



GOLD SHIELD INSPECTIONS

319-481-9272

office@goldshieldinspections.com

<https://www.goldshieldinspections.com>



INSPECTION REPORT

2305 Buckskin Cir
Dubuque, IA 52001

Phil Steffen

09/29/2026



Inspector

Brent Thumma

InterNACHI - Resnet - SAVE - IAC2

319-481-9272

office@goldshieldinspections.com

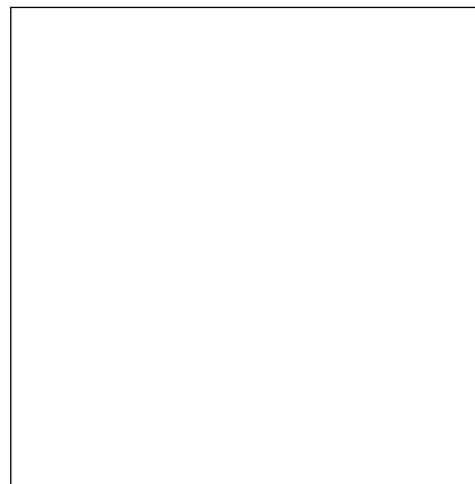


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Brent & Sara Thumma (319)481-9272



MAINTENANCE OR LOW
PRIORITY



MATERIAL DEFECT



SAFETY CONCERN

- 🔧 3.2.1 Exterior - Driveway: Driveway, Uneven or Sunken Sections
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- 🔧 8.10.1 Interior - Laundry Room: Laundry Room Washer Water Supply Corroded and Rusted
- 🔧 8.11.1 Interior - Fireplace: Gas Fireplace, Switch Did Not Ignite
- 🔧 8.12.1 Interior - Wet Bar: Wet Bar, Hot Water Supply Shut Off
- 🔧 10.4.1 Structure - Foundation: Exterior, Foundation Corner Damage
- ⚠️ 11.2.1 Electrical - Service Panel Cabinet: Electrical Panel, Breaker Double Tap

 12.2.1 HVAC - Ductwork: Ductwork, Recommend Cleaning

1: INSPECTION DETAILS

Information

Occupancy

Staged

Home Faces

Southwest

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



Brent & Sara Thumma

NACHI17110223 /

Anamosa, IA 52205

www.GoldShieldInspections.com

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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				
2.3	Roof penetration	X				
2.4	Roof Flashing	X	X			
2.5	Roof Drainage System	X				

IN = Inspected

LI = Limited Inspection

MA = Marginal

MD = Material Defect

SC = Safety Concern

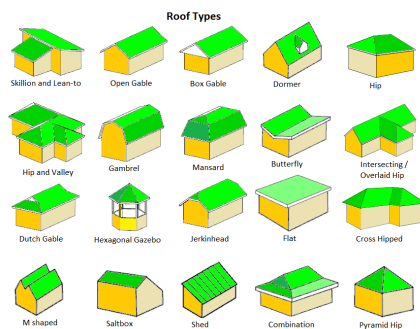
Information

General Overview and Limitations of Roof Inspection: Inspection Method

Ground, Ladder, Roof

General Overview and Limitations of Roof Inspection: Roof Style

Combination



General Overview and Limitations of Roof Inspection: # of Layers

Unable To Determine

Roof penetration: Photo documentation



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

Granular Coated Metal Shingles

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: Aproximate Roof Covering Age

Metal Roof Good Condition

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: Keep Tree Overhang Off Roofing Material

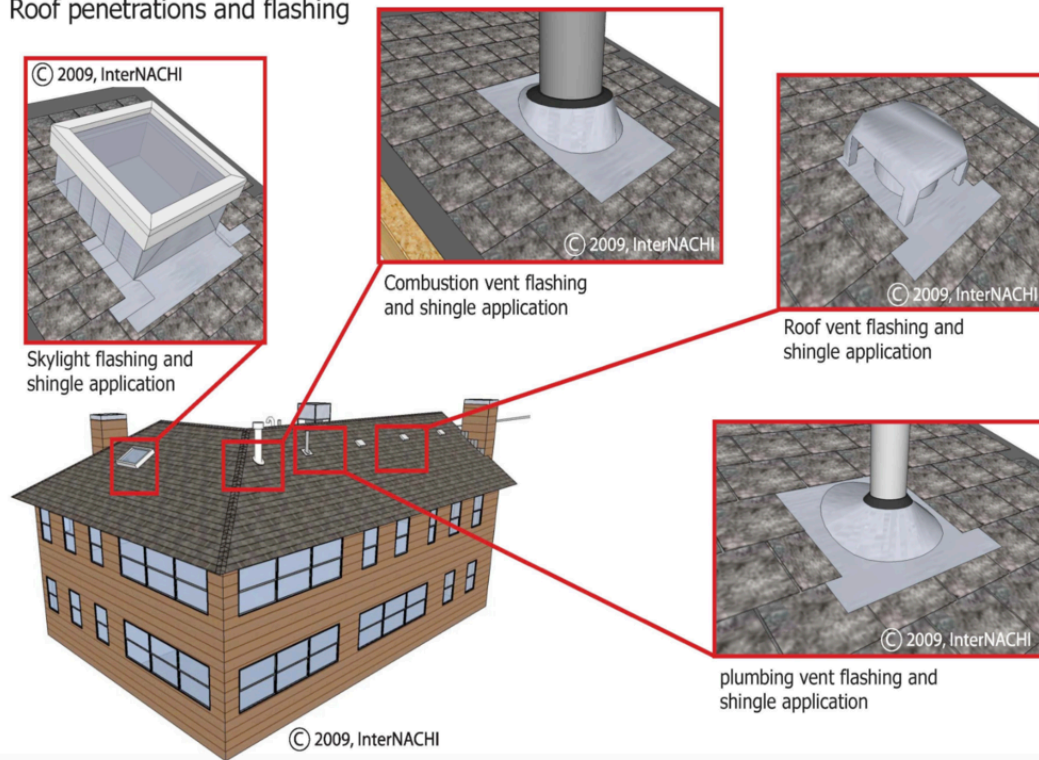
Tree branches overhanging the roof can drop limbs and other debris which can damage roof coverings, greatly reducing their durability and overall lifespan. Fallen leaves clog gutters and downspouts and trap moisture against the roof, which can lead to leaks, mold, and deterioration.

Roof 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

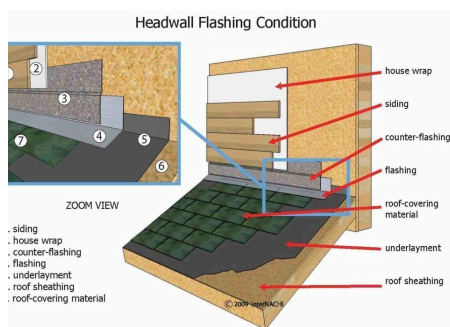


Roof Flashing: Eaves and Gables

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.

Roof Drainage System: Drainage System Runs To Tiling

The home's roof drainage system flows to underground tiling. This helps move water away from the home. These systems can require cleaning if you start to notice water backing up at the downspout connection.

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.

3: EXTERIOR

		IN	LI	MA	MD	SC
3.1	General Overview and Limitations of Exterior Inspection	X				
3.2	Driveway	X			X	
3.3	Walkways	X				
3.4	Exterior Doors	X				
3.5	Exterior of Windows	X		X		
3.6	Exterior Stairs	X				
3.7	Exterior Electrical	X				
3.8	Exterior Plumbing	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	Patio	X				
3.14	Wood Siding	X		X		
3.15	Retaining walls	X			X	
3.16	Brick exterior	X		X		

IN = Inspected

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MD = Material Defect

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Information

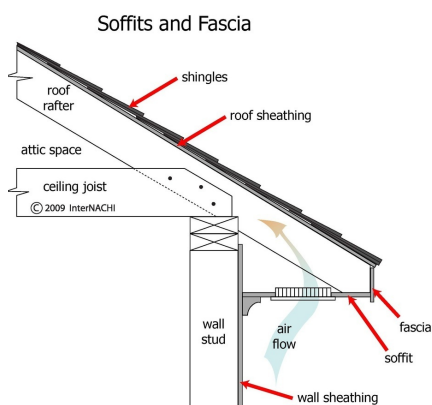
General Overview and Limitations of Exterior Inspection: Exterior Doors:
Metal

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

Exterior Electrical: Photo Documentation



Soffits Facia and Trim: Soffits and Fascia **Patio: Photo Documentation**



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

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

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

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

Driveway: Driveway Sealant

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

Driveway: Common Cracks

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

Walkways: Common Cracks

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

Walkways: Maintain Walk/Wall Joint Sealant

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

Exterior of Windows: Window Maintenance for Homeowner

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

Exterior of Windows: Window Sealant

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

General Grounds: Photo documentation



Deficiency

3.2.1 Driveway

DRIVEWAY, UNEVEN OR SUNKEN SECTIONS

Material Defect

Uneven or sunken sections of the driveway were observed, which may pose tripping hazards and allow water pooling. Settlement or poor subgrade preparation are common causes. Recommend leveling the affected areas, such as through mudjacking or slab replacement.

Recommendation

Contact a qualified concrete contractor.



One section has settled enough to have an exposed main water shut off terminal above the concrete level in the driveway

3.2.2 Driveway

DRIVEWAY, SLIPPAGE

Material Defect

The driveway is exhibiting signs of slippage and settling, with a noticeable gap of approximately two to three inches forming between the driveway and the garage. This condition suggests that the driveway is shifting downhill toward the road, which can be caused by poor soil compaction, erosion, or inadequate drainage. Over time, this movement may continue, leading to further displacement and potential structural stress on adjacent areas. It is recommended to monitor the progression of the gap and consult a professional to assess the need for soil stabilization, drainage improvements, or potential regrading to prevent further movement.

Recommendation

Contact a qualified concrete contractor.



3.5.1 Exterior of Windows

WINDOW WELL COVERS

Maintenance or Low Priority

Recommend installation of window well covers to keep moisture and debris out of window wells.

Recommendation

Recommended DIY Project



3.11.1 General Grounds

VEGETATION TO CLOSE TO STRUCTURE

Maintenance or Low Priority

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.



3.14.1 Wood Siding



Maintenance or Low Priority

EXTERIOR, BIRD DAMAGE ON WOOD SIDING

Several areas of the wood siding show visible signs of bird damage, typically characterized by small to moderate-sized holes or gouges in the surface of the wood. This kind of damage is often caused by woodpeckers or other birds pecking into the siding either in search of insects or to create nesting cavities. Over time, this activity can compromise the integrity of the siding by allowing moisture intrusion, which can lead to wood rot, potential biological growth, or pest infestations within the wall cavity. Repair or replacement of the affected siding sections is recommended, and additional measures such as visual deterrents or bird repellent systems may help prevent recurrence.

Recommendation

Contact a qualified siding specialist.



3.15.1 Retaining walls



Material Defect

RAILROAD TIE RETAINING WALL, ROTTING OR DECAYED

Railroad ties exposed to moisture over time can rot or decay, reducing their ability to hold back soil. This issue often occurs near the base of the wall or in shaded, damp areas. Rotting ties should be replaced, and proper drainage installed to prevent further decay.

Recommendation

Contact a qualified landscaping contractor



3.16.1 Brick exterior

EXTERIOR BRICK LOCALIZED DAMAGE DUE TO POOR SUPPORT



Maintenance or Low Priority

Localized damage was observed to brickwork adjacent to a door, where individual bricks exhibit cracking, displacement, or deterioration. This condition is often the result of insufficient structural support beneath or around the door opening, which may cause stress concentrations at the brickwork, especially when loads are not properly transferred through lintels or other load-bearing elements. Over time, repeated thermal expansion, moisture intrusion, or minor settlement can exacerbate the damage. It is recommended that a qualified masonry contractor evaluate the area to determine the extent of damage and perform repairs, which may include re-supporting the affected area and replacing or re-pointing damaged bricks to restore integrity and prevent moisture intrusion.

Recommendation

Contact a qualified masonry professional.



4: GARAGE

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

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

Information

General Overview and Limitations of Garage Inspection:
Garage Vehicle Door Type:
 Double

General Overview and Limitations of Garage Inspection:
Number of Automatic Openers:
 1

General Overview and Limitations of Garage Inspection:
Number of Vehicle Doors:
 1

Garage Overhead Door: Photo Documentation



Garage Floors: Photo documentation



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

Installed and operating correctly

Adjust Auto Reverse Safety Feature

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

Garage 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.

Garage Walls and Ceilings: Garage Ceilings/ Walls, Not Painted or Sealed

The interior garage walls/ ceilings were observed to be unpainted or unsealed. In Iowa's climate, where elevated humidity levels can occur seasonally, unfinished drywall in garage spaces is more susceptible to absorbing moisture from the surrounding air. Over time, this repeated exposure may lead to deterioration of the drywall, including softening, surface breakdown, staining, or reduced overall durability. While this condition is common and typically not an immediate safety concern, sealing or painting the garage walls and ceilings can help protect the drywall from moisture-related deterioration, extend the service life of these materials, and improve long-term maintenance and appearance of the garage space.

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

4.4.1 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.



5: ATTIC

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

Attic Hatch Restricted - Inspection
Pole Used

General Overview and

Limitations of Attic Inspection:

Location of Access:

Hall Closet

General Overview and

Limitations of Attic Inspection:

Average Insulation Depth:

8-12 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:

Plywood

General Overview and

Limitations of Attic Inspection:

Roof Ventilation Type:

Continuous ridge and soffit vents

General Overview: Photo Documentation



General Overview: Thermal Imaging

Thermal imaging is used to scan ceilings below attic spaces for temperature differences that may indicate missing, displaced, or uneven insulation, air leakage, or possible moisture concerns. Suspicious areas may be further evaluated with a moisture meter when appropriate. Thermal imaging does not see through building materials but provides an additional non-invasive method for identifying areas that may warrant closer evaluation.

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.

Deficiency

5.2.1 General Overview



Maintenance or Low Priority

INTERIOR, CEILING, ATTIC ACCESS LIMITED – THERMAL IMAGING EVALUATION

The interior ceilings were evaluated using a thermal imaging camera due to the inability to gain physical access to the attic space at the time of inspection. This method allows for a non-invasive assessment of temperature differences across ceiling surfaces, which can help identify potential concerns such as missing or uneven insulation, thermal bridging, air leakage pathways, or areas of moisture intrusion. While thermal imaging is a valuable diagnostic tool, it does not allow for direct visual confirmation of attic conditions, insulation depth, installation quality, ventilation components, or concealed structural elements. As a result, conditions above the ceiling could exist that were not detectable through thermal imaging alone. Any areas of abnormal thermal patterns should be further evaluated once attic access is available or by a qualified contractor, especially if comfort issues, moisture concerns, or energy inefficiencies are noted.

5.6.1 Attic Electrical



Safety Concern

ATTIC WIRING AND COMPONENTS, IMPROPERLY INSTALLED JUNCTION BOXES

Junction boxes in the attic were found to be improperly installed, with missing covers or unsecured mounting. This leaves wire connections exposed, increasing the risk of electrical shocks or fires. Installing secure covers and properly mounting junction boxes is advised.

Recommendation

Contact a qualified electrical contractor.



6: KITCHEN

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

IN = Inspected

LI = Limited Inspection

MA = Marginal

MD = Material Defect

SC = Safety Concern

Information

General Overview and Limitations of Kitchen Inspection: Floor Covering Materials

Tile

General Overview and Limitations of Kitchen Inspection: Walls and Ceilings

Drywall

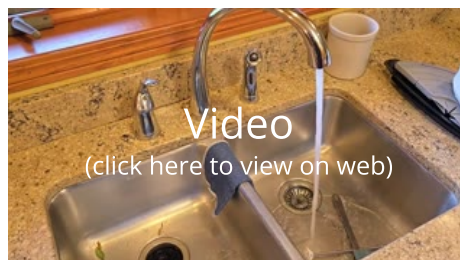
General Overview and Limitations of Kitchen Inspection: Exhaust Type

Vented Outside

General Overview and Limitations of Kitchen Inspection: Stove Hook Ups

Gas

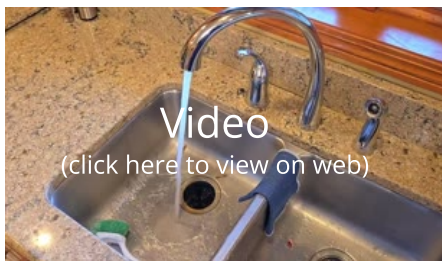
Kitchen Plumbing / Sink: Video Documentation



Garbage Disposal: Photo documentation



Garbage Disposal: Video Documentation



Kitchen Plumbing / Sink: Photo documentation



Dishwasher: Photo documentation



Range: Photo documentation



Range Hood or Built in Microwave: Photo documentation



Refrigerator: Photo documentation



Limitations

General Overview and Limitations of Kitchen Inspection

LIMITED INSPECTION, OCCUPANT BELONGINGS

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

Deficiency

6.7.1 Range

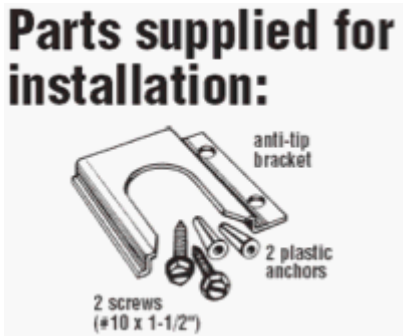
KITCHEN STOVE, ANTI-TIP NOT INSTALLED

 Maintenance or Low Priority

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

Recommendation

Contact a qualified appliance repair professional.



1st Floor Kitchen Range

7: BATHROOMS

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

IN = Inspected

LI = Limited Inspection

MA = Marginal

MD = Material Defect

SC = Safety Concern

Information

General Overview and Limitations of Bathroom

Inspection: Bathroom Cabinets:
Solid Wood

General Overview and Limitations of Bathroom

Inspection: Bathroom Toilet

Type:

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

General Overview and Limitations of Bathroom

Inspection: Bathroom Exhaust:

Fan with light

General Overview and Limitations of Bathroom

Inspection: Bathroom Floor:
Tile

General Overview and Limitations of Bathroom

Inspection: Bathroom Bathtub:

Bathtub with shower, Fiberglass, Whirlpool (jetted) Bathtub, Shower only

General Overview and Limitations of Bathroom

Inspection: Bathroom Sink:

Sink in a cabinet, Sink On Stand

General Overview and Limitations of Bathroom

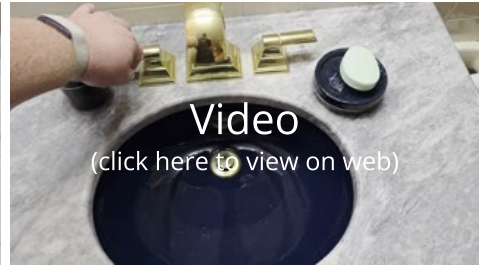
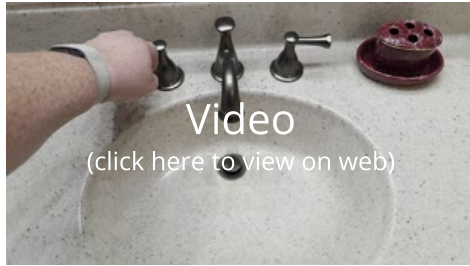
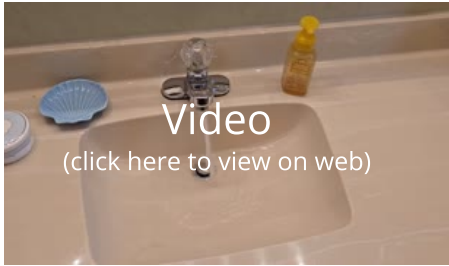
Inspection: Bathroom Shower:

Fiberglass enclosure

Bathroom Sink: Photo Documentation



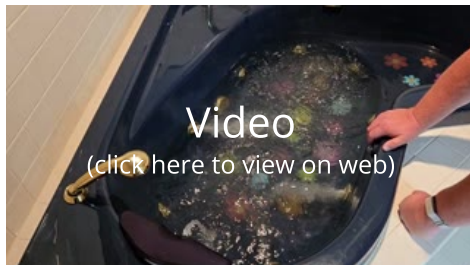
Bathroom Sink: Video Documentation



Bathroom Toilet: Photo Documentation



Bathroom Tub/Shower: Photo Documentation



Limitations

General Overview and Limitations of Bathroom Inspection

LIMITED INSPECTION, OCCUPANTS BELONGINGS

INTERIOR ROOMS

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

Deficiency

7.2.1 Bathroom Ventilation

**BATHROOM VENT FAN LIGHT INOPERABLE**

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



Basement Bathroom Vent Light

7.3.1 Bathroom Electrical

**BATHROOM ELECTRICAL, IMPROPERLY WIRED OUTLETS**

One or more outlets were found to have improper wiring, such as reversed polarity or an open ground, which can pose a safety risk. Recommend correcting the wiring by a licensed electrician to ensure safe and compliant conditions.

Recommendation

Contact a qualified electrical contractor.



1st Floor Hall Bathroom Bathroom Outlet Improperly Wired and Loose



7.4.1 Bathroom Sink

**BATHROOM CABINET POTENTIAL BIOLOGICAL GROWTH UNDER SINK**

Potential biological growth was observed on the surfaces beneath the bathroom sink. This growth is typically associated with conditions of elevated moisture, often resulting from plumbing leaks, condensation, or past water intrusion events. The affected area may pose health concerns for sensitive individuals and could indicate ongoing or prior moisture issues that warrant further attention. It is recommended that a qualified professional evaluate the plumbing for leaks, and that remediation of the affected materials be performed by a contractor experienced in the proper handling and removal of biological growth.



1st Floor Hall Bathroom Sink Inside Cabinet

7.5.1 Bathroom Toilet

**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.



1st Floor Master Bathroom

7.6.1 Bathroom Tub/Shower

BATHROOM TUB/SHOWER, MISSING OR DETERIORATED GROUT OR CAULKING



Maintenance or Low Priority

Grout or caulking around tiles, tub edges, or shower joints was cracked, missing, or deteriorated. This can allow water to seep into surrounding materials, causing damage. Recommend removing old grout or caulking and applying fresh, waterproof material.

Recommendation

Recommended DIY Project



1st Floor Hall Bathroom Tub Missing Caulking



1st Floor Master Bathroom

7.6.2 Bathroom Tub/Shower

BATHROOM, SHOWER OR TUB HANDLES, LEAKING WHEN OPERATED



Maintenance or Low Priority

The shower or tub handle assembly was observed leaking when the water was turned on, indicating that the internal cartridge, stem, or associated seals are no longer providing a proper watertight seal. This type of leakage is commonly caused by worn O-rings, deteriorated cartridges, or mineral buildup within the valve body. While currently limited to the handle area, ongoing leakage can lead to moisture damage inside the wall cavity and accelerate deterioration of the shower valve components. Recommend evaluation and repair by a qualified plumbing contractor to restore proper function and prevent further moisture-related issues.

Recommendation

Contact a qualified professional.



Basement Bathroom Tub Handle Leak



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		X		
8.6	Interior Stairs	X				
8.7	Interior Windows	X			X	
8.8	Interior Electrical	X				X
8.9	Doorbells/Detectors/Fans	X				X
8.10	Laundry Room	X			X	
8.11	Fireplace	X			X	
8.12	Wet Bar	X		X		

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

Information

General Overview and Limitations of Interior Inspection: Floor Covering Materials

Carpet, Tile, Modern Hardwood Flooring

General Overview and Limitations of Interior Inspection: Window Glazing

Double-pane

General Overview and Limitations of Interior Inspection: # of Bedrooms

3, 1 Non Conforming

General Overview and Limitations of Interior Inspection: Interior Doors

Solid Wood

General Overview and Limitations of Interior Inspection: Window Material

Wood and Vinyl

General Overview and Limitations of Interior Inspection: # of Bathrooms

3

General Overview and Limitations of Interior Inspection: Walls and Ceilings

Drywall

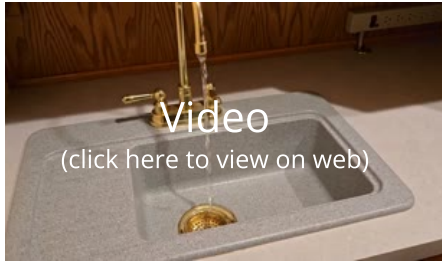
General Overview and Limitations of Interior Inspection: Window Operation

Casement, Sliding, Fixed

Interior Thermostat: 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.

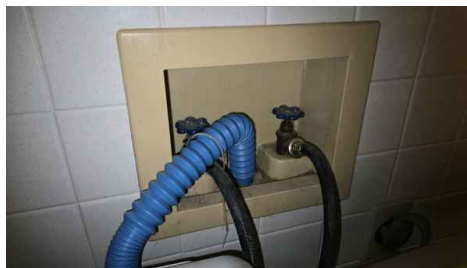
Interior Floors: Interior Introduction

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:

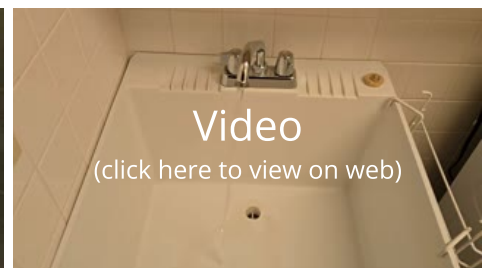
1. interior wall, floor and ceiling coverings and surfaces;
 2. doors and windows: condition, hardware, and operation;
 3. interior trim: baseboard, casing, molding, etc.;
 4. permanently-installed furniture, countertops, shelving, and cabinets; and
- ceiling and whole-house fans.

Laundry Room: Washer/Dryer Hook-up Photo

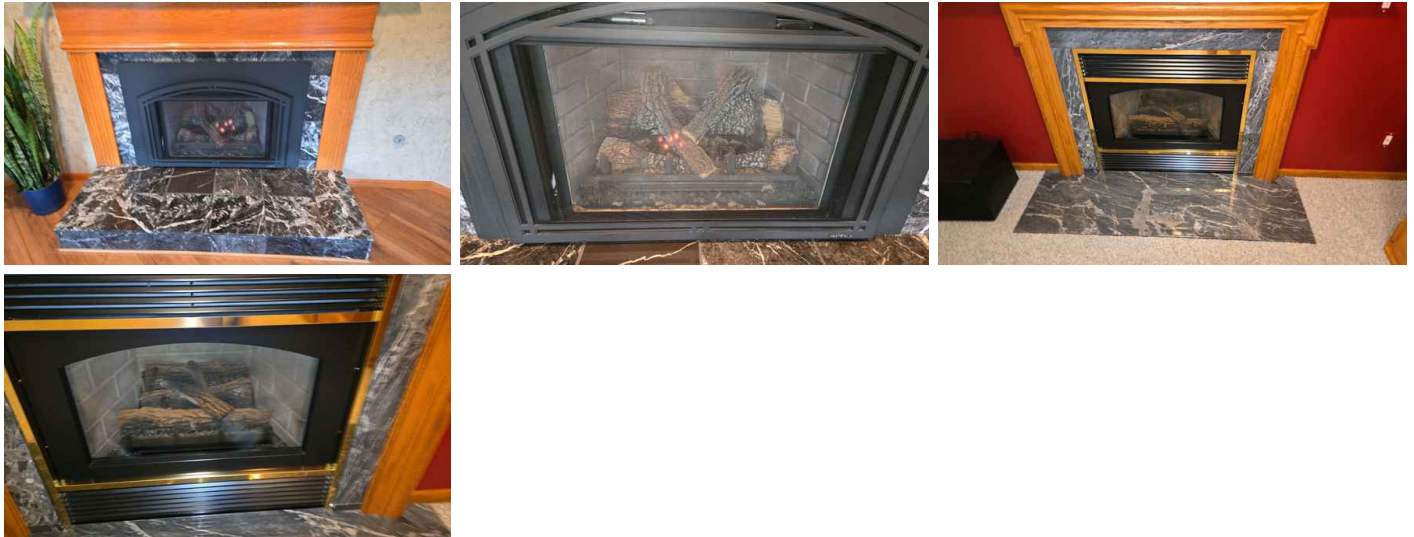
Washer and dryer hookups location.



Laundry Room: Laundry Room Sink Photos



Fireplace: Photo Documentation



Wet Bar: Photo Documentation



Limitations

General Overview and Limitations of Interior Inspection

LIMITED INSPECTION, OCCUPANTS BELONGINGS

INTERIOR ROOMS

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

Fireplace

LIMITED INSPECTION, GAS SHUT-OFF TO FIREPLACE

BASMENT LIVINGROOM FIREPLACE

The fireplace inspection was limited because the gas supply to the unit was turned off at the time of the inspection. As a result, the operation and performance of the gas fireplace could not be evaluated. Recommend confirming the functionality of the unit once the gas supply is restored and consulting a qualified fireplace technician if issues arise.

Deficiency

8.5.1 Interior Doors

INTERIOR DOOR, DOES NOT CLOSE OR LATCH PROPERLY

Maintenance or Low Priority

The door was misaligned or the latch mechanism was faulty, preventing it from closing or latching securely. Recommend adjusting the hinges, strike plate, or latch mechanism to ensure proper operation.

Recommendation

Contact a qualified door repair/installation contractor.



Basement Bedroom's Door Wont Latch and Drags on Carpet

8.5.2 Interior Doors

INTERIOR DOOR, FAULTY OR MISSING HARDWARE

Maintenance or Low Priority

Door hardware such as knobs, handles, or locks was loose, missing, or malfunctioning. Recommend replacing or repairing the hardware for proper operation and security.

Recommendation

Contact a qualified door repair/installation contractor.



1st Floor Livingroom Door Missing Striker Plate and Wont Latch



8.7.1 Interior Windows

GENERAL WINDOW, FOGGED OR FAILED SEALS (BLOWN SEAL)



Material Defect

Seal failure in insulated glass units (IGUs) allows moisture and air between panes, leading to fogging. This reduces insulation and visibility. Seal failure is often caused by aging, poor manufacturing, or extreme weather. Recommend replacing the IGU to restore clarity and energy efficiency.

Recommendation

Contact a qualified professional.



1st Floor South West Bedroom's Far Left Window



1st Floor South East Bedroom's Middle Right Window



8.7.2 Interior Windows

INTERIOR CASEMENT WINDOWS, STICKING/BINDING

Material Defect

Casement windows were found to stick or bind when attempting to operate them and could not be opened during the inspection. This may be caused by misalignment of the sash or frame, worn or damaged operating hardware, or swelling/deterioration of the window components. Because the windows could not be opened, their full operation and associated hardware could not be evaluated. Recommend repair or adjustment as needed to restore proper operation.

Recommendation

Contact a qualified window repair/installation contractor.



1st Floor South West Bedroom's Middle Right Window (When Trying To Open Gets Sticking On Top)

8.8.1 Interior Electrical

INTERIOR OUTLETS, OPEN GROUND

Safety Concern

An outlet with an open ground lacks a proper ground connection, which is critical for safely redirecting excess current in case of a fault. This issue can increase the risk of electrical shock and is common in older homes. Recommend upgrading or repairing the outlet to include a proper ground wire.

Recommendation

Contact a qualified professional.



Basement Livingroom Outlet



Basement Bedroom's Outlets



8.9.1 Doorbells/Detectors/Fans

SMOKE DETECTOR INSTALL MORE

1ST FLOOR BEDROOMS



Safety Concern

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



8.9.2 Doorbells/Detectors/Fans

CO DETECTOR NEEDED

NFPA Information

The Inspector recommends installing a carbon monoxide detector. Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces and heaters can introduce dangerously high levels of carbon monoxide onto the indoor air if combustion components need adjustment. Carbon monoxide detectors monitor indoor air and sound an alarm if dangerously high levels of carbon monoxide are detected. They are inexpensive and available at most hardware and home improvement stores. The Inspector recommends installation by a qualified contractor.

Recommendation

Recommended DIY Project



Safety Concern



8.10.1 Laundry Room

LAUNDRY ROOM WASHER WATER SUPPLY CORRODED AND RUSTED

Material Defect

The water supply connections for the laundry washer show signs of corrosion and rust accumulation, with evidence suggesting possible past or minor active leakage. Corrosion at these fittings can weaken the connections, reduce water pressure, and increase the likelihood of future leaks or sudden failure. This condition is often caused by prolonged moisture exposure, aging components, or inadequate sealing. Recommend further evaluation and repair by a licensed plumber, including cleaning or replacement of the affected valves and fittings, to ensure a watertight connection and prevent potential water damage to the surrounding area.

Recommendation

Contact a qualified professional.



1st Floor Laundry Room Left Supply

8.11.1 Fireplace

GAS FIREPLACE, SWITCH DID NOT IGNITE

Material Defect

The gas fireplace in this home did not ignite when operated using the wall switch. This could indicate an issue with the ignition system, gas supply, or an electrical connection to the switch. Most likely the current homeowner has pilot shut off during Heating season. Regular maintenance is essential for gas fireplaces to ensure safe and proper operation. It is recommended that a qualified fireplace or HVAC technician evaluate the unit, troubleshoot the ignition failure, and perform any necessary repairs or servicing to restore functionality.

Recommendation

Contact a qualified HVAC professional.



1st Floor Livingroom FirePlace

8.12.1 Wet Bar

WET BAR, HOT WATER SUPPLY SHUT OFF

Maintenance or Low Priority

The hot water supply to the wet bar sink was shut off at the time of inspection. As a result, the hot water side of the faucet and associated plumbing could not be operated or evaluated for proper function or leakage. Recommend verifying proper operation of the hot water supply and wet bar plumbing prior to closing.

Recommendation

Contact a qualified professional.



Basement Livingroom Wet Bar

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	Visable Gas Piping System	X	X			
9.5	Water Heater	X				
9.6	Water Softener					
9.7	Radon Mitigation	X				

IN = Inspected

LI = Limited Inspection

MA = Marginal

MD = Material Defect

SC = Safety Concern

Information

General Overview and Limitations of Plumbing

Inspection: Sewage System Type:
Public

General Overview and Limitations of Plumbing

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

General Overview and Limitations of Plumbing

Inspection: Water Supply Pipe:
3/4-inch

General Overview and Limitations of Plumbing

Inspection: Water Distribution Pipes:
1/2-inch and 3/4-inch copper

General Overview and Limitations of Plumbing

Inspection: Water main shut off



General Overview and Limitations of Plumbing

Inspection: Water Temperature At Faucet
126.1



Water Heater: Water Heater Fuel Type

Natural Gas

Water Heater: Water Heater Manufacturer

Rheem

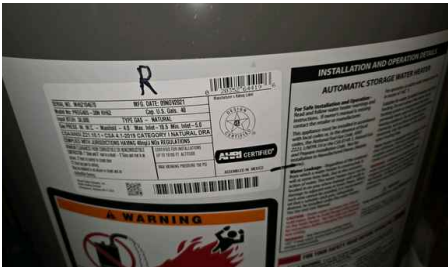
Water Heater: Water Heater Manufacturer Date

2021

Water Heater: Water Heater Tank Capacity

2X40 gallon

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, 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			

IN = Inspected

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MA = Marginal

MD = Material Defect

SC = Safety Concern

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

Plywood 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

Wood beam girder, Steel Posts

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

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

Limitations

General Overview and Limitations of Structural Component Inspection

LIMITED INSPECTION, STRUCTURAL COMPONENTS BEHIND FINISHED SURFACES

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

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

Deficiency

10.4.1 Foundation



Material Defect

EXTERIOR, FOUNDATION CORNER DAMAGE

A section of the concrete foundation at the exterior corner has broken away just above grade beneath the brick veneer. The damage appears localized and may be related to previous impact, moisture exposure, freeze-thaw deterioration, or movement at the corner. Recommend repairing the damaged concrete to restore the foundation surface, provide proper support at the brick veneer, and help prevent continued deterioration or moisture entry.

Recommendation

Contact a foundation contractor.



11: ELECTRICAL

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

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

Information

General Overview and Limitations of Electrical Component Inspection: Location
Basement

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

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

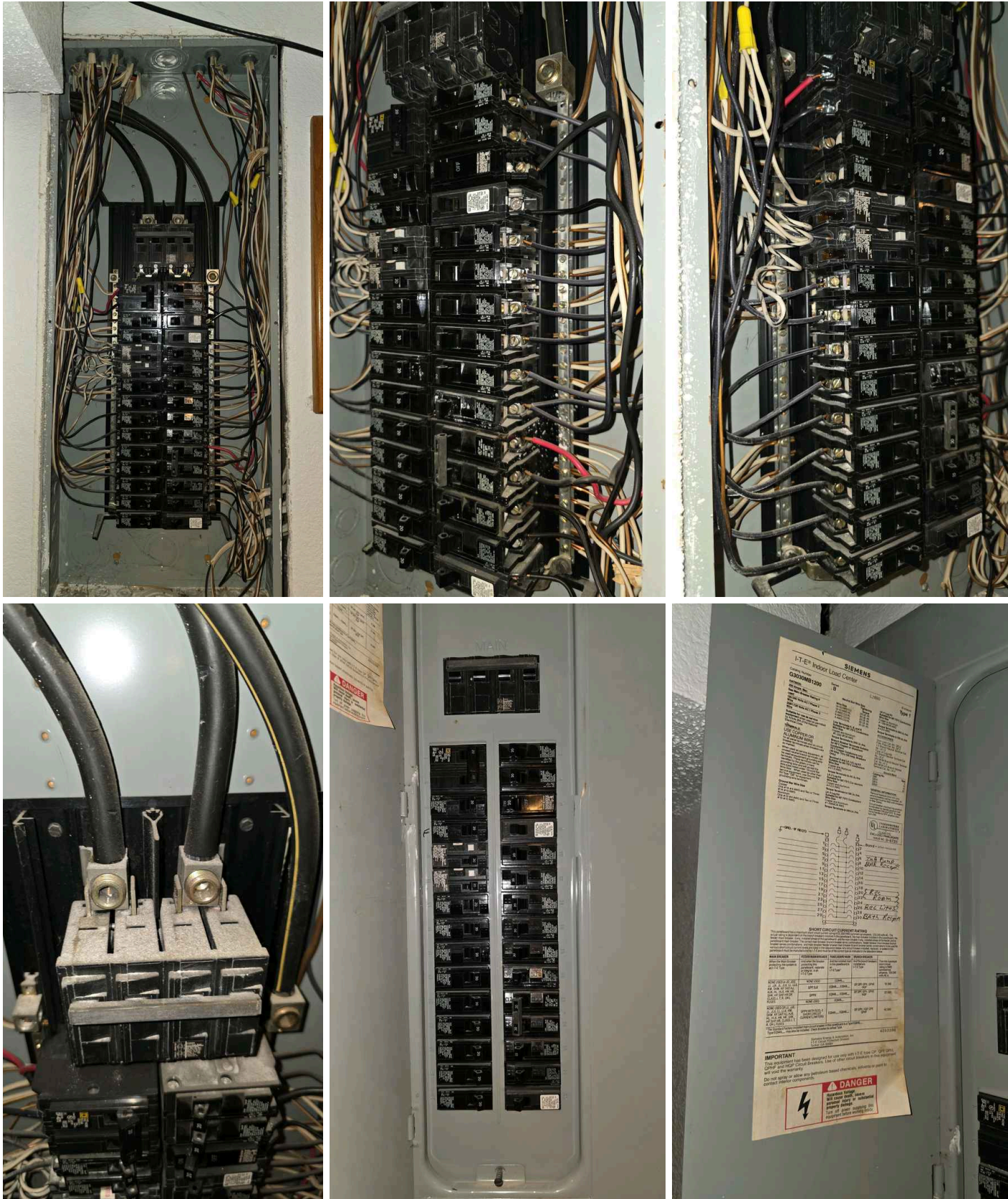
General Overview and Limitations of Electrical Component Inspection: Service Panel Manufacturer:
Siemens

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: 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.

Deficiency

11.2.1 Service Panel Cabinet

ELECTRICAL PANEL, BREAKER DOUBLE TAP



Safety Concern

A double-tapped breaker was observed in the electrical panel. A double tap occurs when two conductors are connected to a single breaker terminal that is not designed to accommodate multiple wires. This condition can lead to overheating, arcing, or loose connections, increasing the risk of electrical failure or fire.

Recommendations:

1.

A licensed electrician should evaluate the panel and correct the double-tap by one of the following methods:

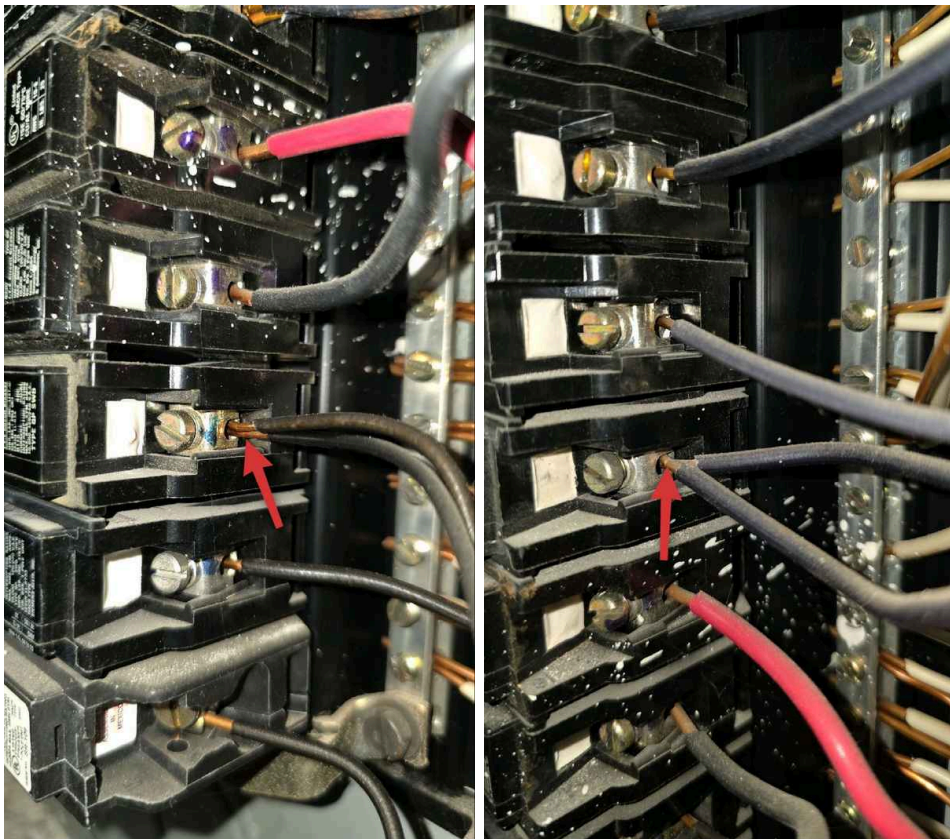
- Installing a breaker designed to accommodate two conductors (if panel manufacturer specifications allow).
- Adding a properly rated subpanel if additional circuits are needed.
- Combining circuits (if appropriate) to reduce the number of connections.

2.

Ensure that all connections in the panel comply with manufacturer specifications and applicable electrical codes to maintain system safety.

Recommendation

Contact a qualified electrical contractor.



12: HVAC

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

IN = Inspected

LI = Limited Inspection

MA = Marginal

MD = Material Defect

SC = Safety Concern

Information

Ductwork: Air Filter Location:
Behind sliding panel at furnace

Ductwork: Air Filter Size
16X25x1

Central Air Conditioner: System Brand:
Lennox

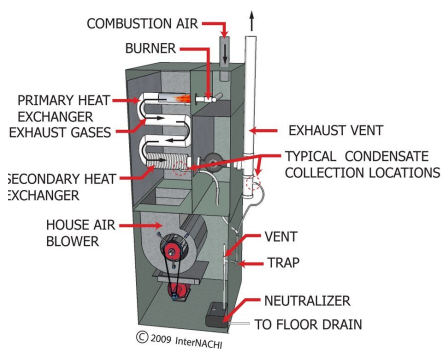
Central Air Conditioner: System Date
2018

Furnace: System Brand:
Lennox

Furnace: System Date
2018

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

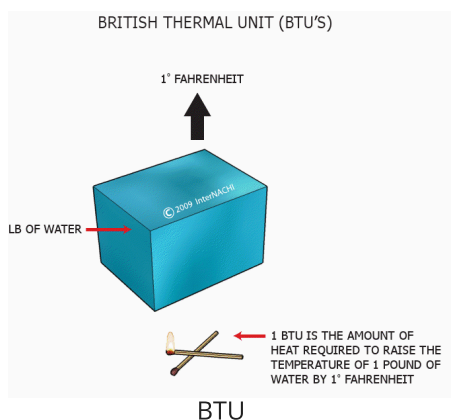
Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon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

A duct-mounted humidifier is a device designed to regulate indoor humidity levels by adding moisture to the air as it circulates through the home's HVAC system. These units are commonly installed on the supply or return duct of the HVAC system and are particularly beneficial in colder climates where heating systems can dry out indoor air.

Key Features and Benefits:

- **Enhanced Comfort:** Maintaining optimal humidity levels (typically 30-50%) can improve comfort, reduce static electricity, and prevent dry skin, throat irritation, or other issues caused by excessively dry air.
- **Protection for Home and Furnishings:** Proper humidity helps prevent damage to wood furniture, flooring, and other materials that may crack or warp due to dryness.
- **Improved Air Quality:** Balanced humidity levels can help reduce airborne dust and may minimize respiratory irritants for occupants.

Types of Duct-Mounted Humidifiers:

1. **Bypass Humidifiers:** Use a small amount of warm air from the HVAC system's supply duct to evaporate water and distribute moisture into the airflow.
2. **Fan-Powered Humidifiers:** Include an internal fan to distribute moisture directly into the air, offering higher output for larger homes.
3. **Steam Humidifiers:** Generate steam independently and introduce it into the airflow, providing precise and efficient humidity control.

Maintenance and Considerations:

- **Regular Maintenance:** Humidifiers require periodic cleaning to prevent mineral buildup and the growth of mold or bacteria. The water panel or filter should be replaced according to the manufacturer's recommendations.
- **Water Supply and Drainage:** Proper connection to the water supply and drainage system is crucial to prevent leaks or water damage.
- **Humidity Control:** A humidistat, either standalone or integrated with the HVAC system, allows homeowners to monitor and adjust humidity levels to avoid over-humidification, which can lead to condensation or mold growth.

Duct-mounted humidifiers can significantly enhance indoor comfort and air quality when properly maintained and used. Professional installation and regular servicing by an HVAC technician are recommended to ensure optimal performance and safety.

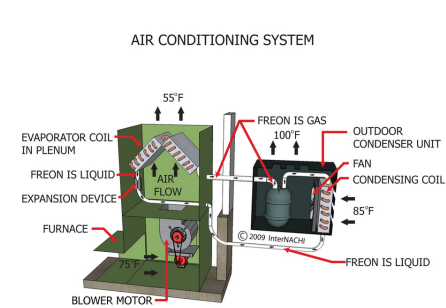
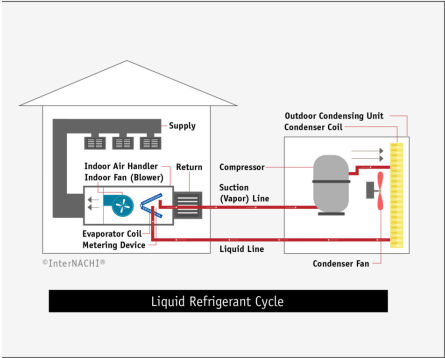


Central Air Conditioner: Photo documentation



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:

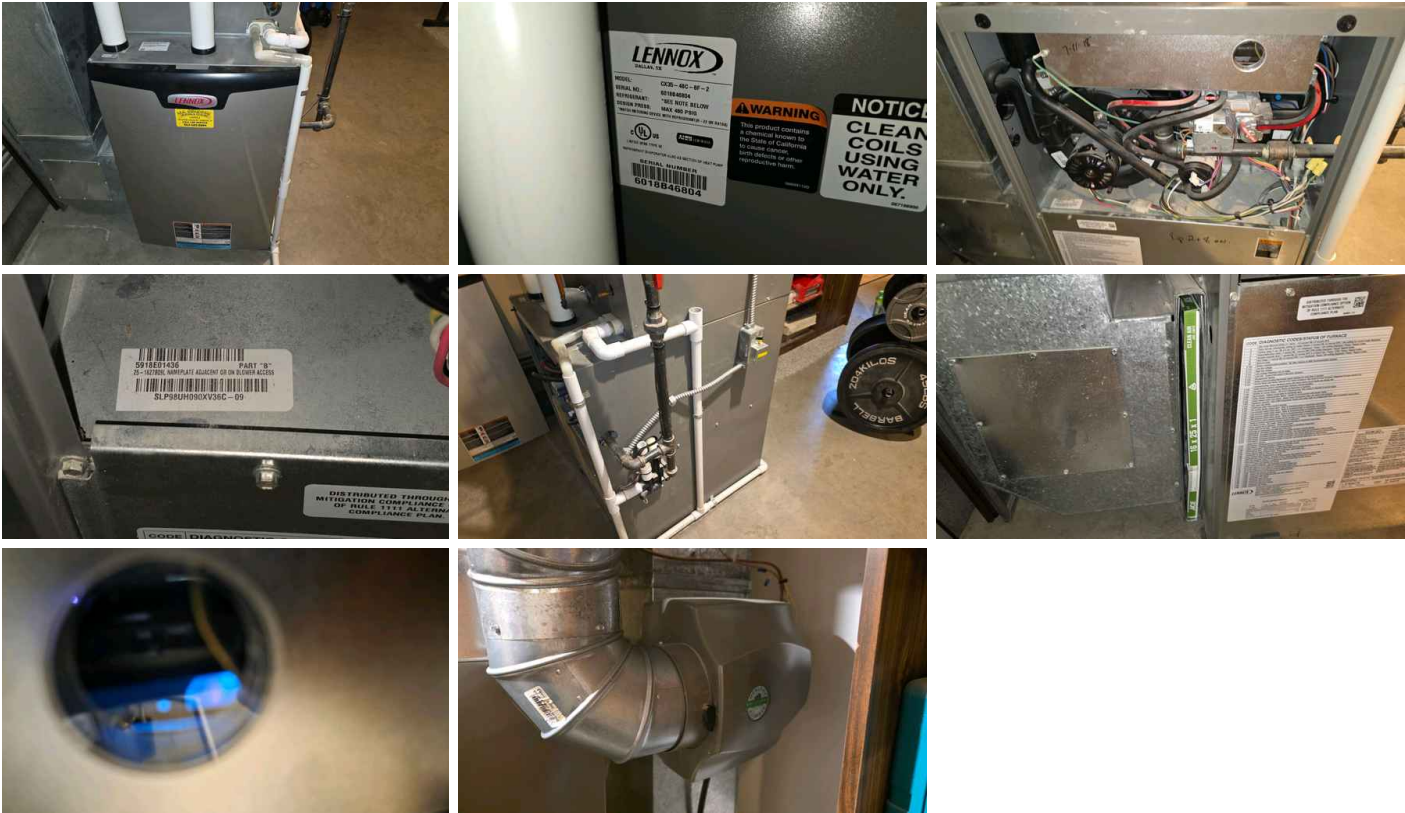
Schedule HVAC maintenance annually—spring for cooling systems and fall for heating—to maximize performance and prevent costly repairs. Investing in routine service ensures comfort, efficiency, and long-term savings.

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:

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- **Longer Lifespan:** Prevents excessive wear, reducing costly replacements.
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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: Disclaim Heat Exchanger

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

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

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

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

Limitations

Ductwork

LIMITED INSPECTION, DUCTWORK

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

Deficiency

12.2.1 Ductwork



Maintenance or Low Priority

DUCTWORK, RECOMMEND CLEANING

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

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

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

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

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

Recommendation

Contact a qualified professional.

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

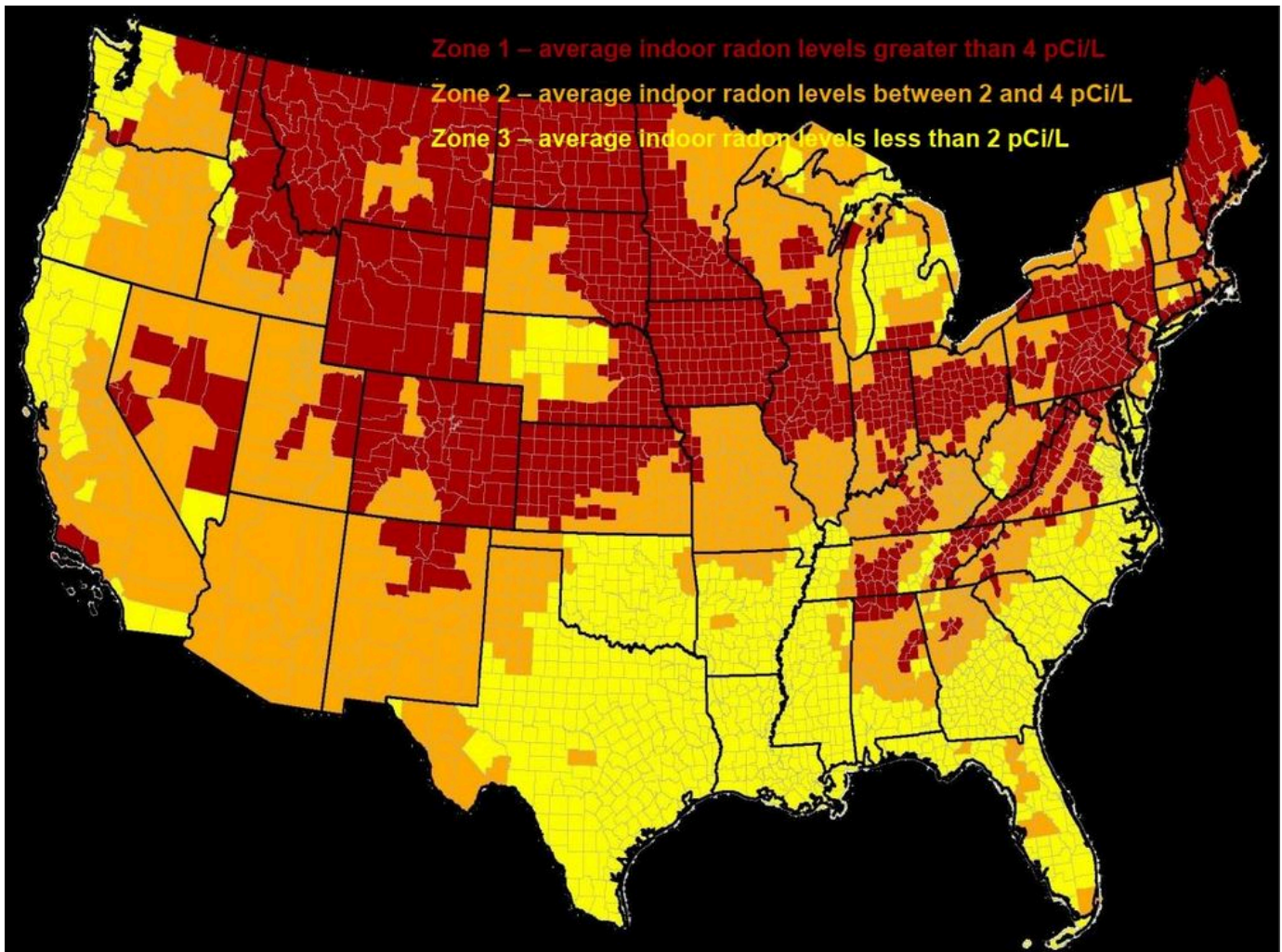
Radon Information: Was Radon Tested At This Property?
No

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.

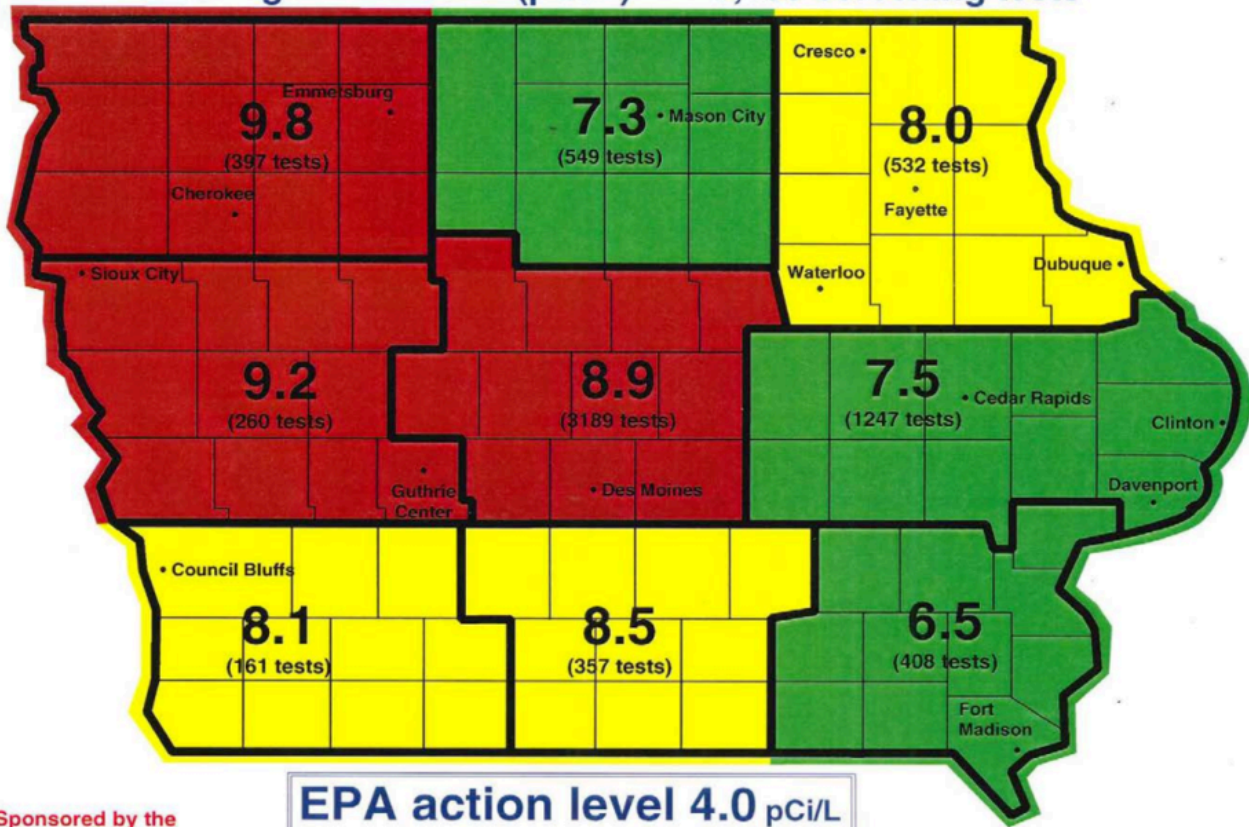


But I Don't Have a Basement

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

RADON IN IOWA

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

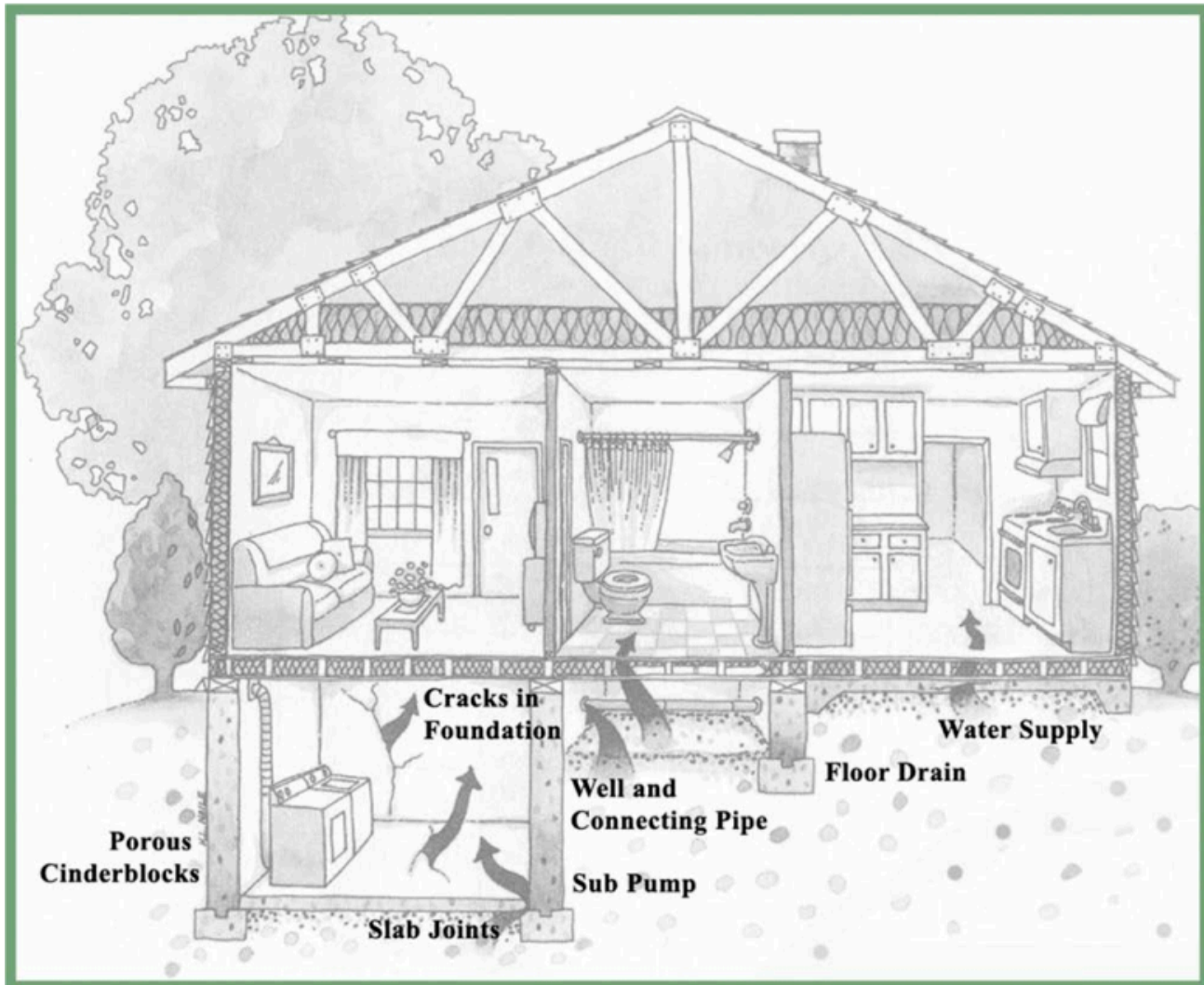


Sponsored by the Iowa Radon Coalition



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.

	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.

- 1.3. 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.

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STANDARDS OF PRACTICE

Inspection Details

Gold Shield Inspections follows InterNACHI Standards of Practice

Roof Systems

3.1. Roof

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

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

II. The inspector shall describe:

- A. the type of roof-covering materials.

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

- A. observed indications of active roof leaks.

IV. The inspector is not required to:

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

roof-covering material.

Exterior

3.2. Exterior

I. The inspector shall inspect:

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

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

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

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

Garage

Gold Shield Inspections follows InterNACHI Standards of Practice

Attic

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

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

II. The inspector shall describe:

- A. the type of insulation observed; and

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

Kitchen

Gold Shield Inspections follows InterNACHI Standards of Practice

Bathrooms

Gold Shield Inspections follows InterNACHI Standards of Practice

Interior

3.10. Doors, Windows & Interior

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

garage, except as otherwise noted.

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

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

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

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

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

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

Q. inspect elevators.

R. inspect remote controls.

S. inspect appliances.

T. inspect items not permanently installed.

U. discover firewall compromises.

V. inspect pools, spas or fountains.

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

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

Plumbing

3.6. Plumbing

I. The inspector shall inspect:

A. the main water supply shut-off valve;

B. the main fuel supply shut-off valve;

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

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

E. all toilets for proper operation by flushing;

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

G. the drain, waste and vent system; and

H. drainage sump pumps with accessible floats.

II. The inspector shall describe:

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

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

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

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

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

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

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

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

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

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

IV. The inspector is not required to:

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

Structure

3.3. Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

- A. the foundation;
- B. the basement;
- C. the crawlspace; and
- D. structural components.

II. The inspector shall describe:

- A. the type of foundation; and
- B. the location of the access to the under-floor space.

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

- A. observed indications of wood in contact with or near soil;
- B. observed indications of active water penetration;
- C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
- D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

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

Electrical

3.7. Electrical

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

labeled.

H. inspect ancillary wiring or remote-control devices.

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

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

K. verify the service ground.

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

M. inspect spark or lightning arrestors.

N. inspect or test de-icing equipment.

O. conduct voltage-drop calculations.

P. determine the accuracy of labeling.

Q. inspect exterior lighting.

HVAC

3.4. Heating

I. The inspector shall inspect:

A. the heating system, using normal operating controls.

II. The inspector shall describe:

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

B. the energy source; and

C. the heating method.

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

A. any heating system that did not operate; and

B. if the heating system was deemed inaccessible.

IV. The inspector is not required to:

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

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

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

D. light or ignite pilot flames.

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

F. override electronic thermostats.

G. evaluate fuel quality.

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

3.5. Cooling

I. The inspector shall inspect:

A. the cooling system, using normal operating controls.

II. The inspector shall describe:

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

B. the cooling method.

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

A. any cooling system that did not operate; and

B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

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

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

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

other circumstances are not conducive to safe operation or may damage the equipment.

D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.

E. examine electrical current, coolant fluids or gases, or coolant leakage.