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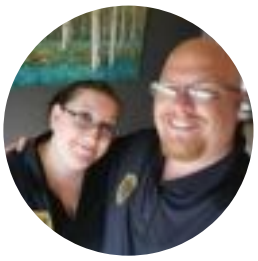
INSPECTION REPORT

2304 Queen St
Dubuque, IA 52001

Kimberly Roush
04/30/2026



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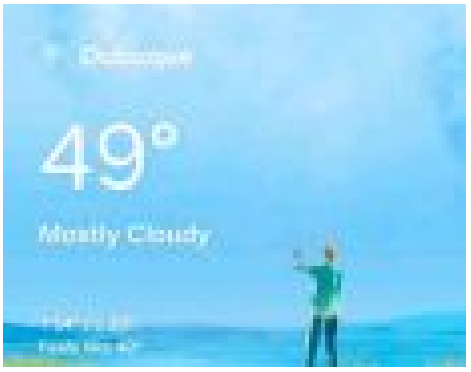
1: INSPECTION DETAILS

Information

Occupancy
Occupied

Home Faces
Southwest

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



Significant precipitation in last 3 days
Yes

Type of building
Single Family (3 Story)

Gold Shield Inspections

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Inspection Report Definitions

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

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

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

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

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

Important Information / Limitations: Inspection Overview

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

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

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

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

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

Important Information / Limitations: Notice to Third Parties

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

Important Information / Limitations: Items Not Inspected and Other Limitations

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

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

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

Important Information / Limitations: Thermal Imaging Information

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

Important Information / Limitations: Other Notes - Important Info

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

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

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

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

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

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

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

2: ROOF SYSTEMS

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

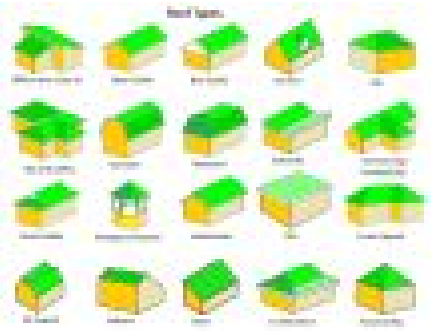
Information

General Overview and Limitations of Roof Inspection: Inspection Method
Ground, Ladder

General Overview and Limitations of Roof Inspection: # of Layers
1

General Overview and Limitations of Roof Inspection: Primary roof-covering
Architectural Fiberglass Asphalt Shingle

General Overview and Limitations of Roof Inspection: Roof Style
Open Gable



Roof penetration: Photo documentation

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

10-15

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

1. **Type of Shingle**: Knowing the typical lifespan of various types of asphalt shingles can provide a starting point. For example:
   - **3-tab shingles**: Typically last 20-25 years.
   - **Architectural shingles**: Can last 30 years or more.
   - **Premium shingles**: Some can last up to 50 years.

2. **Shingle Condition**:
   - **Granule Loss**: A significant loss of the granular surface on the shingle can indicate age.
   - **Curling and Cupping**: The edges of older shingles often curl upwards or the middle may bubble up.
   - **Cracking**: As shingles age, they become more brittle and may develop cracks.
   - **Bald Spots**: Older shingles might have large areas where granules are missing.
   - **Edges**: Frayed or deteriorated edges can indicate significant wear and age.

3. **Pattern of Wear**: How the shingles are wearing can give clues. For instance, if only the shingles on one side of a roof or in one area are showing wear, it might be due to external factors like overhanging trees or poor ventilation, rather than age.

4. **Moss and Algae Growth**: While this can occur on newer roofs in damp climates or shaded areas, significant growth often indicates an older roof.

5. **Underlayment and Decking Condition**: If the professional has access to inspect the underlayment or decking, they can also get clues about the roof's age. Older roofs might have felt underlayment, while newer ones might use synthetic materials.

6. **Flashing and Sealants**: The condition of flashing around vents, chimneys, and other roof penetrations can give hints. Older, corroded, or damaged flashing may indicate an older roof. Sealants that are brittle, missing, or deteriorated can also be a sign of age.

7. **Past Repairs**: Multiple layers of shingles, mismatched shingles, or evidence of numerous patches can indicate an older roof or one that's had significant issues.

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

Roof Structure/Covering: Asphalt Shingle Disclaimer

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

Roof Structure/Covering: Asphalt Shingle, Moderate Granule Loss

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

Roof 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.

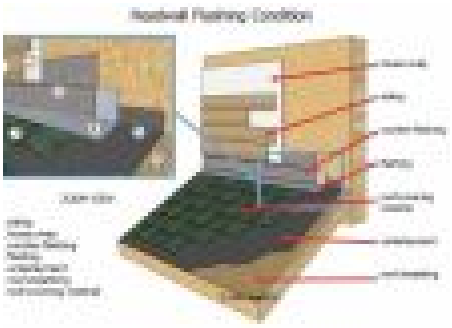
Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

Roof Flashing: Eaves and Gables

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

Roof Flashing: Wall Intersections

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



Roof Drainage System: Homeowner's Responsibility

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

Limitations

General Overview and Limitations of Roof Inspection

LIMITED ROOF INSPECTION, STEEP SLOPE

The roof inspection was limited due to the steep slope, which restricted safe access to the surface. A visual inspection was conducted from the ground, accessible vantage points, or with the aid of binoculars. While efforts were made to assess visible areas, detailed evaluation of the roof's condition and components may require inspection by a qualified roofing professional equipped to safely access steep-sloped roofs.

Roof Flashing

DIFFICULT TO SEE EVERY FLASHING

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

Deficiency

2.2.1 Roof Structure/Covering

Maintenance or Low Priority

ASPHALT SHINGLES, MISSING OR DAMAGED SHINGLES

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

Recommendation

Contact a qualified roofing professional.

Front overhang

3: EXTERIOR

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

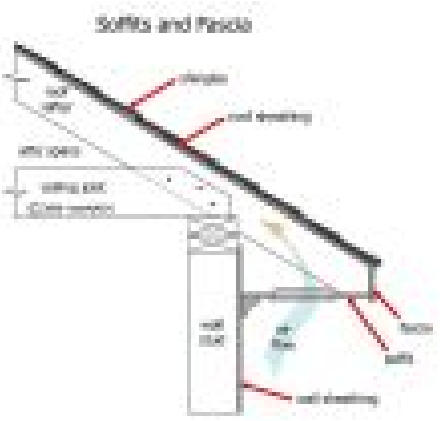
IN = Inspected LI = Limited Inspection MA = Marginal MD = Material Defect SC = Safety Concern

Information

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

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

Soffits Facia and Trim: Soffits and Fascia



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

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.

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.

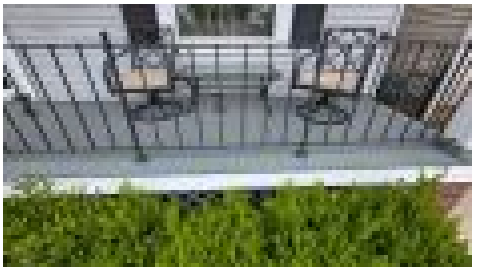
Exterior of Windows: Window Sealant

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

Exterior Electrical: Photo Documentation


Deck, Balcony, Bridge and Porch: Photo documentation






General Grounds: Photo documentation





Vinyl Siding: 5-year Maintenance recommended

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

Vinyl Siding: Vinyl Siding, Minor Damage

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

Limitations

General Overview and Limitations of Exterior Inspection

LIMITED INSPECTION, OCCUPANT BELONGINGS

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

Deck, Balcony, Bridge and Porch

LIMITED INSPECTION, DUE TO BARRIER OR LOW CLEARANCE UNDER DECK

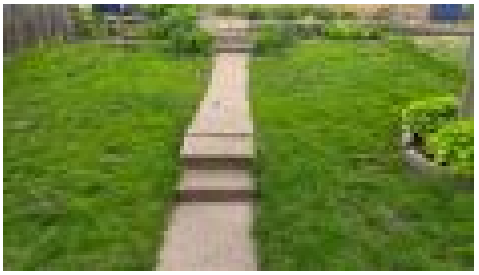
The deck inspection was limited due to a barrier or low clearance that restricted access to the attachment point to the home and the structure beneath the deck. As a result, the condition of the ledger board, support posts, beams, and other critical structural components could not be fully evaluated.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

Deficiency

3.2.1 Walkways

Safety Concern

SIDEWALK, UNEVEN OR SUNKEN SECTIONS



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.

3.5.1 Exterior Stairs

Safety Concern

GENERAL STAIRS, POORLY ATTACHED HANDRAIL

The handrail on the exterior stairs is poorly attached, with loose or insecure connections. A poorly attached handrail compromises its ability to provide the necessary support and stability, increasing the risk of falls or injuries, especially for individuals relying on the handrail for balance or mobility assistance.

To meet safety standards, the handrail must be firmly secured along the entire length of the stairs. It should be anchored with appropriate hardware to withstand the weight and force applied during regular use. Handrails installed outdoors must also be weather-resistant, with corrosion-resistant materials and coatings to ensure durability in exposure to the elements.

A loose or unstable handrail should be inspected and repaired by a qualified contractor. Repairs may include tightening or replacing fasteners, reinforcing mounting brackets, or replacing the handrail if it is damaged or deteriorated. Ensuring a properly attached handrail is essential to maintaining safety and functionality for the stairs.

Recommendation

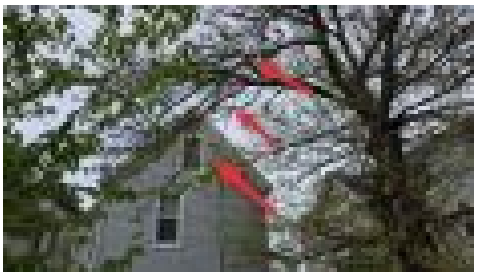
Contact a qualified general contractor.

3.6.1 Exterior Electrical

Safety Concern

SERVICE ENTRANCE, TREE LIMBS IN CONTACT WITH SERVICE ENTRANCE LINES

Tree limbs in direct contact with the service entrance lines pose a significant safety hazard. Movement from wind or storms can cause the branches to abrade the insulation on the wires, potentially leading to exposed conductors, electrical arcing, or power outages. Additionally, heavy limbs may place stress on the service drop, causing damage to the connection points at the home. It is recommended to have the tree limbs professionally trimmed to maintain a safe clearance around the service entrance lines and prevent potential electrical hazards.



Recommendation

Contact your local utility company

3.8.1 Deck, Balcony, Bridge and Porch

Maintenance or Low Priority

GENERAL, DECK WOODEN COMPONENTS NEEDING SEALANT

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

Implications:

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

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

Recommendation

Contact a qualified deck contractor.

3.12.1 Vinyl Siding

Maintenance or Low Priority

VINYL SIDING, CRACKED OR BROKEN PANELS/ TRIM

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

Recommendation

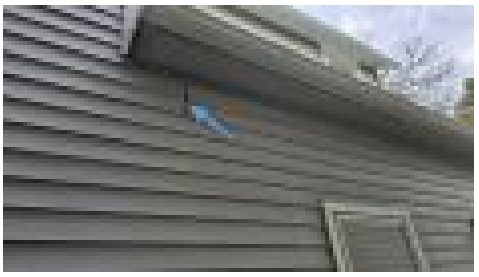
Contact a qualified siding specialist.

3.12.2 Vinyl Siding

Maintenance or Low Priority

VINYL SIDING, GAPS OR MISALIGNED PANELS

Gaps or misalignment between siding panels can result from poor installation or shifting due to thermal expansion and contraction. These gaps reduce the siding's protective capabilities and may allow pests or moisture to penetrate. Proper reinstallation and alignment are necessary to close the gaps and restore the siding's functionality.



Recommendation

Contact a qualified siding specialist.

4: ATTIC

		IN	LI	MA	MD	SC
4.1	General Overview and Limitations of Attic Inspection	X	X			
4.2	General Overview	X	X			
4.3	Roof Framing (from attic)	X	X			
4.4	Roof Sheathing (from Attic)	X	X			
4.5	Roof Structure Ventilation	X	X			
4.6	Attic Electrical	X	X			
4.7	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:
No entry vaulted, Thermal Camera

General Overview and Limitations of Attic Inspection:
Location of Access:
No access

General Overview and Limitations of Attic Inspection:
Average Insulation Depth:
Unable to verify

General Overview and Limitations of Attic Inspection:
Insulation Type:
Unable to verify

General Overview and Limitations of Attic Inspection:
Roof Framing Type:
Unable to verify

General Overview and Limitations of Attic Inspection:
Roof Sheathing Material:
Unable to verify

General Overview and Limitations of Attic Inspection:
Roof Ventilation Type:
Unable to verify

Limitations

General Overview and Limitations of Attic Inspection

LIMITED INSPECTION, VAULTED CEILING

The attic inspection was limited due to the presence of a vaulted ceiling, which does not provide a standard attic space for access or evaluation. This restricted our ability to inspect areas such as insulation, ventilation, and roof framing. No assessment was made of areas that were not visually accessible. It is recommended to consult a professional if there are specific concerns related to the vaulted ceiling or the roof assembly.

5: KITCHEN

		IN	LI	MA	MD	SC
5.1	General Overview and Limitations of Kitchen Inspection	X	X			
5.2	Kitchen Electrical	X	X			
5.3	Cabinets	X	X			
5.4	Kitchen Plumbing / Sink	X	X	X		
5.5	Garbage Disposal	X	X			
5.6	Dishwasher	X				
5.7	Range	X				
5.8	Range Hood or Built in Microwave	X				
5.9	Refrigerator	X	X			

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

Information

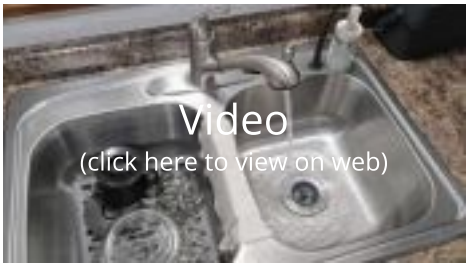
General Overview and Limitations of Kitchen Inspection: Floor Covering Materials
Tile

General Overview and Limitations of Kitchen Inspection: Walls and Ceilings
Lath and Plaster

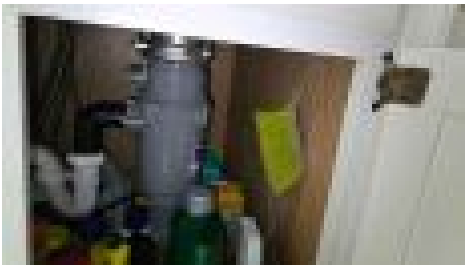
General Overview and Limitations of Kitchen Inspection: Exhaust Type
Recirculating

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

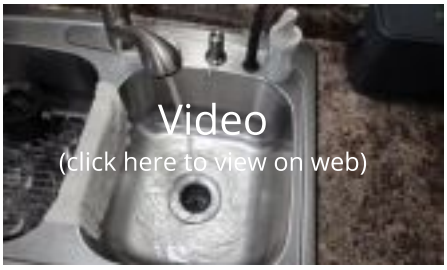
Kitchen Plumbing / Sink: Video Documentation



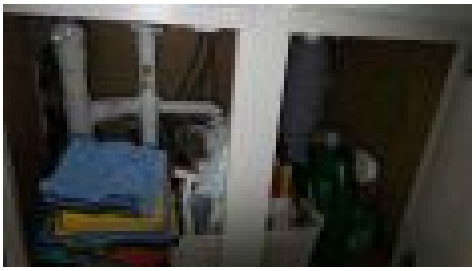
Garbage Disposal: Photo documentation



Garbage Disposal: Video Documentation



Kitchen Plumbing / Sink: Photo documentation

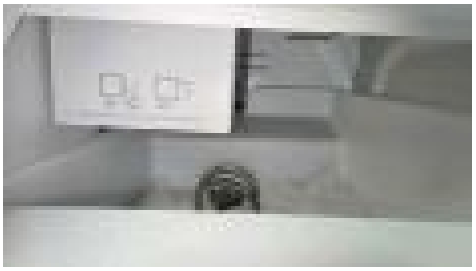



Dishwasher: Photo documentation


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

5.4.1 Kitchen Plumbing / Sink

Maintenance or Low Priority

KITCHEN SINK, IMPROPER AIR GAP OR HIGH LOOP FOR DISHWASHER DRAIN

1ST FLOOR KITCHEN SINK

The dishwasher drain lacked an air gap or high loop, which can lead to cross-contamination of the water supply. Recommend correcting the configuration to comply with plumbing safety standards.

Recommendation

Contact a qualified plumbing contractor.

6: BATHROOMS

		IN	LI	MA	MD	SC
6.1	General Overview and Limitations of Bathroom Inspection	X	X			
6.2	Bathroom Ventilation	X		X		
6.3	Bathroom Electrical	X				
6.4	Bathroom Sink	X		X		
6.5	Bathroom Toilet	X		X		
6.6	Bathroom Tub/Shower	X				

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

Information

General Overview and Limitations of Bathroom Inspection: Bathroom Cabinets:
Veneer on MDF

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

General Overview and Limitations of Bathroom Inspection: Bathroom Exhaust:
None, 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

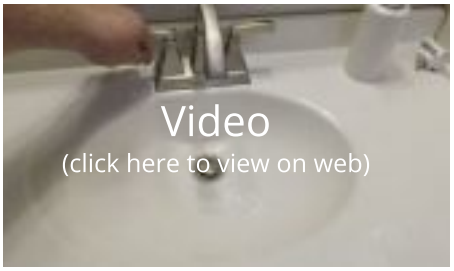
General Overview and Limitations of Bathroom Inspection: Bathroom Sink:
Sink in a cabinet

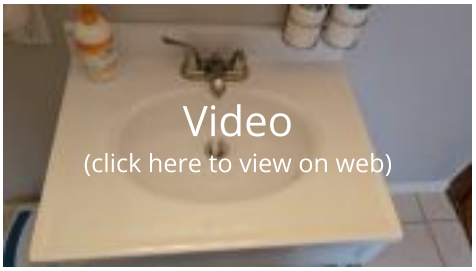
General Overview and Limitations of Bathroom Inspection: Bathroom Shower:
Fiberglass enclosure, Walk-in, Tiled enclosure

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

6.2.1 Bathroom Ventilation

Maintenance or Low Priority

BATHROOM VENTILATION, NO SYSTEM PRESENT

2ND FLOOR BATHROOM

The bathroom lacked any form of ventilation, such as an exhaust fan leading to increased humidity and moisture retention. Prolonged moisture can result in potential biological growth and material deterioration. Recommend installing an exhaust fan to improve airflow and moisture control.

Recommendation

Contact a qualified electrical contractor.

6.4.1 Bathroom Sink

Maintenance or Low Priority

BATHROOM SINK DRAIN PLUG NOT CONNECTED

The bathroom sink drain plug is not connected to the pull lever mechanism on the back of the faucet, leaving the drain stopper inoperable from the sink handle. This condition prevents normal use of the sink drain and may require manual operation of the stopper. Recommend reconnection or adjustment of the drain linkage by a qualified person to restore proper function.

2nd Floor Hall Bathroom Sink

Recommendation

Contact a qualified professional.

6.5.1 Bathroom Toilet

Maintenance or Low Priority

BATHROOM TOILET, LOOSE CONNECTION TO FLOOR

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

1st Floor Kitchen Bathroom Toilet

Recommendation

Contact a qualified plumbing contractor.

6.5.2 Bathroom Toilet

Maintenance or Low Priority

BATHROOM, TOILET, PREVIOUS LEAK WITH SUBFLOOR MOISTURE DAMAGE

Evidence of a previous leak was observed at the toilet, with moisture damage noted beneath the fixture extending into the subfloor. This condition is commonly caused by a failed wax seal, loose toilet mounting, or improper installation allowing water to escape during use. The presence of damage to the subfloor indicates the leak was present long enough to affect underlying materials, which may have resulted in weakening or deterioration of the structure below the finished flooring. Even if the leak is not currently active, concealed damage may still be present. Recommend further evaluation of the toilet seal and surrounding area, with repair or replacement of any damaged subfloor materials as needed to restore proper structural integrity and prevent future issues.

Recommendation

Contact a qualified professional.

Basement Under 1st Floor Toilet

7: INTERIOR

		IN	LI	MA	MD	SC
7.1	General Overview and Limitations of Interior Inspection	X	X			
7.2	Interior Thermostat	X				
7.3	Interior Floors	X	X			
7.4	Interior Ceilings and Walls	X	X	X	X	
7.5	Interior Doors	X				
7.6	Interior Stairs	X				X
7.7	Interior Windows	X	X			
7.8	Interior Electrical	X		X	X	
7.9	Doorbells/Detectors/Fans	X				
7.10	Laundry Room	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, Wood, Vinyl Plank

General Overview and Limitations of Interior Inspection: Interior Doors
Solid Wood

General Overview and Limitations of Interior Inspection: Walls and Ceilings
Lath and Plaster, Drywall

General Overview and Limitations of Interior Inspection: Window Glazing
Double-pane, Single-pane

General Overview and Limitations of Interior Inspection: Window Material
Vinyl, Wood

General Overview and Limitations of Interior Inspection: Window Operation
Double-hung, Single-hung, Fixed

General Overview and Limitations of Interior Inspection: # of Bedrooms
6

General Overview and Limitations of Interior Inspection: # of Bathrooms
.25, 2

Interior Thermostat: Photo Documentation

Interior Ceilings and Walls: Photo Documentation

General Overview and Limitations of Interior Inspection: Air Quality

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

Interior Floors: Interior Introduction

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

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

- ceiling and whole-house fans.

Laundry Room: Washer/Dryer Hook-up Photo

Washer and dryer hookups location.


Laundry Room: Laundry Room Sink Photos


Limitations

General Overview and Limitations of Interior Inspection

LIMITED INSPECTION, OCCUPANTS BELONGINGS

INTERIOR ROOMS

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

Laundry Room

LAUNDRY AREA WASHER AND DRYER INSPECTION LIMITATION DUE TO BELONGINGS

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

Deficiency

7.4.1 Interior Ceilings and Walls

Maintenance or Low Priority

PLASTER CEILING, CRACKING (MINOR)

Cracks were observed in the plaster ceiling, potentially caused by settlement, vibrations, or structural movement. Recommend sealing minor cracks with appropriate materials or consulting a qualified contractor.

Recommendation

Contact a qualified professional.

1st Floor Under Stairs Closet

2nd Floor Bedroom front

7.4.2 Interior Ceilings and Walls

Maintenance or Low Priority

PLASTER WALLS, CRACKING (MINOR)

Cracks were observed in the plaster walls, potentially caused by settlement, vibrations, or structural movement. Recommend sealing minor cracks with appropriate materials or consulting a qualified contractor.

Recommendation

Contact a qualified professional.

2nd Floor Hall

2nd Floor Bedroom Closet

7.4.3 Interior Ceilings and Walls

Material Defect

PLASTER WALLS, DETACHED OR BULGING

Sections of plaster were found to be detached or bulging, possibly due to failing keys or underlying structural issues. Recommend evaluation by a plaster specialist or contractor to reattach or replace the affected areas.

Recommendation

Contact a qualified professional.

2nd Floor Bedroom Ceiling

7.6.1 Interior Stairs

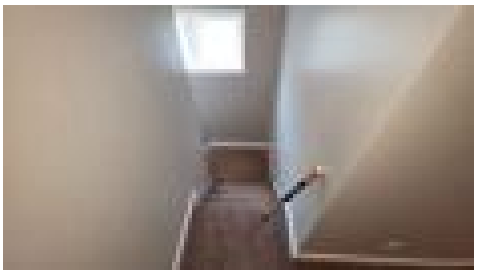
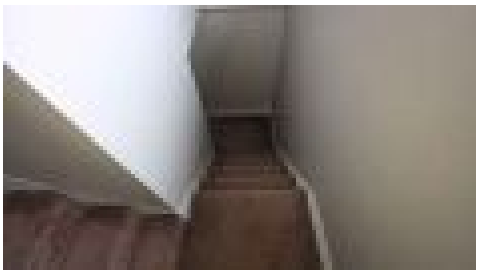
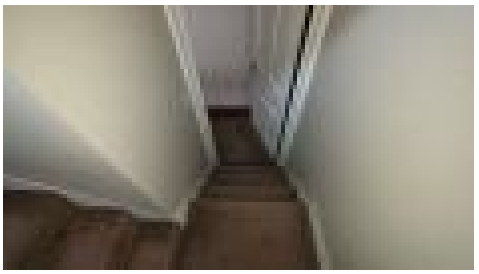
Safety Concern

INTERIOR HANDRAILS, MISSING

The staircase lacked a handrail, which increases the risk of falls, especially on stairs with multiple risers. Recommend installing a secure handrail to improve safety.

Recommendation

Contact a qualified general contractor.

7.8.1 Interior Electrical

Maintenance or Low Priority

INTERIOR OUTLETS, OPEN GROUND

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.


1st Floor Play Room Outlet

7.8.2 Interior Electrical

Maintenance or Low Priority

INTERIOR SWITCHES, LOOSE OR DAMAGED

Loose or damaged switches can cause poor electrical connections, arcing, or overheating. This issue often arises from improper installation or wear over time. Recommend securing the switch properly or replacing damaged components to ensure safety.

Recommendation

Contact a qualified electrical contractor.


Basement Light Switch Loose

7.8.3 Interior Electrical

Material Defect

INTERIOR ELECTRICAL, ENERGY STAR BATH FAN, NOT OPERABLE


Basement Vent Fan

The Energy Star-rated bathroom exhaust fan located in the basement did not operate when tested using normal controls. This indicates a defect within the unit or its electrical supply, which may be due to a failed motor, faulty switch, wiring issue, or internal component failure. Bathroom exhaust fans play an important role in removing moisture and humidity from the space, and a non-functional fan can lead to elevated moisture levels that may contribute to condensation, material damage, and potential biological growth over time. Recommend further evaluation and repair or replacement by a qualified professional to restore proper operation and ventilation.

Have brent reove this it automatically comes on when needed.

Recommendation

Contact a qualified professional.

8: PLUMBING

		IN	LI	MA	MD	SC
8.1	General Overview and Limitations of Plumbing Inspection	X	X			
8.2	Water Supply and Distribution	X	X			
8.3	Sewage and DWV Systems	X	X			
8.4	Visable Gas Piping System	X	X			
8.5	Water Heater	X				
8.6	Sump Pump	X	X			
8.7	Water Softener					
8.8	Radon Mitigation	X				

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Information

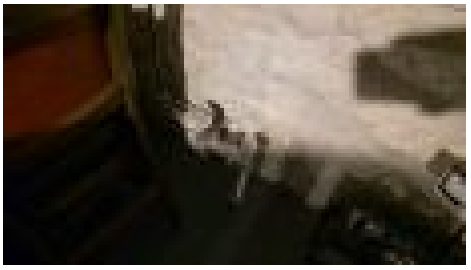
General Overview and Limitations of Plumbing Inspection: Sewage System Type:
Public

General Overview and Limitations of Plumbing Inspection: Drain Waste and Vent Pipe Materials:
Polyvinyl Chloride (PVC)

General Overview and Limitations of Plumbing Inspection: Water Supply Pipe:
1/2-inch

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

General Overview and Limitations of Plumbing Inspection: Water main shut off



General Overview and Limitations of Plumbing Inspection: Water Temperature At Faucet
121.1

Water Heater: Water Heater Fuel Type
Electricity

Water Heater: Water Heater Manufacturer
Richmond

Water Heater: Water Heater Manufacturer Date
2017

Water Heater: Water Heater Tank Capacity
40 gallons

Sump Pump: Sump Pump:
Sealed

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.

Sump Pump

LIMITED INSPECTION DUE TO SEALED SUMP PUMP COVER

The sump pump was not fully inspected because it was enclosed with a sealed cover. This limited our ability to evaluate the pump's operation, condition, and the interior of the sump pit. Sealed covers are often used to reduce odors or radon gas emissions, but they restrict visual access. Recommend consulting a qualified professional to confirm the pump's functionality and assess the system as needed.

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.

9: STRUCTURE

		IN	LI	MA	MD	SC
9.1	General Overview and Limitations of Structural Component Inspection	X	X			
9.2	Wall Structure	X	X			
9.3	Framed Floor Structure and supports	X	X			
9.4	Foundation	X	X	X		
9.5	Slab	X	X			

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

Information

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

Balloon Framing

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

Conventional Wood Frame

General Overview and Limitations of Structural Component Inspection: Foundation Configuration

Unfinished basement

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

Mortared stone foundation walls

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

Wooden boards over wood joists

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

Wood beam girder, Wood 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.

General Overview and Limitations of Structural Component Inspection

LIMITED INSPECTION, OCCUPANT BELONGINGS

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

Deficiency

9.4.1 Foundation

Maintenance or Low Priority

FOUNDATION, EXCESSIVE EFFLORESCENCE

Excessive efflorescence was observed on the foundation wall. Efflorescence appears as a white, powdery substance caused by moisture traveling through the wall and depositing salts on the surface. While it is typically not a structural issue, it indicates moisture infiltration, which can contribute to other problems such as weakening of mortar or concrete, potential biological growth, and long-term deterioration of the foundation.

Recommendations:

1. Identify and address the source of moisture causing the efflorescence. This may involve improving exterior drainage, repairing downspouts, or addressing leaks in the foundation.
2. Remove the efflorescence using a dry brush or mild cleaning solution. Avoid using excessive water during cleaning, as this can worsen the moisture problem.
3. Consider applying a waterproofing sealant or membrane to the interior or exterior of the foundation to prevent further moisture penetration.
4. Monitor the area for recurring moisture issues and take corrective actions as needed.

Consultation with a waterproofing or foundation specialist is recommended to assess the extent of moisture infiltration and determine appropriate long-term solutions.

Recommendation

Contact a qualified waterproofing contractor

10: ELECTRICAL

		IN	LI	MA	MD	SC
10.1	General Overview and Limitations of Electrical Component Inspection	X	X			
10.2	Service Panel Cabinet	X	X			
10.3	Service Grounding System	X	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: Electrical Service Conductors:
Overhead service

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

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

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

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

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

General Overview and Limitations of Electrical Component Inspection: Type of Branch Wiring:
Unable To Determine (No Access/Missing Or Illegible Information)

Service Panel Cabinet: Photo documentation





Service Panel Cabinet: Development of Power Needs in Residential Homes

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

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

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

Service Grounding System : Bonding of Components

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

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

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

Limitations

General Overview and Limitations of Electrical Component Inspection

LIMITED INSPECTION, INSTALLATION LOCATION

Breaker panel must be at least 4 feet off the ground, but no higher than 6 feet. The panel door must be able to open at least 90 degrees. Working space around the breaker panel must be at least 30 inches wide and 72 inches from the ground up. Due to its installation location we did remove the dead front cover or inspect the internal wiring. Recommend full evaluation by licensed electrical contractor once proper access is installed to ascertain the condition of interior wiring.

11: HVAC

		IN	LI	MA	MD	SC
11.1	General Overview and Limitations of HVAC Inspection	X				
11.2	Ductwork	X	X	X		
11.3	Central Air Conditioner	X		X		
11.4	Furnace	X				
11.5	Combustion Gas Vent (Chimney)	X	X			
11.6	Mini Split System	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:
Ameristar

Central Air Conditioner: System Date
2017

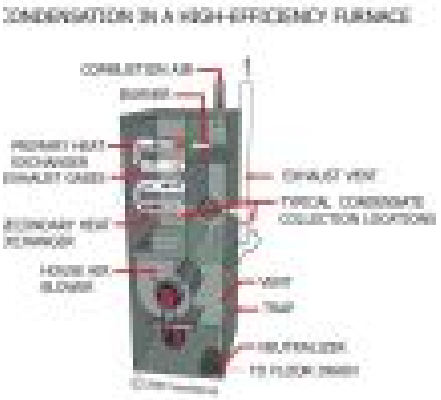
Furnace: System Brand:
Ameristar

Furnace: System Date
2017

Furnace: Combustion Air, Condensing High-Efficiency Furnace

Mini Split System: System Brand:
Bryant

Mini Split System: System Date
2017



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.

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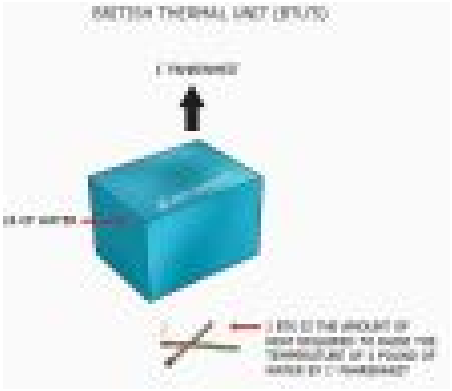
General Overview and Limitations of HVAC Inspection: BTU's (British Thermal Unit)

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.



BTU

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.

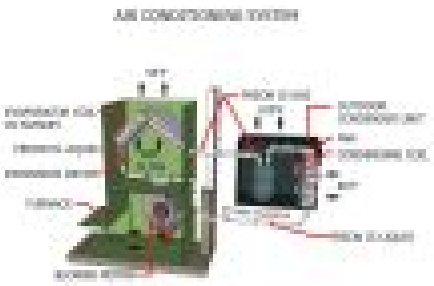
Central Air Conditioner: Photo documentation





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.

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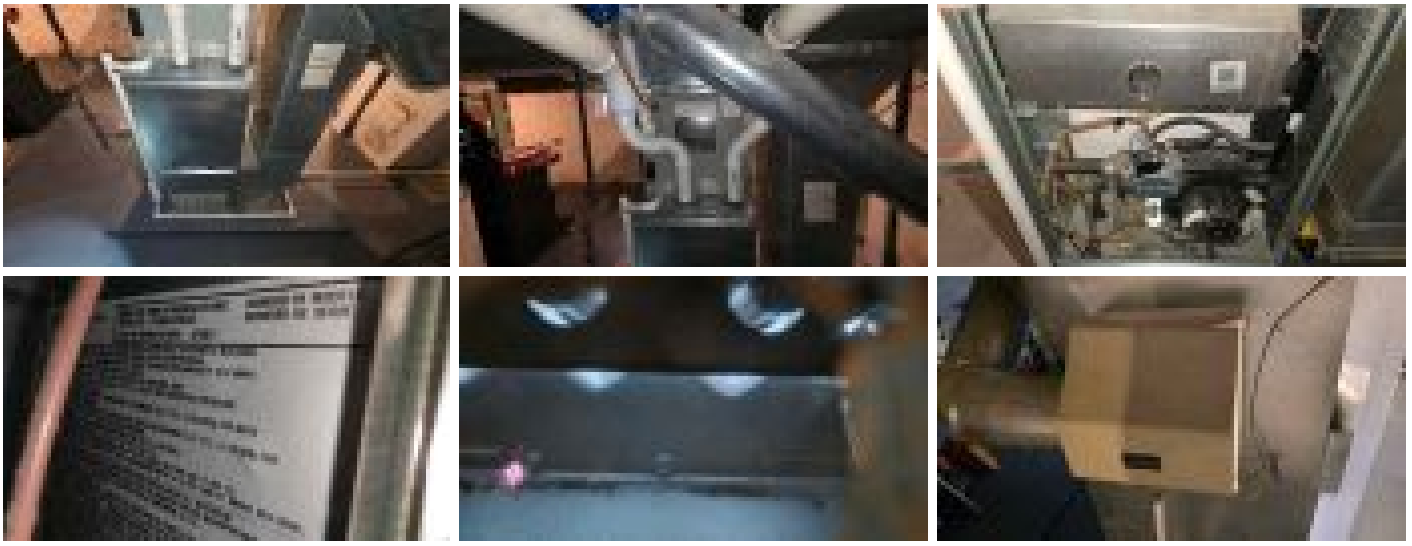
319-208-2159

Furnace: Photo documentation



Furnace: Recommend Yearly Maintenance

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Furnace: Disclaim Heat Exchanger

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

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

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

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

Mini Split System: Photo Documentation




Limitations

Ductwork

LIMITED INSPECTION, DUCTWORK

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

Central Air Conditioner

LIMITED INSPECTION, TEMP BELOW 65

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

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

Deficiency

11.2.1 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.

NADCAs 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.

11.3.1 Central Air Conditioner

Maintenance or Low Priority

A/C, SEAL WALL PENETRATION

The hole in the exterior wall-covering cut to allow penetration of air-conditioning lines should be sealed with an appropriate sealant to prevent moisture and insect/pest entry.

12: RADON IN IOWA

		IN	LI	MA	MD	SC
12.1	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?**

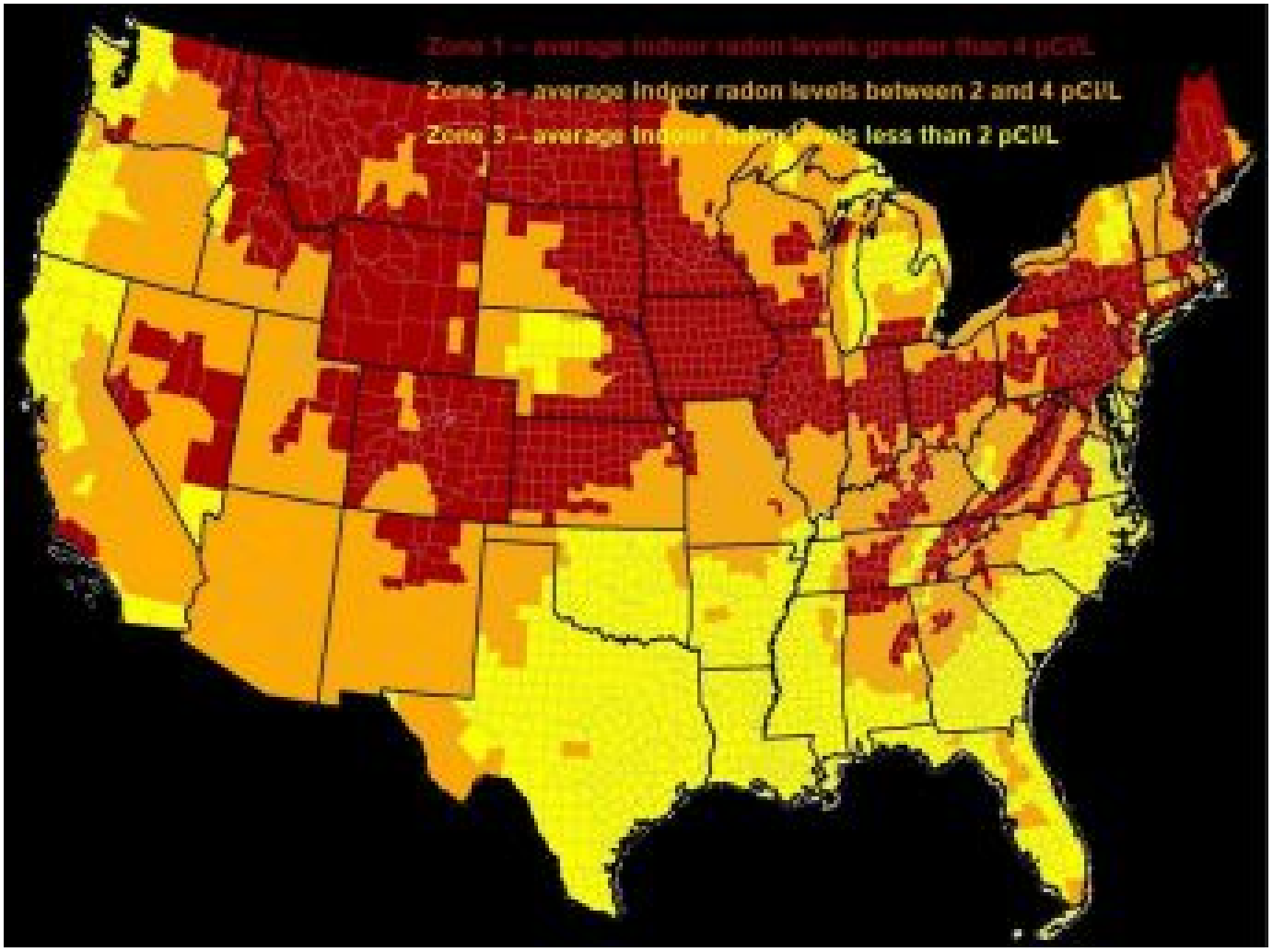
No

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

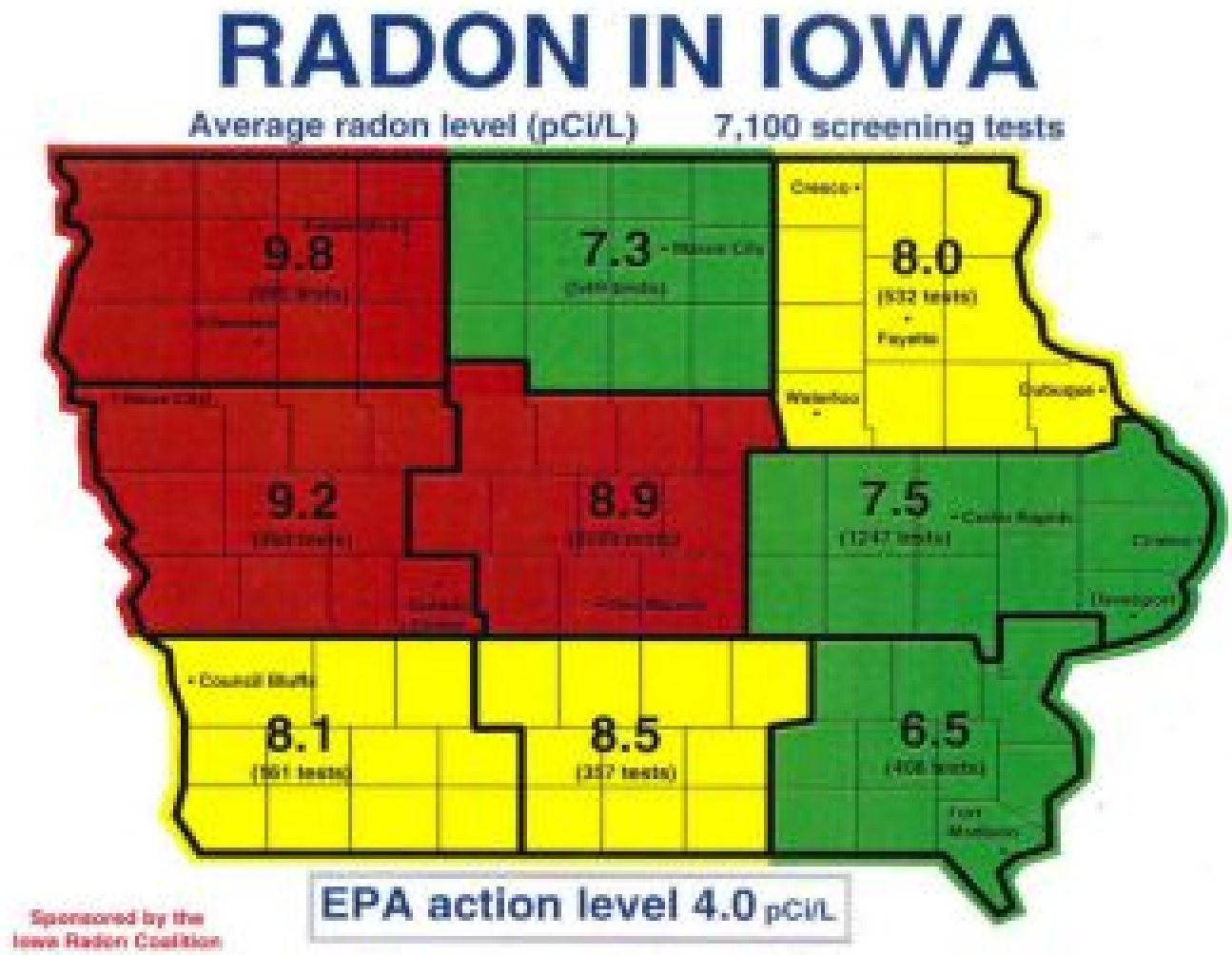
What does EPA recommend?

- 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.

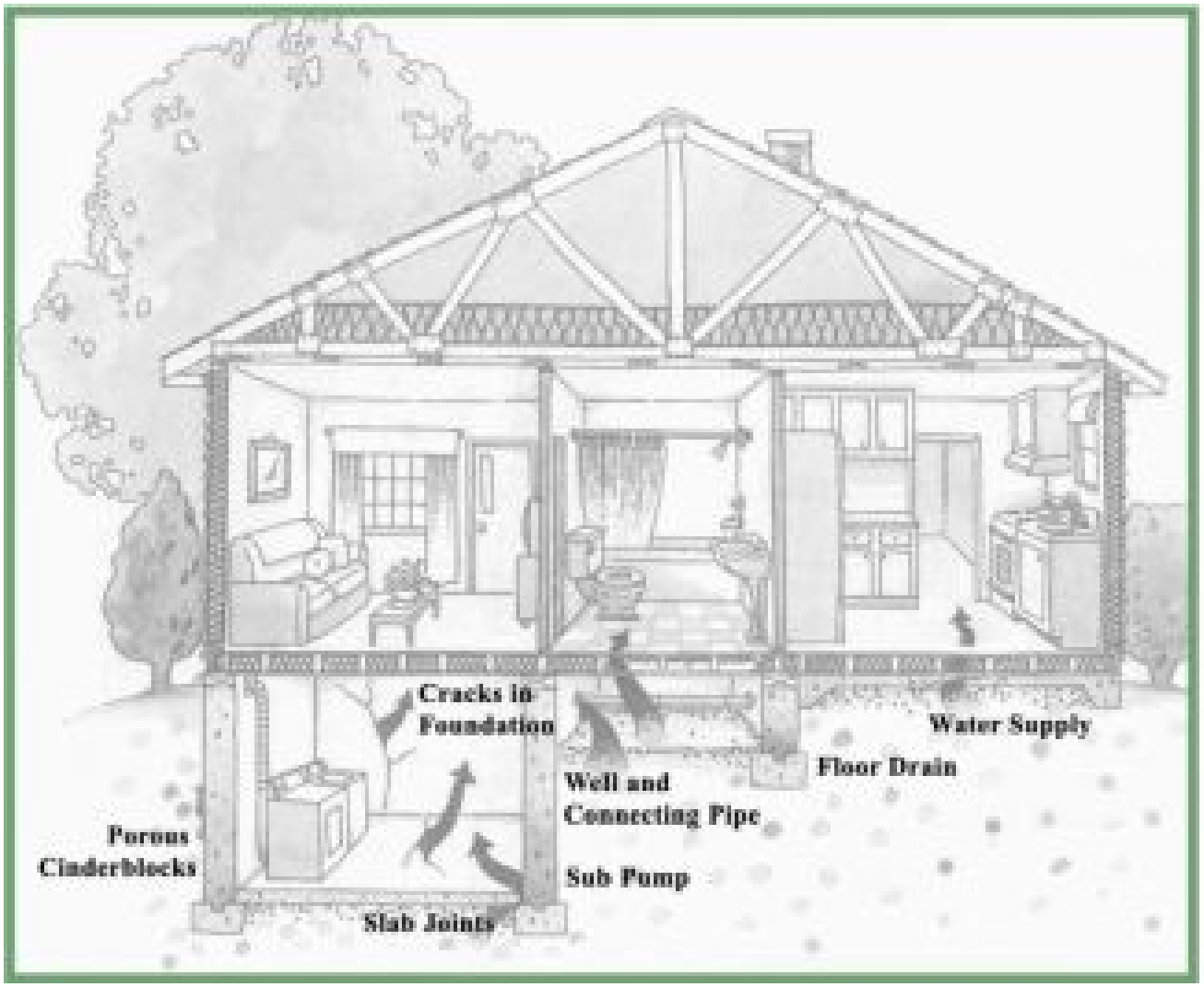
The Iowa Radon Survey has indicated that Iowa has the largest percentage (or 71.6%) of homes above the US Environmental Protection Agency action level of 4pCi/L. It is also designated by the US EPA as an entirely zone 1 state, which means that at least 50% of the homes are above US EPA's recommended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



But I Don't Have a Basement
ANY building in contact with the ground can have elevated radon levels.



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.

13: GOLD SHIELD INSPECTIONS INFO

		IN	LI	MA	MD	SC

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

Information

Scope of Inspections: Standards of Practice

1. Definitions and Scope

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

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

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

InterNACHI Standards of Practice

STANDARDS OF PRACTICE

Inspection Details
Gold Shield Inspections follows InterNACHI Standards of Practice

Roof Systems
3.1. Roof

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

A. the roof-covering materials;

B. the gutters;

C. the downspouts;

D. the vents, flashing, skylights, chimney, and other roof penetrations; and

E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

A. the type of roof-covering materials.

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

A. observed indications of active roof leaks.

IV. The inspector is not required to:

A. walk on any roof surface.

B. predict the service life expectancy.

C. inspect underground downspout diverter drainage pipes.

D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.

E. move insulation.

F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.

G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe.

H. walk on any roof areas if doing so might, in the inspectors opinion, cause damage.

I. perform a water test.
J. warrant or certify the roof.
K. confirm proper fastening or installation of any

roof-covering material.

Exterior

3.2. Exterior

I. The inspector shall inspect:
A. the exterior wall-covering materials, flashing and trim;
B. all exterior doors;
C. adjacent walkways and driveways;
D. stairs, steps, stoops, stairways and ramps;
E. porches, patios, decks, balconies and carports;
F. railings, guards and handrails;
G. the eaves, soffits and fascia;
H. a representative number of windows; and
I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:
A. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:
A. any improper spacing between intermediate balusters, spindles and rails.

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

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.