



# Home Inspection Report

Prepared for: Buddy D Goldsmith III

5807 Medtree Place  
Louisville, KY 40229

Inspected by:

Marty Goldsmith Kentucky License 266196  
Gold Home Inspection LLC





20:43 March 04, 2022

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# Gold Home Inspection



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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: 5807 Medtree Place  
City: Louisville State: KY Zip: 40229

### Client Information

Client Name: Buddy D Goldsmith III

Referrer Name: No Referrer

### 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: Occupied  
Estimated Age: 60 Entrance Faces:  
Inspection Date: 2022-02-28  
Start Time: 1:00 pm End Time: 3:15 pm  
Utilities On:  Yes  No  Not Applicable  
Temperature: 50  
Weather: Sunny Soil Conditions: Dry  
Space Below Grade: Basement  
Building Type: Single family Garage: None  
Water Source: City How Verified:  
Sewage Disposal: City How Verified:



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## Lots and Grounds

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

A NP NI M D

Driveway: Concrete



Walks: Concrete



Steps/Stoops: Concrete



Vegetation: Shrubs





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## Lots and Grounds (Continued)

Fences: Wood



## Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

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

A NP NI M D

Front Exterior Surface

Type: Brick veneer



Driveway side Exterior Surface

Type: Brick veneer - Needs to be sealed to prevent animals from entering





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## Exterior (Continued)

### Side Exterior Surface

Type: Brick veneer

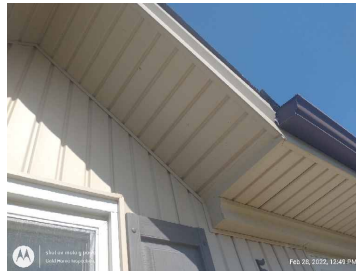


### Rear Exterior Surface

Type: Brick veneer



Trim: Aluminum



Fascia: Aluminum  
     Soffits: Aluminum  
     Door Bell: Works





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## Exterior (Continued)

Entry Doors: Metal



Patio Door: Wood door - Glass broken, plastic insert



Exterior Lighting: Surface mount



Exterior Electric Outlets: 110 VAC GFCI - Several issues, which should be repaired by licensed electrician.

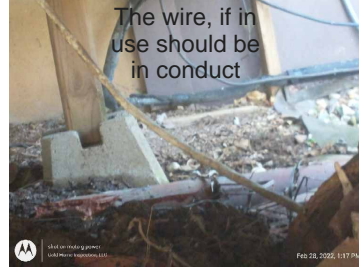




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## Exterior (Continued)

### Exterior Electric Outlets: (continued)



### Hose Bibs: Rotary



### Gas Meter: Side



## Outbuilding

The inspection of sheds, playhouses, barns and detached garages are not part of the standard Home Inspection process. For better client service we inspect them.

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A NP NI M D

### Backyard Outbuilding

### Exterior Surface:







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## Outbuilding (Continued)

Exterior Surface: (continued)



Doors: No key



Outbuilding

## Deck

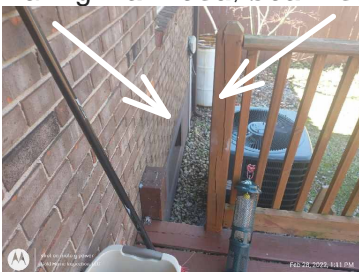
A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Rear Deck  
     Deck Boards: Painted/stained



Railing: Painted/stained





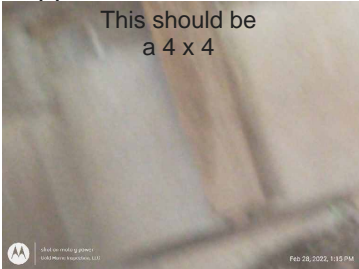
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## Deck (Continued)

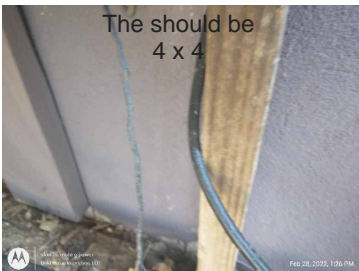
Steps: Painted/stained



Support Post: Treated lumbar



Deck Structure: Treated lumbar - Deck hangers should have been used to hold up deck joists and structure. Falling to have these will cause deck to fail. Carpenter or deck builder can install these.



Attic

## Roof

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar



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## Roof (Continued)

systems, antennae, and lightning arrestors.

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A NP NI M D

All Roof Surface

Method of Inspection: Visual

Material: Asphalt shingle 15 year



Type: Gable

Approximate Age: 12

Roof Surface

Electrical Mast: Underground utilities

Gutters: Aluminum



Downspouts: Aluminum



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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: 100 Volts: 220-240 VAC

- Service: Copper
- 120 VAC Branch Circuits: Copper
- 240 VAC Branch Circuits: Copper
- Ground: Plumbing and rod in ground

Square D Electric Panel

- Manufacturer: Square D - Panel was fully functional at time of inspection. Panel is original to home and 48 years old. Multiple different type of breakers have been added in. Panel is missing one screw and has two different types of screws. Two breakers have white substance on them. Recommend panel is inspected by professional electrician and any necessary repairs are followed. Score given over age.



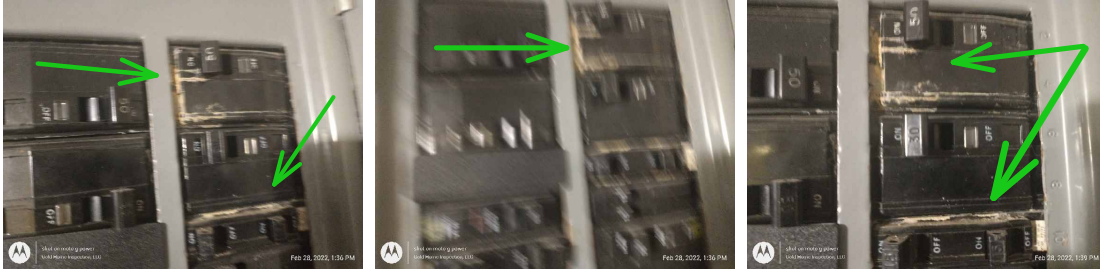
Maximum Capacity: 100 Amps



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## Electrical (Continued)

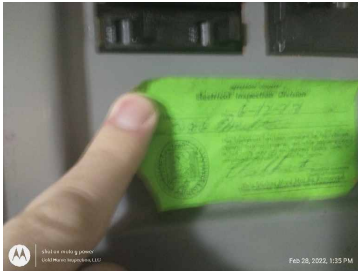
Breakers: Copper



Breaker Index Present



Permits Present:



Electric Panel

## 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.

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A NP NI M D

Structure Type: Wood frame

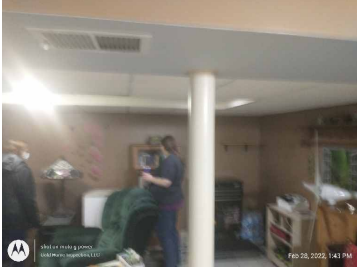
Foundation: Poured



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## Structure (Continued)

Beams: Steel I-Beam



Piers/Posts: Steel posts



Floor/Slab: Poured slab

Stairs/Handrails: Wood stairs with wood handrails



## Attic

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

A NP NI M D

Attic \_\_\_\_\_

Unable to Inspect: No access

Attic \_\_\_\_\_



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## Basement

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

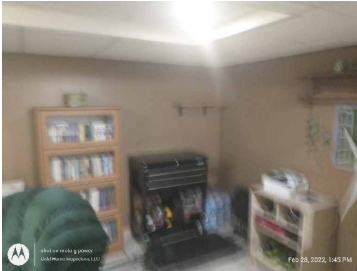
A NP NI M D

Main Basement

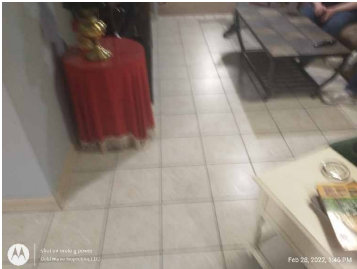
Ceiling: Suspended ceiling



Walls: Paint



Floor: Ceramic tile





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## Basement (Continued)

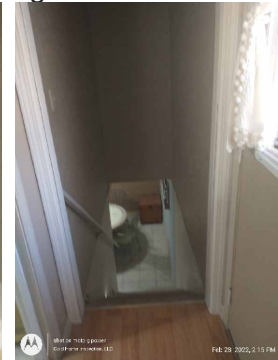
Electrical: 110 VAC



Smoke Detector:



Basement Stairs/Railings: Wood stairs with wood handrails - No door



Basement

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## 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

Main AC System

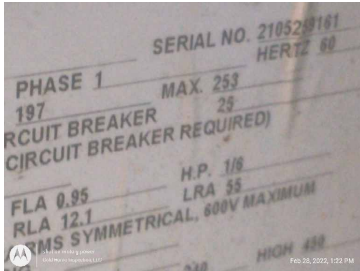
A/C System Operation: Functional - Unit was not tested, outside Temperature above 65 degrees. Unit is less than one year old and likely under warranty. Buyer needs to find out how to get warranty transferred.



Exterior Unit: Pad mounted



Manufacturer: Goodman



Model Number: 65150391NC Serial Number: 21052H161

Area Served: Whole building Approximate Age: 1

Fuel Type: 220-240 VAC Temperature Differential:

Type: Central A/C Capacity: 2.5 Ton

Visible Coil: Aluminum



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## Air Conditioning (Continued)

Refrigerant Lines: Suction line and liquid line



Electrical Disconnect: Breaker disconnect



AC System

## Heating System

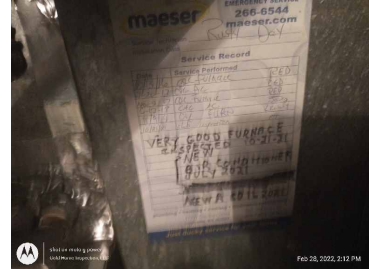
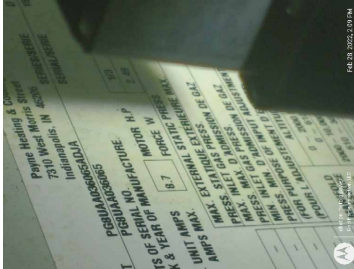
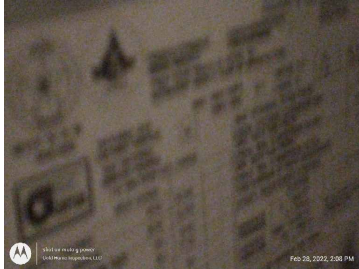
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A NP NI M D

Basement Heating System

Heating System Operation: Adequate

Manufacturer: Payne



Model Number: PG8UA, 03605AJFjA Serial Number: PGUAA036065

Type: Forced air Capacity: 66,000BTUHR

Area Served: Whole building Approximate Age: 8

Fuel Type: Natural gas



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## Heating System (Continued)

Heat Exchanger: 3 Burner



Blower Fan/Filter: Direct drive with disposable filter  
     Gas supply line:



Distribution: Metal duct



Flue Pipe: Double wall  
Heating System

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## Plumbing

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

A NP NI M D

- Service Line: Cast iron
- Main Water Shutoff: Basement
- Water Lines: Copper
- Drain Pipes: PVC
- Vent Pipes: PVC
- Gas Service Lines: Cast iron

Basement Water Heater

- Water Heater Operation: Adequate

Manufacturer: Lochinvar



Model Number: LTN04040 300 Serial Number: 9211980024

Type: Natural gas Capacity: 30 Gal.

Approximate Age: 7 Area Served: Whole building

- Flue Pipe: Double wall



- TPRV and Drain Tube: Plastic

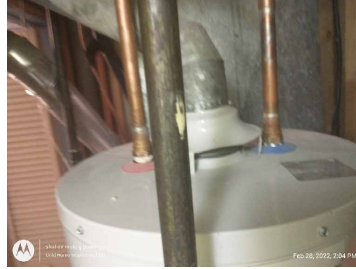




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## Plumbing (Continued)

Water Supply lines: Copper



Gas supply line: Flex



Permit:  
Water Heater

## Bathroom

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

A NP NI M D

Basement Bathroom

Ceiling: Paint



Walls: Paint





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## Bathroom (Continued)

Electrical: 110 VAC GFCI



Sink/Basin: Molded single bowl



Faucets/Traps:



Toilets:



HVAC Source:

Ventilation:

1st floor main Bathroom

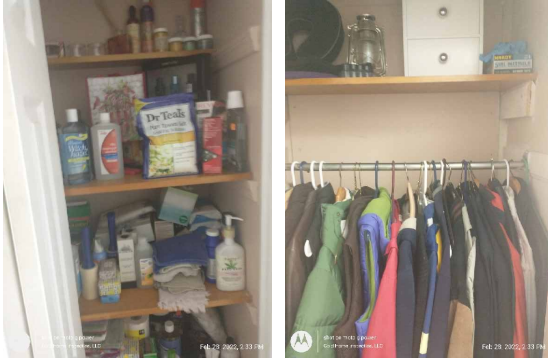
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## Bathroom (Continued)

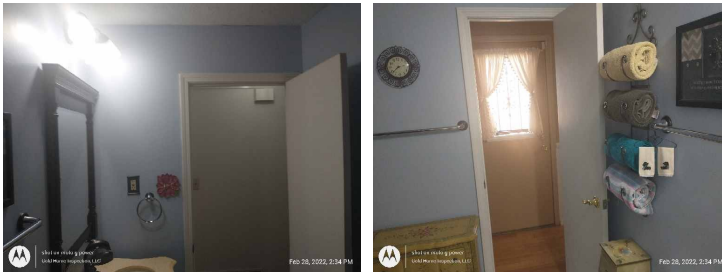
Closet: Single small



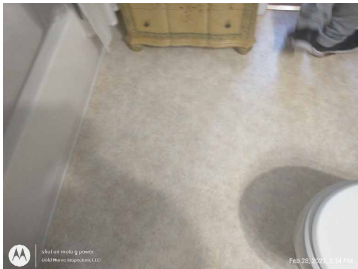
Ceiling: Paint



Walls: Paint



Floor: Linoleum



Doors: Hollow wood



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## Bathroom (Continued)

Electrical: 110 VAC GFCI



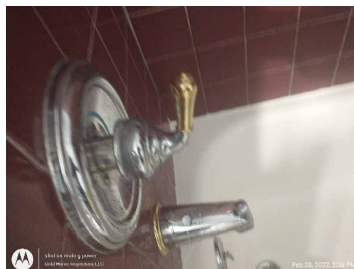
Counter/Cabinet: Wood



Sink/Basin: Molded single bowl



Faucets/Traps: Handle to shower needs to be repaired.







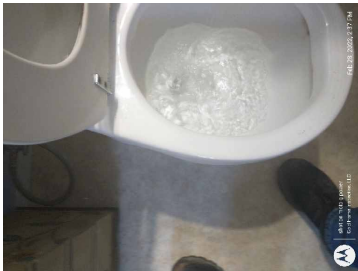
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## Bathroom (Continued)

Tub/Surround: Porcelain tub and ceramic tile surround



Toilets:



HVAC Source: None no vent in room.  
     Ventilation:



## Kitchen

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

A NP NI M D

1st Floor Kitchen

Stove: General Electric





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## Kitchen (Continued)

Disposal: In-Sinkerator



Refrigerator: General Electric



Microwave: General Electric



Sink: Stainless Steel





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## Kitchen (Continued)

Electrical: 110 VAC - Non-GFCI circuit. Electrical code requires GFI, within 6 feet of water.



Plumbing/Fixtures:



Counter Tops: Formica



Cabinets: Wood



Ceiling: Paint





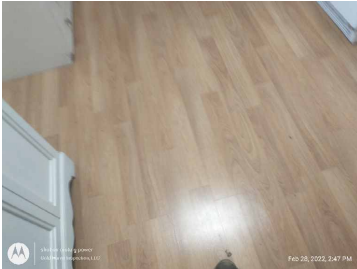
20:43 March 04, 2022

## Kitchen (Continued)

Walls: Paint



Floor: Laminate - No way to know if floor is waterproof.



Windows: Vinyl double hung



Kitchen

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## Bedroom

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

A NP NI M D

Rear Bedroom

Closet: Single small





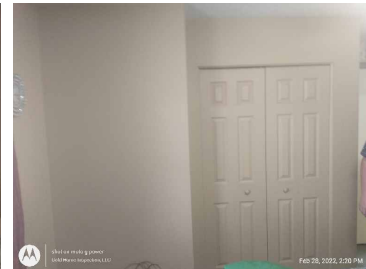
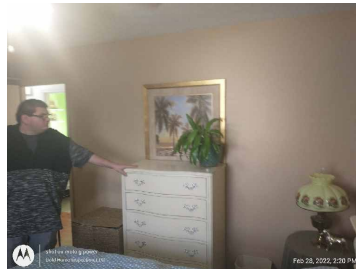
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## Bedroom (Continued)

Ceiling: Paint



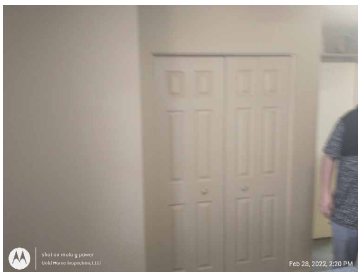
Walls: Paint



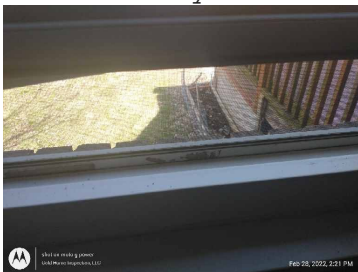
Floor: Carpet



Doors: Hollow wood



Windows: Vinyl double hung





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## Bedroom (Continued)

Electrical: 110 VAC



HVAC Source: Heating system register



### Front Corner Bedroom

Closet: Single small



Ceiling: Paint





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## Bedroom (Continued)

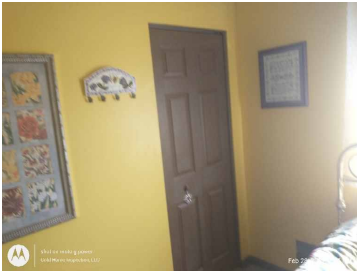
Walls: Paint



Floor: Carpet



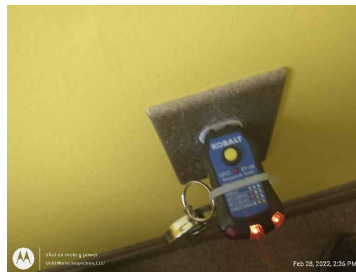
Doors: Hollow wood



Windows: Vinyl double hung



Electrical: 110 VAC





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## Bedroom (Continued)

HVAC Source: Heating system register



Front center Bedroom

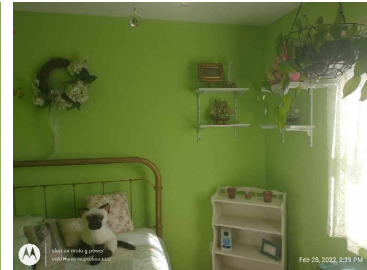
Closet: Single small



Ceiling: Paint



Walls: Paint







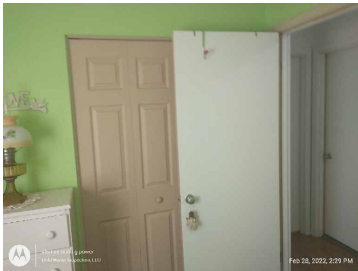
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## Bedroom (Continued)

Floor: Carpet



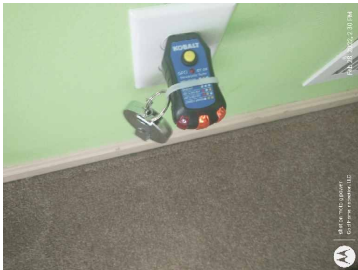
Doors: Hollow wood



Windows: Vinyl double hung



Electrical: 110 VAC



HVAC Source: Heating system register





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## Living Space

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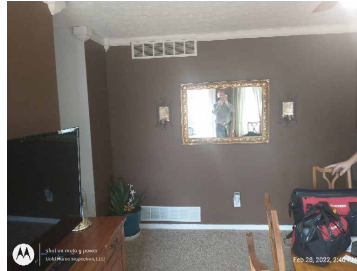
A NP NI M D

Living Room Living Space

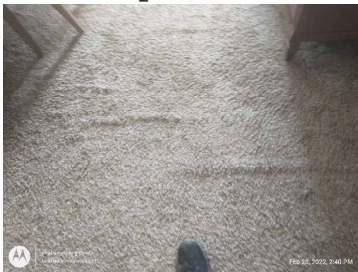
Ceiling: Paint



Walls: Paint



Floor: Carpet



Windows: Vinyl slider





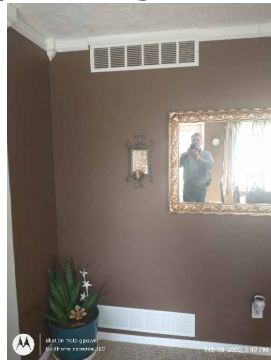
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## Living Space (Continued)

Electrical: 110 VAC



HVAC Source: Heating system register



Living Space

## Laundry Room/Area

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

A NP NI M D

Basement Laundry Room/Area

Ceiling: Suspended ceiling





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## Laundry Room/Area (Continued)

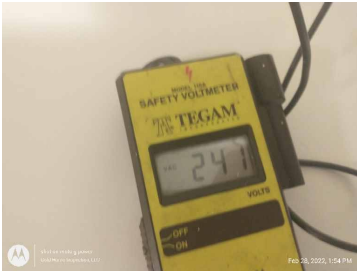
☒☐☐☐☐ Walls: Paint



☒☐☐☐☐ Floor: Linoleum



☒☐☐☐☐ Electrical: 220 VAC



☒☐☐☐☐ Washer Hose Bib: Gate valves



☒☐☐☐☐ Dryer Vent: Rigid metal





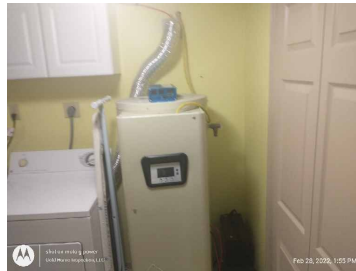
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## Laundry Room/Area (Continued)

Washer Drain: Wall mounted drain



Solar hot water



Laundry Room/Area

## Final Comments



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## Defective Summary

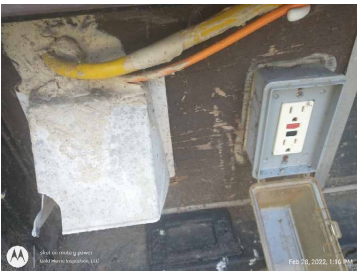
This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Exterior

1. Patio Door: Wood door - Glass broken, plastic insert

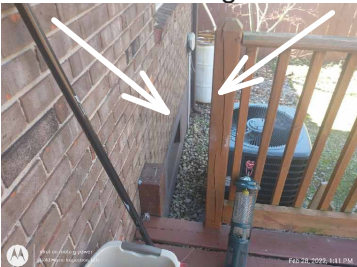


2. Exterior Electric Outlets: 110 VAC GFCI - Several issues, which should be repaired by licensed electrician.



### Deck

3. Rear Deck Railing: Painted/stained





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## Defective Summary (Continued)

### 4. Rear Deck Support Post: Treated lumbar



### 5. Rear Deck Deck Structure: Treated lumbar - Deck hangers should have been used to hold up deck joists and structure. Falling to have these will cause deck to fail. Carpenter or deck builder can install these.



## Electrical

### 6. Square D Electric Panel Manufacturer: Square D - Panel was fully functional at time of inspection. Panel is original to home and 48 years old. Multiple different type of breakers have been added in. Panel is missing one screw and has two different types of screws. Two breakers have white substance on them. Recommend panel is inspected by professional electrain and any necessary repairs are followed. Score given over age.





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## Defective Summary (Continued)

### Heating System

7. Basement Heating System Gas supply line:



### Bathroom

8. 1st floor main Bathroom Faucets/Traps: Handle to shower needs to be repaired.



9. 1st floor main Bathroom HVAC Source: None no vent in room.

### Kitchen

10. 1st Floor Kitchen Electrical: 110 VAC - Non-GFCI circuit. Electrical code requires GFI, within 6 feet of water.

