



Home Inspection Report

Prepared for: Buddy D Goldsmith

8625 Shelbyville Road
Louisville, Kentucky 40222



Inspected by:
Marty Goldsmith Kentucky License 266196
Gold Home Inspection LLC



20:48 March 04, 2022

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Gold Home Inspection

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Buddy D Goldsmith
8625 Shelbyville Road



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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address: 8625 Shelbyville Road
City: Louisville State: Kentucky Zip: 40222

Client Information

Client Name: Buddy D Goldsmith
Email: MartyGGGoldsmith@mail.com

Referrer Name: AngiList

Inspection Company

Inspector Name Marty Goldsmith
Company Name Gold Home Inspection
Address: 10210 Falling Tree Way # 2, Louisville KY 40223
Phone: 15023560042
Email: martygggoldsmith@gmail.com Web: www.GoldHomeInspection.com
Amount Due: 0 Amount Received: 0

Conditions

Others Present: Buyer Property Occupied: Vacant
Estimated Age: 50 Entrance Faces:
Inspection Date: 2021-12-12
Start Time: 12:45 pm
Utilities On: Yes No Not Applicable
Temperature: 48
Weather: Clear
Space Below Grade: Basement
Building Type: Condo Garage: Attached
Water Source: City How Verified:
Sewage Disposal: City How Verified:



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Covered by Condo Association

These items are covered are believed to be covered by the Condo Association. Gold Home Inspection, LLC did not inspect these items and has no knowledge of them.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Lots and Grounds: Covered
Exterior Surfaces: Covered
Roof: Covered

Garage/Carport

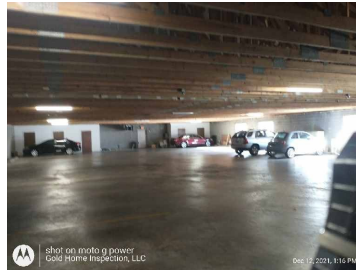
A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Attached Garage

Type of Structure: Attached Car Spaces: 20+

Garage Doors: Insulated aluminum



Door Operation: Working





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Electrical

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Service Size Amps: 150 Volts: 220-240 VAC

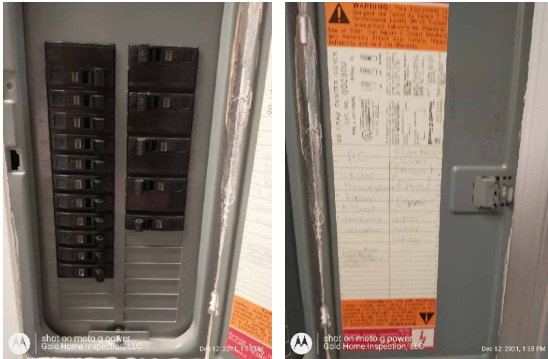
- Service: Copper
- 120 VAC Branch Circuits: Copper
- 240 VAC Branch Circuits: Copper

Utility room Electric Panel

- Manufacturer: Square D - Removed panel would have damaged paint.

Maximum Capacity: 150 amps

- Breakers:





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Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

- Structure Type: Wood frame
- Foundation: Poured
- Floor/Slab: Poured slab

Air Conditioning

Home inspection standards call for units not to be tested or operated when the Temperature is below 65 degrees outside.

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A NP NI M D

AC System

- A/C System Operation: Note tested per SOP guideline. Outdoor Temperature below 65 may damage central air unit.

Manufacturer: Goodman



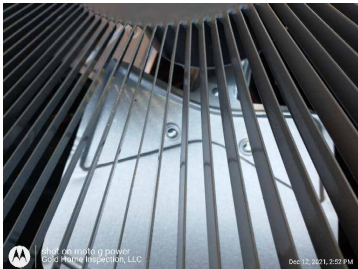
Model Number: GSZ140E41LA Serial Number: 2010183713

Area Served: This unit only Approximate Age: 1

Fuel Type: 220-240 VAC Temperature Differential:

Type: Heat pump Capacity: 2.50 Tons

- Visible Coil:





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Air Conditioning (Continued)

Refrigerant Lines:



Electrical Disconnect:



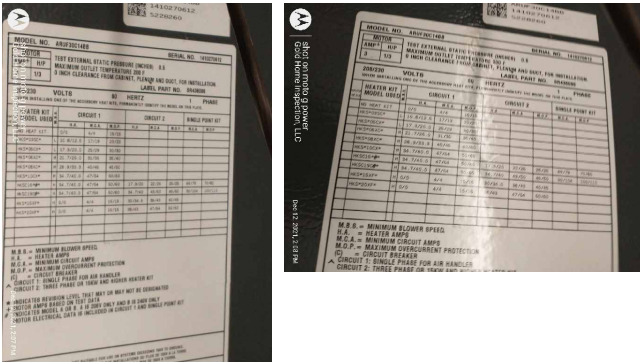
Heating System

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Utility room Heating System

Manufacturer: Goodman



Model Number: ARUF30C1488 Serial Number: 1410270612

Type: Heat pump Capacity:

Area Served: Whole building Approximate Age: 7

Fuel Type: Electric

Blower Fan/Filter: Direct drive with disposable filter

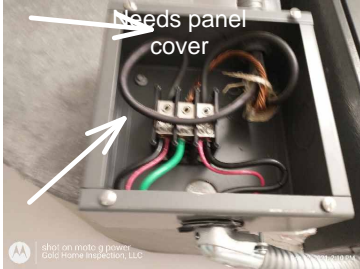
Distribution: Metal duct



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Heating System (Continued)

Panel cover Exposed hot wiring. Requires a cover.



Controls:



Plumbing

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Main Water Shutoff: Utility closet



Water Lines: Copper

Vent Pipes: PVC

Utility Room Water Heater

Water Heater Operation: Adequate - Unit was fully functional at time of inspection and per serial number is 33 years old. In practice I commonly see electric hot water heaters lasting a long time. Having the unit inspected by a professional plumber could better determine life and replacement time frame. Upon replacement of unit, I would consider have a drip pan installed.



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Plumbing (Continued)

Manufacturer: Ruud



Model Number: Ok 166-2 Serial Number: 018882096

Type: Electric Capacity: 40 Gal.

Approximate Age: 33 Area Served: Whole building

Power: Noting no discount. Breaker panel is less than three feet.



TPRV and Drain Tube: Copper





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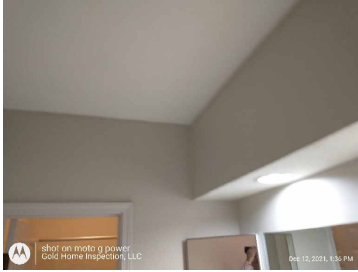
Bathroom

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

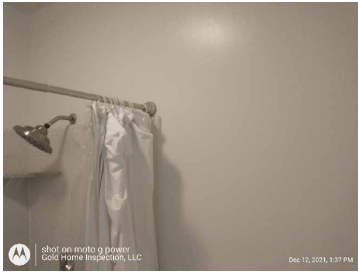
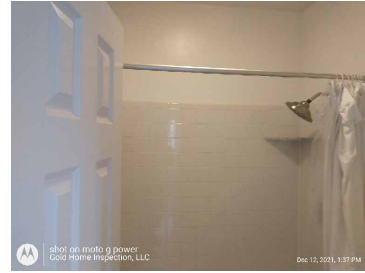
A NP NI M D

Master Bathroom

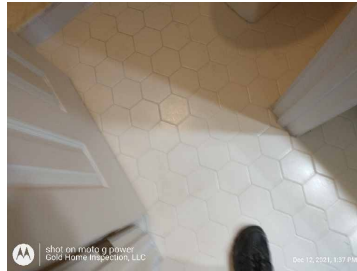
Ceiling: Paint



Walls: Paint



Floor: Tile





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Bathroom (Continued)

Doors: Hollow wood



Windows: Aluminum slider
 Electrical: 110 VAC GFCI - GFI ran to hall bathroom.



Counter/Cabinet: Laminate and wood



Sink/Basin: Molded dual bowl





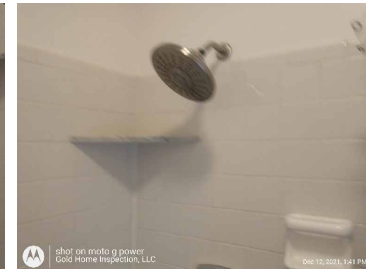
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Bathroom (Continued)

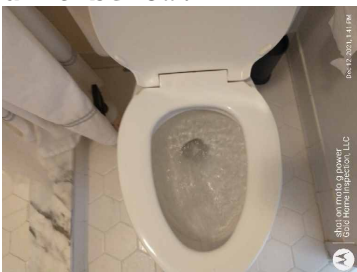
☒☐☐☐☐ Faucets/Traps:



☒☐☐☐☐ Shower/Surround: Tile - Noting crack across the shower floor. No visable leakage. This could leak into unit below.



☒☐☐☐☐ Toilets: Having metal braided line reduces the risk of failure and leak to unit below.





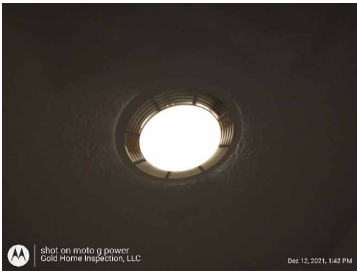
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Bathroom (Continued)

HVAC Source: Heating system register



Ventilation: Electric ventilation fan



Hall Bathroom

Closet: Large - Hall closet



Ceiling: Paint





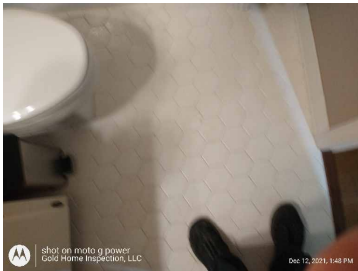
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Bathroom (Continued)

Walls: Paint



Floor: Ceramic tile



Doors: Hollow wood



Electrical: 110 VAC GFCI





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Bathroom (Continued)

Counter/Cabinet: Composite and wood



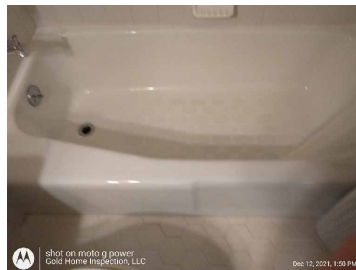
Sink/Basin: Molded single bowl



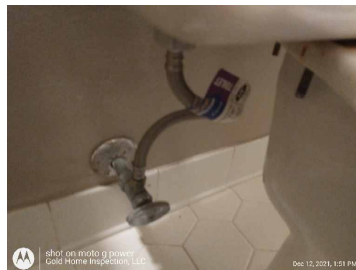
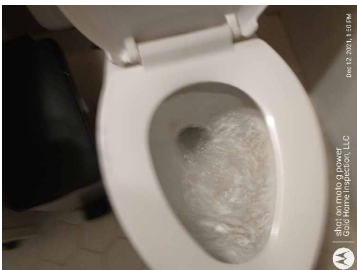
Faucets/Traps:



Tub/Surround:



Toilets:





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Bathroom (Continued)

HVAC Source: Heating system register



Ventilation: Electric ventilation fan



Kitchen

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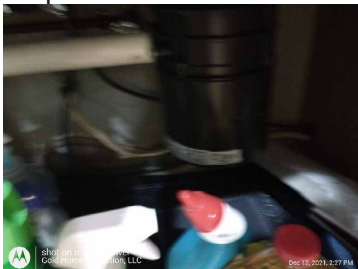
A NP NI M D

Main Kitchen

Cooking Appliances: Whirlpool



Disposal:





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Kitchen (Continued)

Dishwasher: Whirlpool



Refrigerator: Whirlpool



Microwave: Whirlpool



Sink: Porcelain Coated





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Kitchen (Continued)

☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI



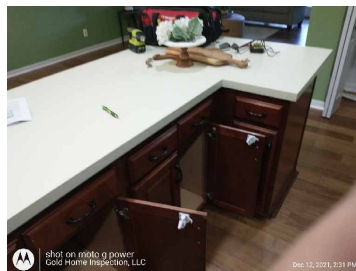
☒ ☐ ☐ ☐ ☐ Plumbing/Fixtures:



☒ ☐ ☐ ☐ ☐ Counter Tops: Formica



☒ ☐ ☐ ☐ ☐ Cabinets: Laminate and wood

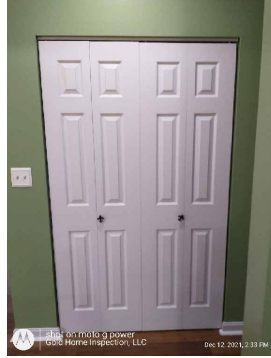




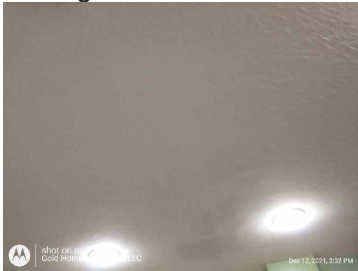
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Kitchen (Continued)

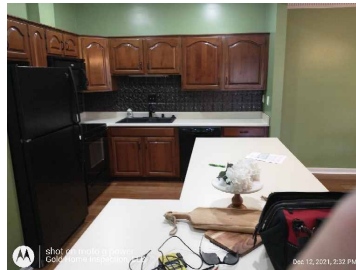
Pantry: Large



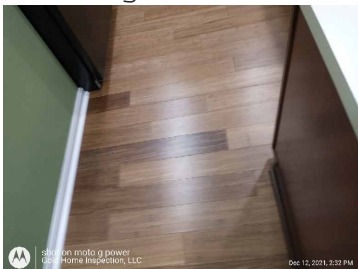
Ceiling: Paint



Walls: Paint



Floor: Engineered



Doors: Hollow wood



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Kitchen (Continued)

HVAC Source: Heating system register



Bedroom

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A NP NI M D

Master Bedroom

Closet: Walk In



Ceiling: Paint



Walls: Paint





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Bedroom (Continued)

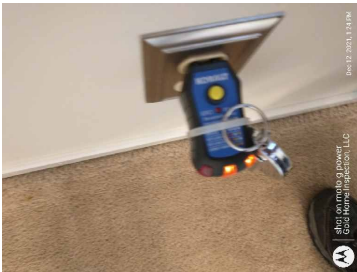
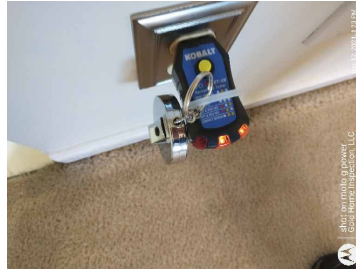
Floor: Carpet



Doors: Hollow wood - Pull out door to closet does not work.
 Windows: Wood - Neither window holds open.



Electrical: 110 VAC



HVAC Source: Heating system register





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Bedroom (Continued)

Smoke Detector: Hard wired



Smaller Bedroom

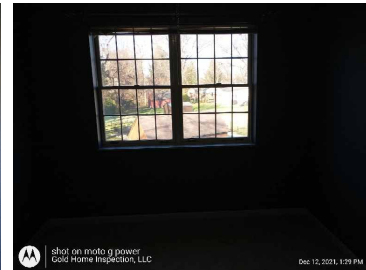
Closet: Single



Ceiling: Paint



Walls: Paint



Floor: Carpet





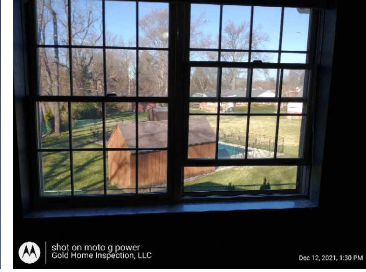
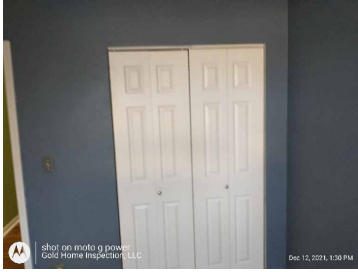
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Bedroom (Continued)



Doors: Hollow wood

Windows: Wood - Window on right side does not hold open.



Electrical: 110 VAC



HVAC Source: Heating system register



Smoke Detector: Hard wired





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Living Space

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

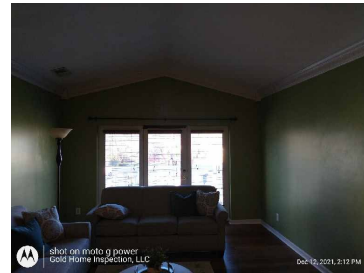
A NP NI M D

Living Room Living Space

Ceiling: Paint



Walls: Paint



Floor: Engineered





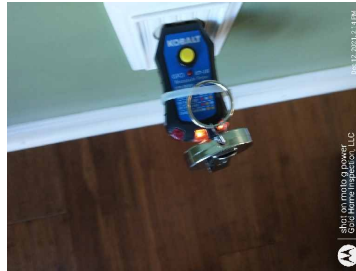
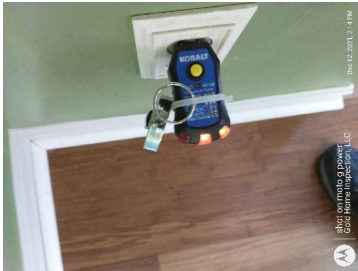
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Living Space (Continued)

Doors: Metal



Electrical: 110 VAC



HVAC Source: Heating system register



Dining Room Living Space
 Ceiling: Paint

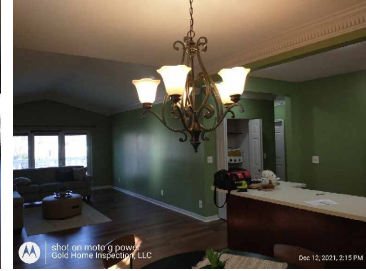




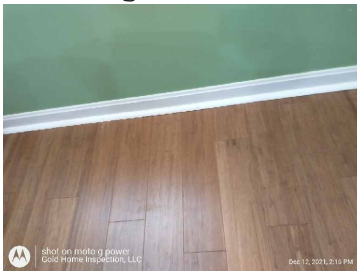
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Living Space (Continued)

Walls: Paint



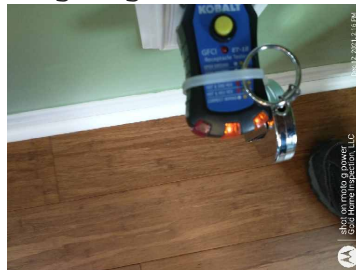
Floor: Engineered



Windows: Wood - Opener missing, window frame need repair. Window not opened.



Electrical: 110 VAC - Noting light fixture height.





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Living Space (Continued)

HVAC Source: Heating system register



Patio Living Space

Patio Concrete



Porch light Surface mount light - One fixture is loose and should be repaired by electrician. Inspector could not locate light switch.



Porch outlet Should be GFI in waterproof enclosure.





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Laundry Room/Area

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

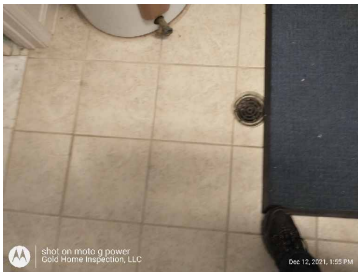
Utility room Laundry Room/Area
 Ceiling: Paint



Walls: Paint



Floor: Tile



Doors: Hollow wood





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Laundry Room/Area (Continued)

Electrical: 110 VAC



Washer and Dryer Electrical: 220-240 VAC



Dryer Vent: Plastic flex



Floor Drain: Covered



Laundry Room/Area

Contract and Payment

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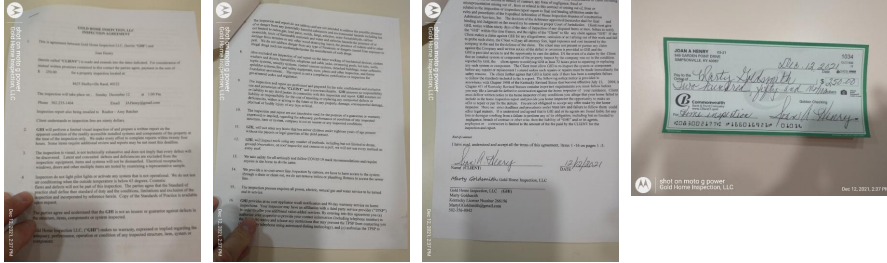
A NP NI M D



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Contract and Payment (Continued)

Contract Payment Check 1034



Final Comments

Thank you for your business !

Nice condo Some issues I found

Hot water heater is old

Four of the five windows have broken hardware.

Light fixture on the porch needs to be repaired

Power outlet on the porch should be in a waterproof enclosure and GFI protected.

Shower has a crack that covers both sides, I let the shower run for about 15 minutes, no leaks. Inspectors concern is one day this could leak into the unit below.

We are proud of our services, and trust that you will be happy with the quality of our report. We have made every effort to provide you with accurate assessment of the condition of the property, and its components, and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and not open every door and window, or identified every problem. Also, because our inspection is essentially visual, latent defects could exist. We cannot see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of the property at a given point in time. As a homeowner, you should expect problems to occur. Roof will leak, basement may have water problems, and systems may fail without warning. For these reasons, you should keep a comprehensive insurance policy current. This report was written exclusively for our Client. It is not transferable to other people. The report is only supplemental to Seller's Disclosure Statement. Thank you for taking the time to read the report, and call us if you have any questions. We are always attempting to improve the quality of our service, and our report. Thank you for choosing our home inspection service. We are grateful for your business, and look forward working with you again, or with your friends in the future!



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Final Comments (Continued)

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Marty Goldsmith Kentucky License 266196
Certified Professional Inspector 21060317
Gold Home Inspection, LLC
www.GoldHomeInspection.com



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Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Plumbing

1. Utility Room Water Heater Water Heater Operation: Adequate - Unit was fully functional at time of inspection and per serial number is 33 years old. In practice I commonly see electric hot water heaters lasting a long time. Having the unit inspected by a professional plumber could better determine life and replacement time frame. Upon replacement of unit, I would consider have a drip pan installed.



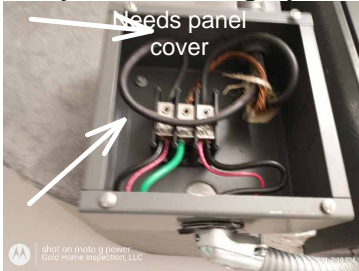
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Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Heating System

1. Utility room Heating System Panel cover Exposed hot wiring. Requires a cover.

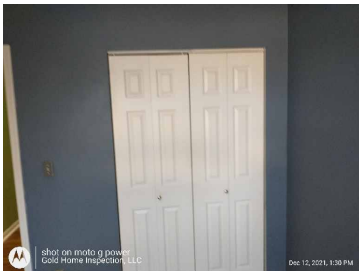


Bedroom

2. Master Bedroom Doors: Hollow wood - Pull out door to closet does not work.
3. Master Bedroom Windows: Wood - Neither window holds open.



4. Smaller Bedroom Windows: Wood - Window on right side does not hold open.



Living Space

5. Dining Room Living Space Windows: Wood - Opener missing, window frame need repair. Window not opened.





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Defective Summary (Continued)

6. Patio Living Space Porch light Surface mount light - One fixture is loose and should be repaired by electrician. Inspector could not locate light switch.



7. Patio Living Space Porch outlet Should be GFI in waterproof enclosure.

