and sleeping areas is strongly advised to ensure occupant safety.

Proactively addressing an aging furnace can help improve energy efficiency, enhance comfort, and reduce the risk of unexpected system failure.

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

Scope of Inspections: Standards of Practice

1.1. A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

1. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
2. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects/safety concerns observed on the date of the inspection.

1.3. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

InterNACHI Standards of Practice

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

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.

Bathrooms

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

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 service entrance 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.