



# Home Inspection Report

Prepared for:

Inspected by:

Marty Goldsmith Kentucky License 266196  
Gold Home Inspection LLC



# Gold Home Inspection

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20:45 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

### Client Information

### Inspection Company

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

### Conditions

Others Present: Buyer Property Occupied: Vacant  
Estimated Age: 60 Entrance Faces:  
Inspection Date: 2022-02-17  
Start Time: 9:00 AM End Time: 11:30  
Utilities On:  Yes  No  Not Applicable  
Temperature: 50  
Weather: Heavy Rain  
Space Below Grade: Slab  
Building Type: Single family Garage: Detached  
Water Source: City How Verified:  
Sewage Disposal: City How Verified:

# Gold Home Inspection



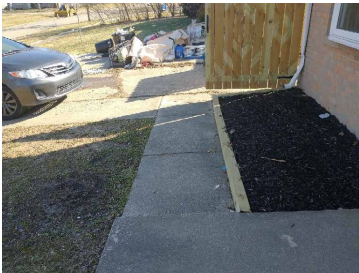
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## Lots and Grounds

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

A NP NI M D

Driveway: Concrete  
Walks: Concrete



Steps/Stoops: Concrete



Patio: Concrete



Grading: Flat  
Swale:  
Vegetation:  
Fences: Wood



# Gold Home Inspection



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## 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



Side Exterior Surface \_\_\_\_\_

Type: Brick veneer



Rear Exterior Surface \_\_\_\_\_

# Gold Home Inspection



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## Exterior (Continued)

Type: Brick veneer



Trim: Vinyl



Fascia: Vinyl  
     Soffits: Vinyl  
     Entry Doors: Metal



Patio Door: Metal entry door



# Gold Home Inspection



## Exterior (Continued)

Exterior Lighting: Surface mount



Exterior Electric Outlets:  
     Hose Bibs: Rotary



Gas Meter: Side



## 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 systems, antennae, and lightning arrestors.

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

A NP NI M D

Main Roof Surface \_\_\_\_\_

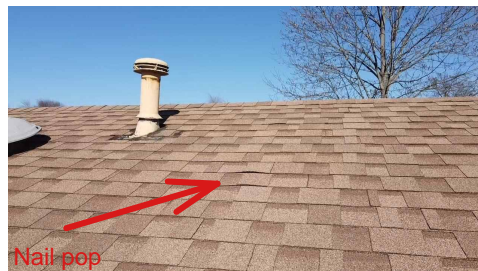
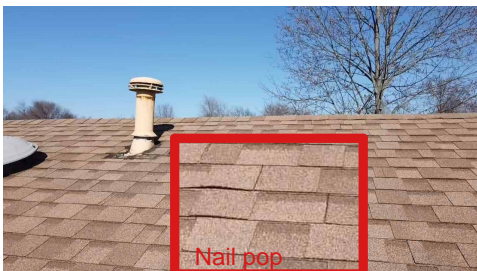
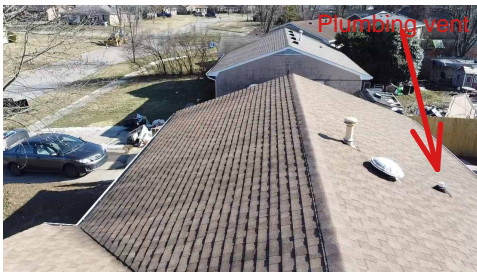
Method of Inspection: Drone



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## Roof (Continued)

- Material: Asphalt shingle - Roof has considerable life remaining. Two issues, no drip edges installed. Drip edge support shingles at the edge of the roof where the meet gutters. Shingles along the perimeter will fail if they do not have this. Vents, house has a power vent, which is electrical powered with a thermostat, testing these units is very difficult and you have no way to know if they work. Box vents are a simple solution that provide good air flow and limited service.



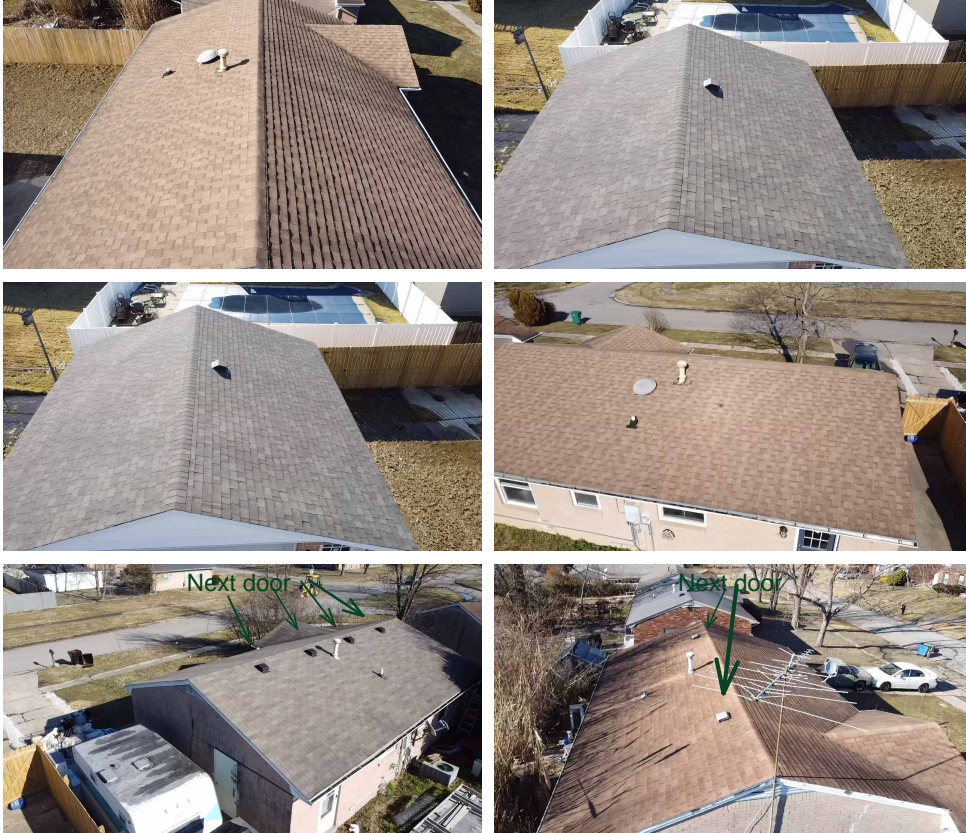




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## Roof (Continued)

Material: (continued)



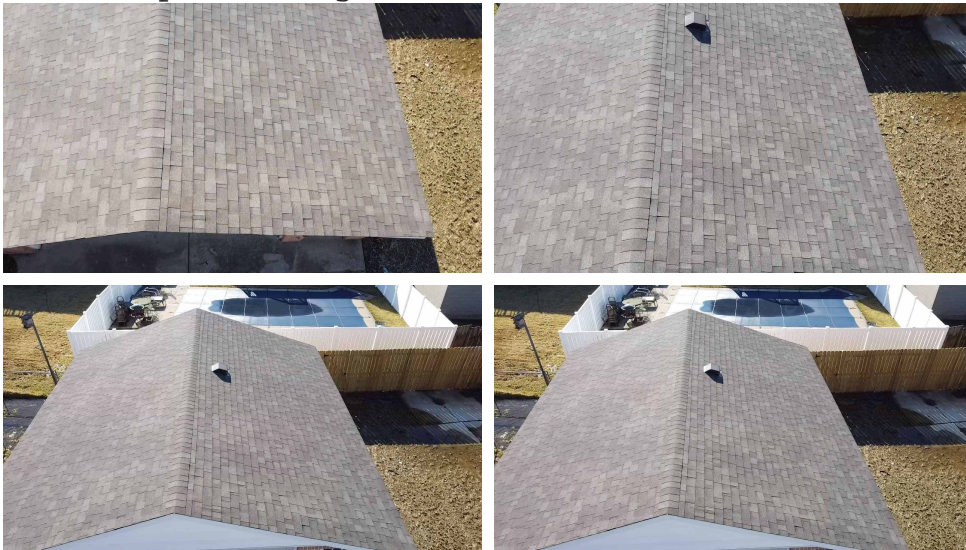
Type: Hip

Approximate Age: less than 10

Garage Roof Surface

Method of Inspection: Drone

Material: Asphalt shingle





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## Roof (Continued)

Type: Hip

Approximate Age: Less than 10

Valleys: Asphalt shingle



Plumbing Vents: PVC

Electrical Mast: Surface mount

Gutters: Aluminum - Front corner at driveway gutter needs to be properly mounted to structure.



Downspouts: Noting smashed downspout in front driveway corner

Leader/Extension:

## Garage/Carport

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

A NP NI M D

Detached Garage

Type of Structure: Detached Car Spaces: 2

Garage Doors: Metal





## Garage/Carport (Continued)

Door Operation: Mechanized



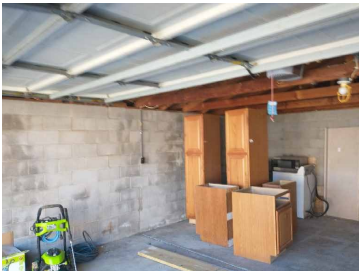
Safety Sensors: Mechanized



Service Doors: Metal



Walls: Concrete block



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## Garage/Carport (Continued)

Walls: (continued)



Floor/Foundation: Poured concrete



Smoke Detector:  
     Windows: Aluminum slider



Gutters: None



Garage

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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: Aluminum  
     Aluminum Wiring: Not present  
     Ground: Plumbing and rod in ground



Rear Electric Panel

- 
- Manufacturer: Unknown  
Maximum Capacity: 100 Amps  
     Main Breaker Size: 100 Amps



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## Electrical (Continued)

Main Breaker Size: (continued)



Breakers: Copper



Breaker Index Present



Is the panel bonded?  Yes  No  
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
- Bearing Walls: Frame



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## Attic

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

A NP NI M D

Hall closet Attic \_\_\_\_\_

Unable to Inspect: Opening to small to enter.

Attic \_\_\_\_\_

## Air Conditioning

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

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

A NP NI M D

Main AC System \_\_\_\_\_

A/C System Operation: Not inspected - Home inspection standards require that central air unit not be operated when Temperature is below 65 degrees. On February 17 and February 18th. I visited this house and did not tested the unit. The unit is 19 years old and typical life of these products in the 15 year range. I would recommend that buyer plan to replace the unit. Exposed electric line near the unit needs to be capped.



Exterior Unit: Pad mounted

Manufacturer: Heil

Model Number: TCA924 AKS Serial Number: E034509010

Area Served: Whole building Approximate Age: 19

Fuel Type: 220-240 VAC Temperature Differential:

Type: Central A/C Capacity:

Visible Coil: Aluminum



## Air Conditioning (Continued)

Refrigerant Lines: Suction line and liquid line - Entry point not sealed



Electrical Disconnect: Breaker disconnect  
AC System

## Heating System

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

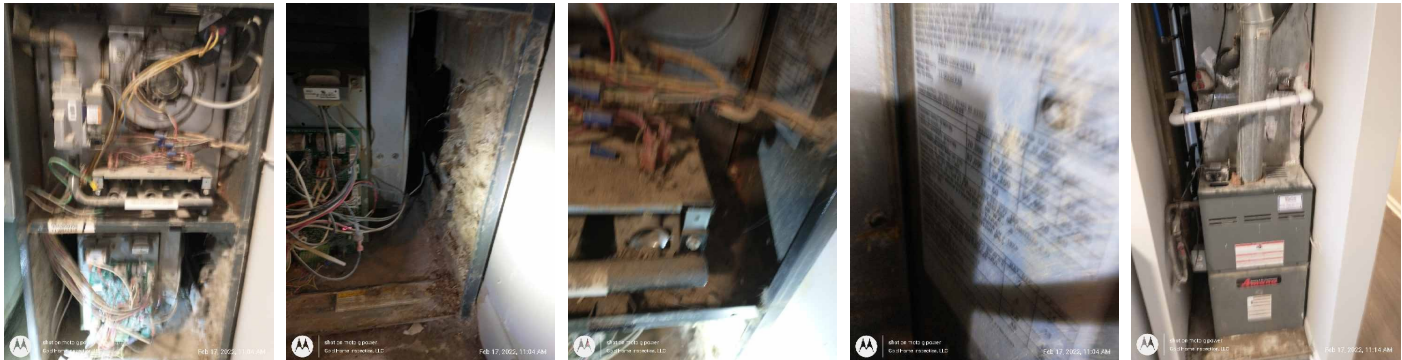
A NP NI M D

Main Heating System

Heating System Operation: Adequate - Unit was made in 2011 and working at time of inspection. No place for filter and the unit is very dirty. Recommend proper mounts be installed for filter and unit be cleaned. Property owner needs to educate future renters of need to change filters. I recommend they are changed monthly and on the day LGE bills arrive. Furnace needs to be cleaned and serviced.



Manufacturer: Amana







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## Heating System (Continued)

Model Number: AMVC30604BNAA Serial Number: 111064248

Type: Forced air Capacity: 70,000 BTU

Area Served: Whole building Approximate Age: 12

Fuel Type: Natural gas

Heat Exchanger: 3 Burner



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



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: Copper



Main Water Shutoff: Bathroom - Reachable from bathroom



Water Lines: Copper  
     Drain Pipes: Copper  
     Vent Pipes:



Gas Service Lines: Cast iron

Water Heater

Water Heater Operation: Adequate

Model Number: 0311500372 Serial Number: X0507T09HE40UD

Type: Natural gas Capacity: 30 Gal.



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## Plumbing (Continued)

Approximate Age: 7 Area Served: Whole building

Flue Pipe: Double wall



TPRV and Drain Tube: Copper



Water Supply lines: Copper



Gas supply line: Flex



Permit:  
Water Heater



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## Bathroom

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

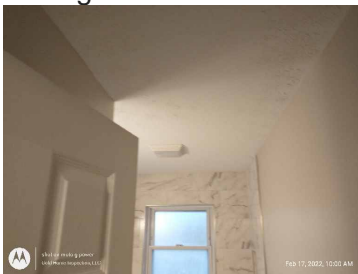
A NP NI M D

1st floor main Bathroom

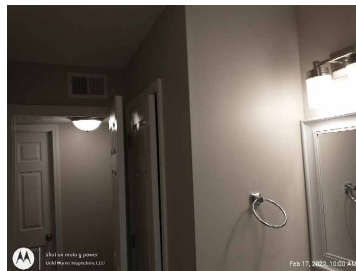
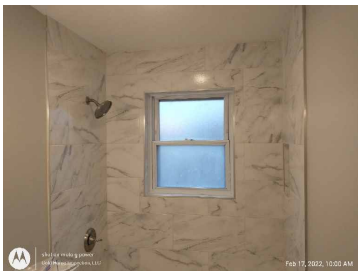
Closet: Single small



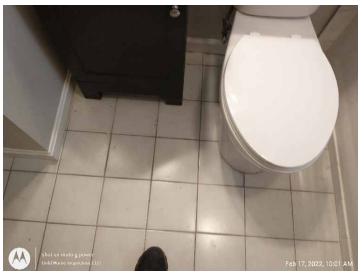
Ceiling: Paint



Walls: Paint



Floor: Ceramic tile



Doors: Hollow wood



## Bathroom (Continued)

Windows: Vinyl double hung - Missing hardware on left side.



Electrical: 110 VAC GFCI



Counter/Cabinet: Composite and wood



Sink/Basin: Molded single bowl



Faucets/Traps: Bath tub spicket needs to be tighten and sealed.





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## Bathroom (Continued)

Faucets/Traps: (continued)



☒ □ □ □ □ Tub/Surround: Fiberglass tub and fiberglass surround



☒ □ □ □ □ Toilets:



☒ □ □ □ □ Ventilation: Electric ventilation fan



Bathroom

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## Kitchen

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

A NP NI M D

1st Floor Kitchen

Stove: Frigidaire



Disposal:



Dishwasher: Not mounted, unit would not start. Water is likely shut off and inspector did not want to turn it on.



Refrigerator: LGE





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## Kitchen (Continued)

Sink: Stainless Steel



Floor: Laminate



Windows: Vinyl double hung



HVAC Source: Heating system register



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



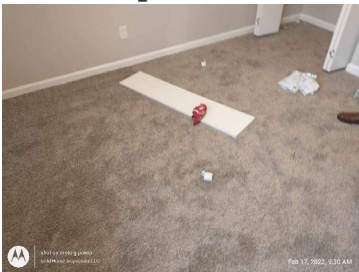
Ceiling: Paint



Walls: Paint



Floor: Carpet





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## Bedroom (Continued)

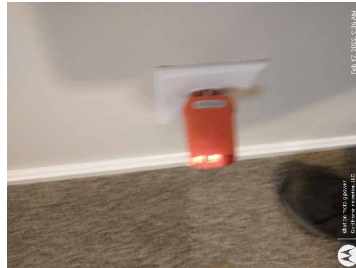
Doors: Hollow wood



Windows: Vinyl double hung - Window does not shut good. Likely support springs



Electrical: 110 VAC



HVAC Source: Heating system register





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## Bedroom (Continued)

Front center Bedroom

Closet: Two small



Ceiling: Paint



Walls: Paint



Floor: Carpet





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## Bedroom (Continued)

Doors: Hollow wood



Windows: Vinyl double hung



Electrical: 110 VAC



HVAC Source: Heating system register



Front center Bedroom

Closet: Single small





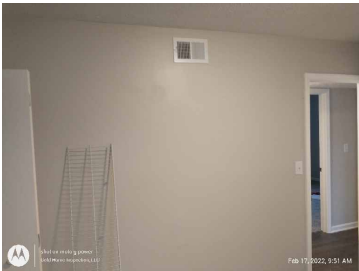
20:45 March 04, 2022

## Bedroom (Continued)

Ceiling: Paint



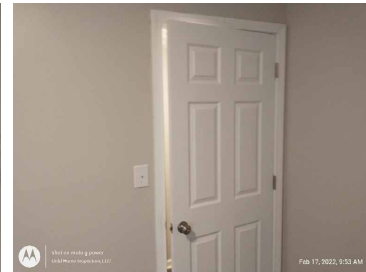
Walls: Paint



Floor: Carpet



Doors: Hollow wood



Windows: Vinyl double hung - Window does not close





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## Bedroom (Continued)

Electrical: 110 VAC



HVAC Source: Heating system register



Bedroom

## Living Space

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

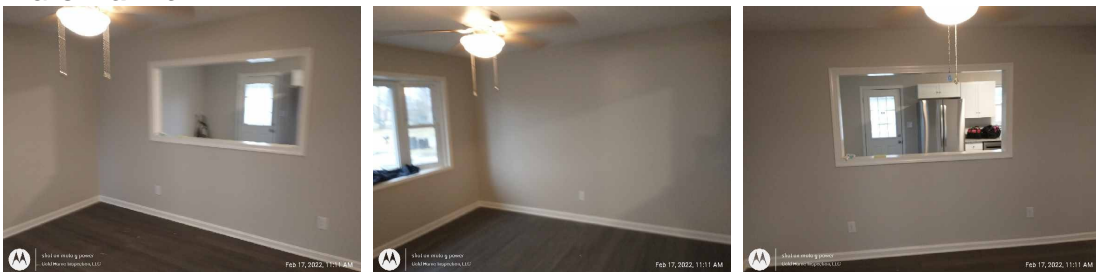
A NP NI M D

Living Room Living Space

Closet: Single



Walls: Paint





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## Living Space (Continued)

Floor: Laminate



Windows: Vinyl double hung



HVAC Source: Heating system register



Smoke Detector: Battery operated with light



Living Space

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# Gold Home Inspection



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## Laundry Room/Area

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

A NP NI M D

Kitchen Laundry Room/Area \_\_\_\_\_

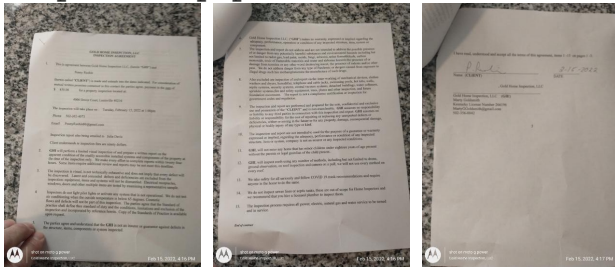
Laundry Room/Area \_\_\_\_\_

## Pre Inspection Contract

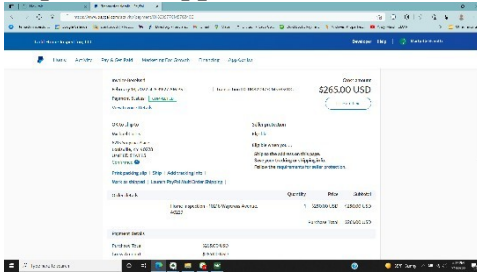
A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Inspection paperwork



Payment Paypal



## Final Comments

Thank you for your business !

Interior is top notch. I would recommend that the heater be serviced and filter be installed and regularly changed. Central air unit, was not tested and is at the end of its life and should be budgeted for replacement. Roof needs to have drip edged installed. Couple of windows did not hold open.



# Gold Home Inspection

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## Final Comments (Continued)

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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Marty Goldsmith  
Kentucky License 261991  
Certified Professional Inspector # 21060317  
International Association of Certified Home Inspectors 21060317  
Gold Home Inspection  
GoldHomeInspection.com



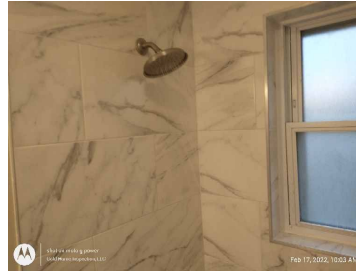
20:45 March 04, 2022

## 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.

### Bathroom

1. 1st floor main Bathroom Faucets/Traps: Bath tub spicket needs to be tighten and sealed.





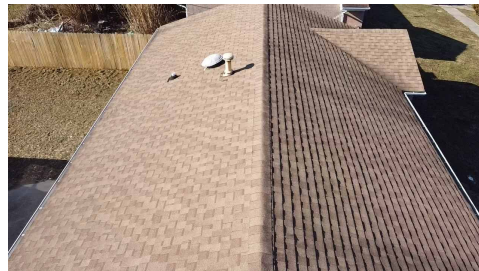
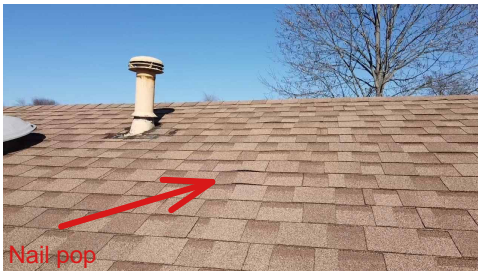
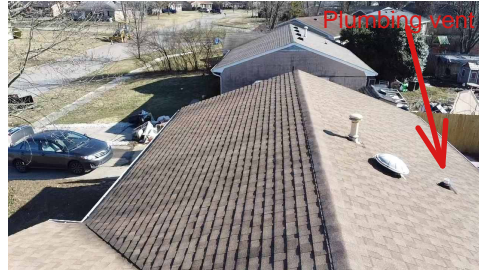
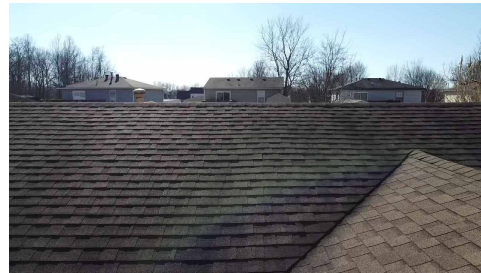
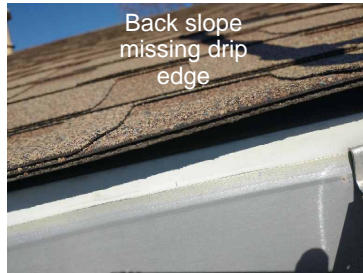
20:45 March 04, 2022

## 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.

### Roof

1. Main Roof Surface Material: Asphalt shingle - Roof has considerable life remaining. Two issues, no drip edges installed. Drip edge support shingles at the edge of the roof where the meet gutters. Shingles along the perimeter will fail if they do not have this. Vents, house has a power vent, which is electrical powered with a thermostat, testing these units is very difficult and you have no way to know if they work. Box vents are a simple solution that provide good air flow and limited service.





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## Roof (Continued)



- 2. Gutters: Aluminum - Front corner at driveway gutter needs to be properly mounted to structure.



## Garage/Carport

- 3. Detached Garage Gutters: None





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## Defective Summary (Continued)

### Air Conditioning

4. Main AC System A/C System Operation: Not inspected - Home inspection standards require that central air unit not be operated when Temperature is below 65 degrees. On February 17 and February 18th. I visited this house and did not tested the unit. The unit is 19 years old and typical life of these products in the 15 year range. I would recommend that buyer plan to replace the unit. Exposed electric line near the unit needs to be capped.



5. Main AC System Refrigerant Lines: Suction line and liquid line - Entry point not sealed



### Heating System

6. Main Heating System Heating System Operation: Adequate - Unit was made in 2011 and working at time of inspection. No place for filter and the unit is very dirty. Recommend proper mounts be installed for filter and unit be cleaned. Property owner needs to educate future renters of need to change filters. I recommend they are changed monthly and on the day LGE bills arrive. Furnace needs to be cleaned and serviced.



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## Heating System (Continued)



7. Main Heating System Gas supply line: Flex



## Bathroom

8. 1st floor main Bathroom Windows: Vinyl double hung - Missing hardware on left side.



## Kitchen

9. 1st Floor Kitchen Dishwasher: Not mounted, unit would not start. Water is likely shut off and inspector did not want to turn it on.





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## Defective Summary (Continued)

### Bedroom

10. Rear Bedroom Windows: Vinyl double hung - Window does not shut good. Likely support springs



11. Front center Bedroom Windows: Vinyl double hung - Window does not close

