



Home Inspection Report

Prepared for: Buddy D Goldsmith III

4006 Dover Court
Louisville, Kentucky 40216

Inspected by:

Marty Goldsmith Kentucky License 266196
Gold Home Inspection LLC





20:52 March 04, 2022

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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: 4006 Dover Court
City: Louisville State: Kentucky Zip: 40216

Client Information

Client Name: Buddy D Goldsmith III

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 Received: 0

Conditions

Others Present: Buyer Property Occupied: Vacant
Estimated Age: 65 Entrance Faces:
Inspection Date: 2022-02-15
Start Time: 1:00 p, End Time: 4:00pm
Utilities On: Yes No Not Applicable
Temperature: 50
Weather: Clear 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 - Suggest caulking with masonry caulk to repair crack in drive.



Walks: Concrete



Steps/Stops: Concrete





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Lots and Grounds (Continued)

Porch: Concrete



Grading: Flat
Yard Large hole - Safety issue and should be filled in.



Vegetation: None
Fences: Chain link





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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

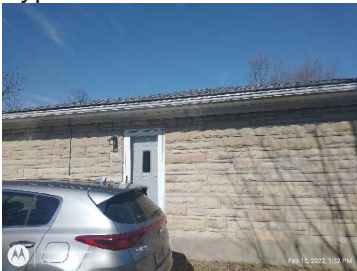
Front Exterior Surface _____

Type: Stone



Driveway side Exterior Surface _____

Type: Stone



Side Exterior Surface _____

Type: Stone



Rear Exterior Surface _____



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Exterior (Continued)

Type: Stone



Trim: Aluminum



Fascia: Aluminum
 Soffits: Aluminum
 Door Bell:



Entry Doors: Metal





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Exterior (Continued)

Side Door: Metal entry door



Exterior Lighting: Surface mount



Exterior Electric Outlets:
 Hose Bibs: Rotary



Gas Meter: Side





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Exterior (Continued)

Main Gas Valve: Located at gas meter



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.

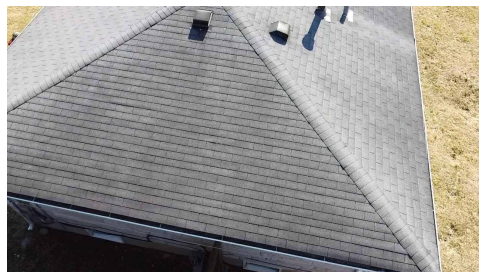
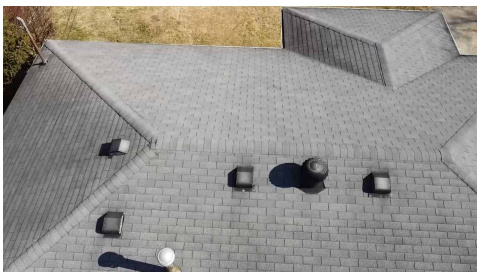
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A NP NI M D

Main Roof Surface _____

Method of Inspection: Drone and ground

Material: Asphalt shingle 15 year. Roof has no current leakage. Good vents. Granular loss is present, along with some nail pops. Buyer should plan to replace roof in the next few years and be prepared for repairs, as needed. Buyer should also check with homeowners to see if roof meets coverage standards. Defective score given over age and condition of rear slope.





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Roof (Continued)

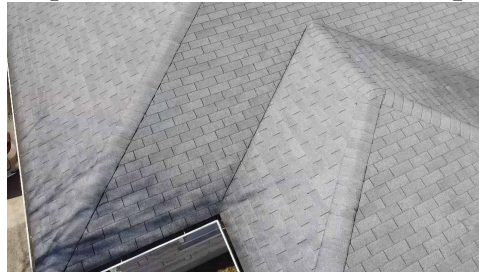
Material: (continued)



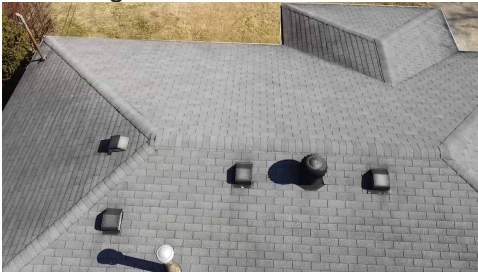
Type: Hip
Approximate Age: 15

Roof Surface

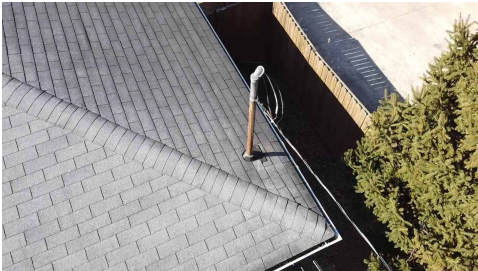
Valleys: Asphalt shingle - Valley are one of the first places roofs fail.



Plumbing Vents: Galvanized



Electrical Mast: Mast with tie back at roof



Gutters: Aluminum
Downspouts: Aluminum
Leader/Extension:



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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.

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A NP NI M D

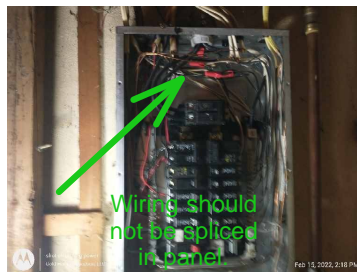
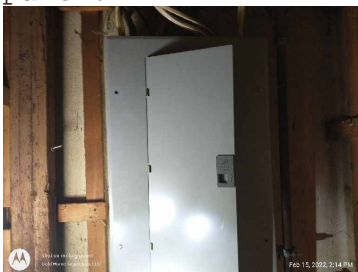
Service Size Amps: 150 Volts: 220-240 VAC

- Service: Copper
- 120 VAC Branch Circuits: Copper
- 240 VAC Branch Circuits: Copper and aluminum
- Aluminum Wiring: Not present
- Ground: Plumbing and rod in ground



Basement Electric Panel

- Manufacturer: GE - Per electrical code wiring should not be spliced in panel.





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Electrical (Continued)

- Main Breaker Size: 150
 - Breakers: Copper
 - Breaker Index Breakers are not marked. Homeowner should mark breakers, this could be useful in an emergency. Panel has main shut off.
 - 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.

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

A NP NI M D

- Structure Type: Wood frame
- Foundation: Poured
- Beams: Bonded wood
- Piers/Posts: Steel posts
- Floor/Slab: Dimensional wood

Attic

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

A NP NI M D

Hall Attic

Method of Inspection: Poll with GoPro

- Roof Framing: 2x10 Truss
- Ventilation: Roof and soffits vents
- Insulation: Cellulose
- Insulation Depth: 3

Attic



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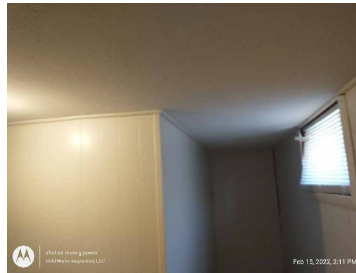
Basement

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

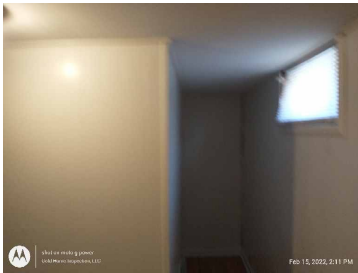
A NP NI M D

Bedroom Basement

Ceiling: Paint



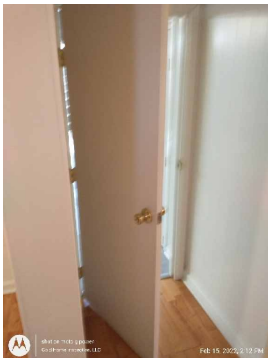
Walls: Paint



Floor: Laminate



Doors: Hollow wood





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Basement (Continued)

Windows: Vinyl double hung - Nice basement windows.



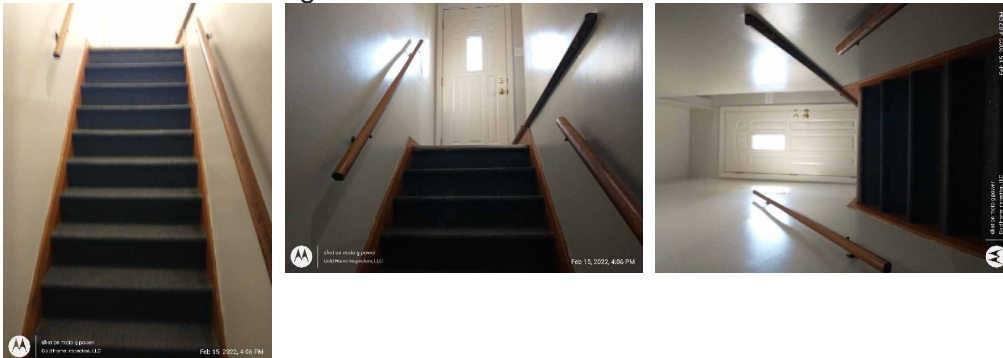
Electrical: 110 VAC



HVAC Source: Heating system register



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



Family room Basement



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Basement (Continued)

☒☐☐☐☐ Ceiling: Painted Rafters



☒☐☐☐☐ Walls: Paint



☒☐☐☐☐ Floor: Carpet



☒☐☐☐☐ Electrical: 110 VAC



☒☐☐☐☐ Smoke Detector: Battery operated with light





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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.

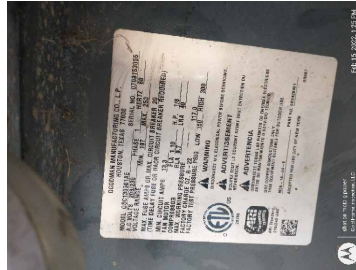
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A NP NI M D

Main AC System

A/C System Operation: Outdoor range was below the normal operating Temperature and not tested. Based upon 15 year age and brand this unit in near the end of its life and homeowner should budget for replacement. Defective score given for age.

Condensate Removal:
 Exterior Unit:



Manufacturer: Goodman
Model Number: 08c130302AE Serial Number: 0709163056
Area Served: whole building Approximate Age: 15
Fuel Type: 220-240 VAC Temperature Differential:
Type: Central A/C Capacity: 2.5 Ton

Visible Coil: Aluminum
 Refrigerant Lines: Suction line and liquid line



Electrical Disconnect:





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Air Conditioning (Continued)

AC System

Heating System

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A NP NI M D

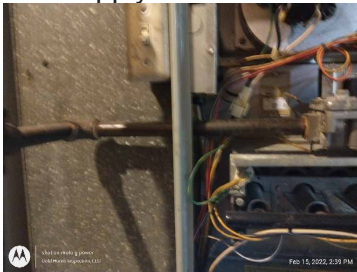
Main Heating System

- Heating System Operation: Adequate - Unit is 26 years old. Service life of these is between 25-40 years. Unit functioned at time of inspection. Filters should be changed monthly and unit should be serviced and cleaned on annual basis. Open vent needs to be sealed.



Manufacturer: American Standard
Model Number: AUD080C936H3 Serial Number: L324TD519
Type: Forced air Capacity: 100,000 BTUHR
Area Served: Whole building Approximate Age: 26
Fuel Type: Natural gas

- Heat Exchanger: 4 Burner
 Blower Fan/Filter: Belt drive with disposable filter
 Gas supply line: Cast Iron



- Distribution: Metal duct





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Heating System (Continued)

Flue Pipe: Double wall



Controls: Digital



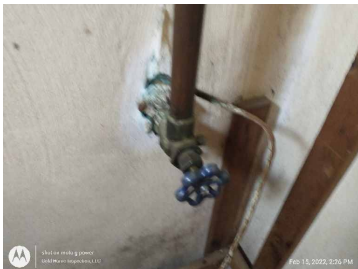
Permit:
Heating System

Plumbing

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A NP NI M D

Main Water Shutoff: Basement



Water Lines: Copper
 Drain Pipes: Cast iron





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Plumbing (Continued)

-
-

Vent Pipes: Galvanized

Pipes in wash room Leaks present - Several leaks present in basement, Repairs recommended by plumber.



Basement Water Heater

-

Water Heater Operation: Adequate - Unit functioning at time of inspection. Common life spans are 15-20 years and homeowner should plan for replacement of this unit.



Manufacturer: Envirotemp



Model Number: G1F4034T473NV Serial Number: 0320119383
Type: Natural gas Capacity: 30 Gal.
Approximate Age: 18 Area Served: Whole building



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Plumbing (Continued)

Flue Pipe: Double wall



TPRV and Drain Tube: Copper



Water Supply lines: Copper



Gas supply line: Copper



Permit:
Basement Water Heater



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Bathroom

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A NP NI M D

Basement Bathroom

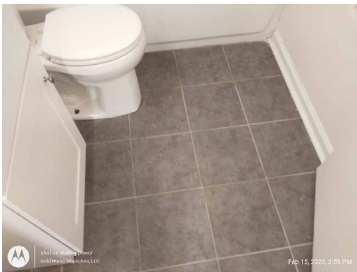
Ceiling: Six foot ceiling height



Walls: Paint



Floor: Tile



Doors: Hollow wood





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Bathroom (Continued)

Electrical: 110 VAC GFCI



Counter/Cabinet: Wood



Sink/Basin: Molded single bowl



Faucets/Traps:



Tub/Surround: Porcelain tub and fiberglass surround - This needs to be cleaned with mold remover





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Bathroom (Continued)

Toilets: 1 1/2 Gallon Tank



Ventilation:
Master Bathroom _____

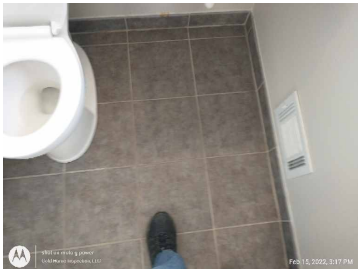
Ceiling: Paint



Walls: Paint



Floor: Laminate



Windows: Vinyl double hung



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Bathroom (Continued)

Windows: (continued)



☒ □ □ □ □

Electrical: 110 VAC GFCI



☒ □ □ □ □

Sink/Basin: One piece sink/counter tops



☒ □ □ □ □

Faucets/Traps:



☒ □ □ □ □

Toilets:





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Bathroom (Continued)

HVAC Source: Heating system register



Ventilation: Window
1st floor main Bathroom

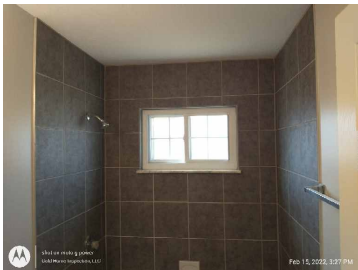
Closet: Single small



Ceiling: Paint



Walls: Paint





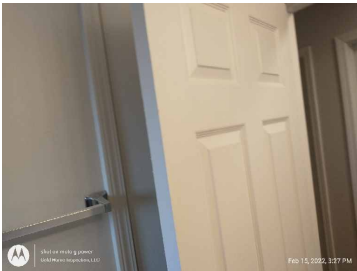
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Bathroom (Continued)

Floor: Ceramic tile



Doors: Hollow wood



Windows: Vinyl double hung



Electrical: 110 VAC GFCI



Counter/Cabinet: Wood





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Bathroom (Continued)

☒☐☐☐☐ Sink/Basin: Molded single bowl



☒☐☐☐☐ Faucets/Traps:



☒☐☐☐☐ Tub/Surround: Porcelain tub and ceramic tile surround



☒☐☐☐☐ Toilets:



☒☐☐☐☐ HVAC Source: Heating system register





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Bathroom (Continued)

Ventilation: Window

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: Whirlpool - Noting water leak in basement



Refrigerator: Whirlpool





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Kitchen (Continued)

☒ ☐ ☐ ☐ ☐ Microwave: GE



☒ ☐ ☐ ☐ ☐ Sink: Stainless Steel



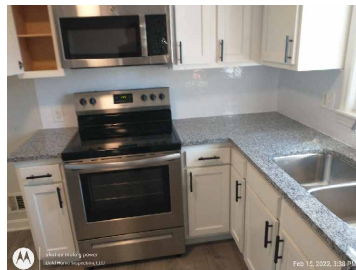
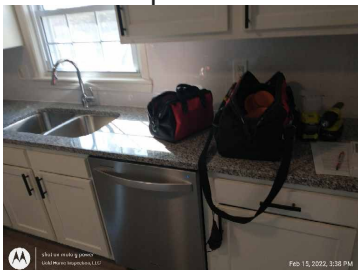
☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC



☒ ☐ ☐ ☐ ☐ Plumbing/Fixtures:



☒ ☐ ☐ ☐ ☐ Counter Tops: Granite





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Kitchen (Continued)

Cabinets: Wood



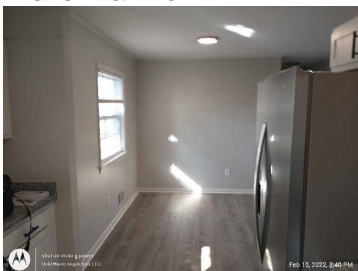
Pantry: Single small



Ceiling: Paint



Walls: Paint





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Kitchen (Continued)

Floor: Laminate



Windows: Vinyl double hung



HVAC Source: Heating system register
Kitchen

Bedroom

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A NP NI M D

Master Bedroom

Closet: Single



Ceiling: Paint





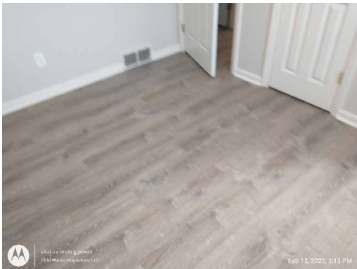
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Bedroom (Continued)

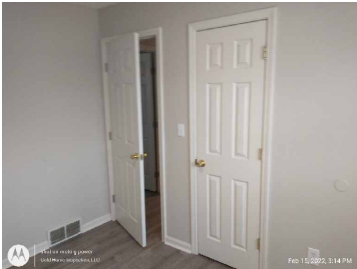
Walls: Paint



Floor: Laminate



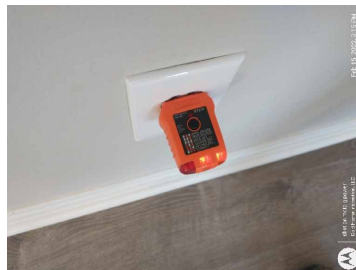
Doors: Hollow wood



Windows: Vinyl double hung



Electrical: 110 VAC





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Bedroom (Continued)

HVAC Source: Heating system register



Front corner Bedroom

Closet: Single small



Ceiling: Paint



Walls: Paint



Floor: Laminate





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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





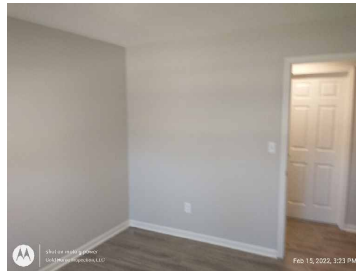
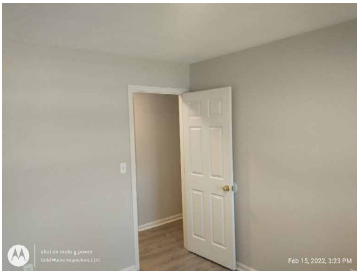
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Bedroom (Continued)

Ceiling: Paint



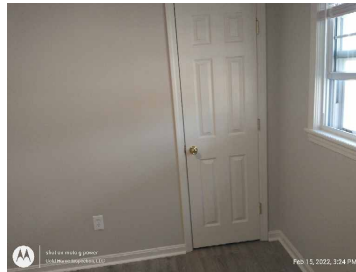
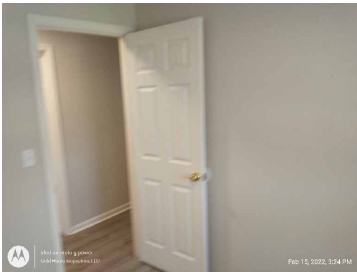
Walls: Paint



Floor: Laminate



Doors: Hollow wood



Windows: Vinyl double hung

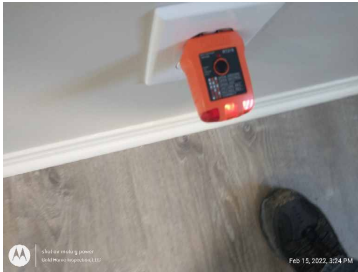




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Bedroom (Continued)

- Electrical: One wallplug shows hot ground and needs to be repaired by electrician.



- HVAC Source: Heating system register



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





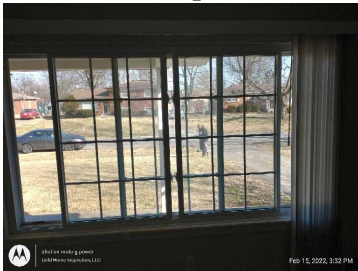
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Living Space (Continued)

Floor: Laminate



Windows: Vinyl double hung



Electrical: 110 VAC



Living Space

Laundry Room/Area

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A NP NI M D

Basement Laundry Room/Area

Ceiling: Exposed framing





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Laundry Room/Area (Continued)

☒☐☐☐☐ Walls: Paint



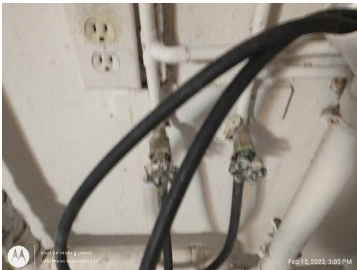
☒☐☐☐☐ Floor: Poured



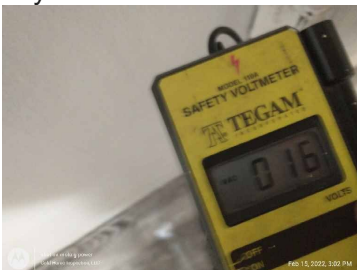
☒☐☐☐☐ Laundry Tub: Cabinet



☒☐☐☐☐ Washer Hose Bib: Gate valves



☒☐☐☐☐ Dryer electric Line:





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Laundry Room/Area (Continued)

Washer Drain: Wall mounted drain

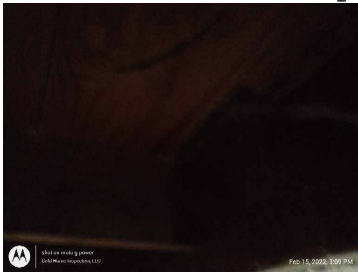


Laundry Room/Area

Termite Inspection

Termite inspections are not part of a standard Home Inspection. Terminate inspections they have an additional service charge of fifty dollars.

No evidence of WDO present.



Gold Home Inspection



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Radon

Radon testing is recommended for all homes. This is an add on and recommended for all homes. Radon, requires lab testing and extra trip to the property. Cost is \$ 125.

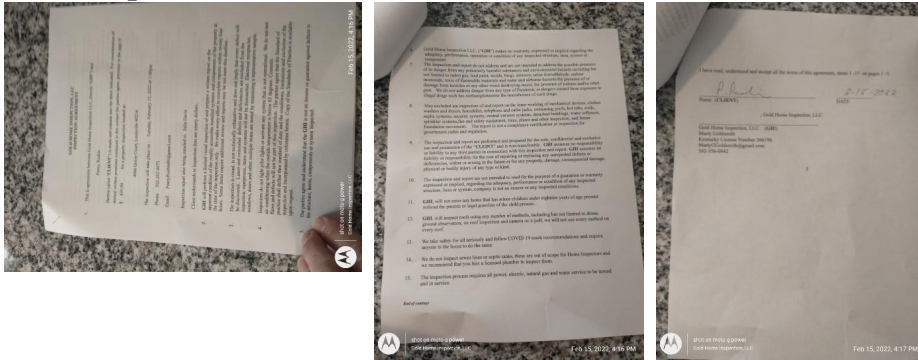
Test in progress

Pre Inspection Contract

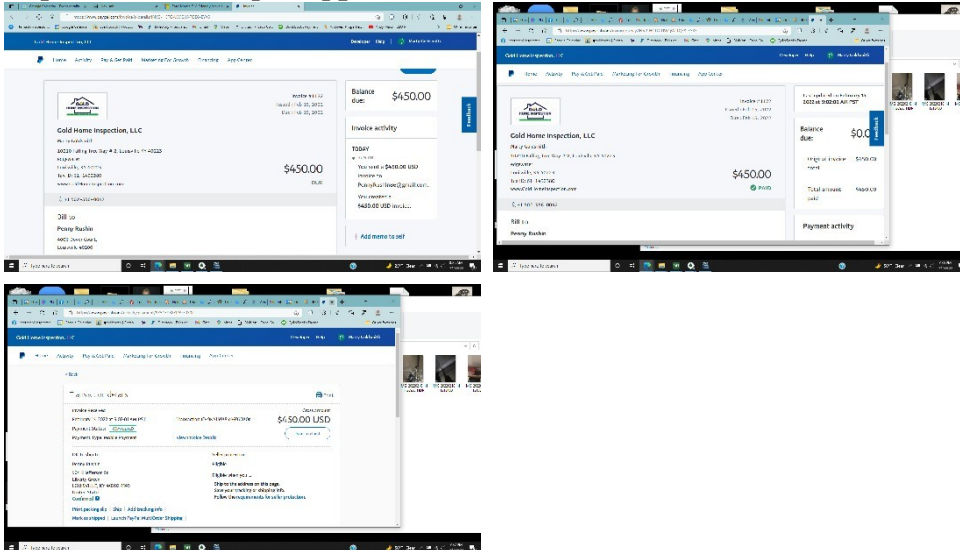
A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Pre-inspection Contract



Payment Paid by Paypal.



Final Comments



20:52 March 04, 2022

Final Comments (Continued)

Thank you for your business !

Issues of concern:

House could use additional smoke alarms, carbon monoxide detector and fire extinguisher. Roof, hot water and central air are all approaching end of service life and buyer should be prepared for repairs or replacement. Each of these systems could fail at anytime.

Water leaks are noted in multiple pipes below the sink and require plumbing repairs.

Basement does not have door.

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)

Marty Goldsmith
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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.

Air Conditioning

1. Main AC System Refrigerant Lines: Suction line and liquid line





20:52 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.

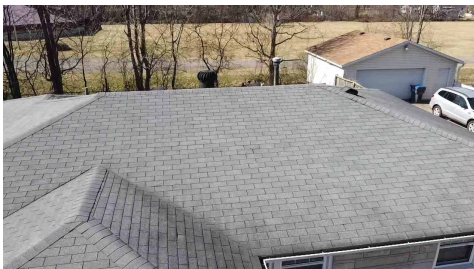
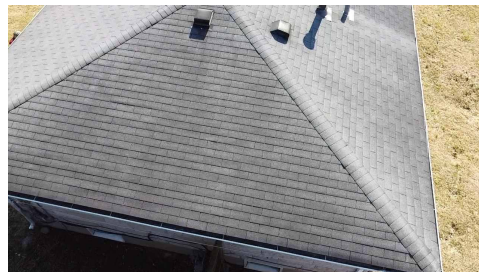
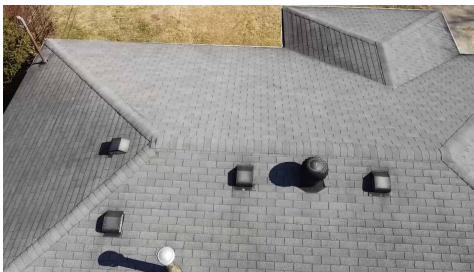
Lots and Grounds

1. Yard Large hole - Safety issue and should be filled in.



Roof

2. Main Roof Surface Material: Asphalt shingle 15 year. Roof has no current leakage. Good vents. Granular loss is present, along with some nail pops. Buyer should plan to replace roof in the next few years and be prepared for repairs, has needed. Buyer should also check with homeowners to see if roof meets coverage standards. Defective score given over age and condition of rear slope.





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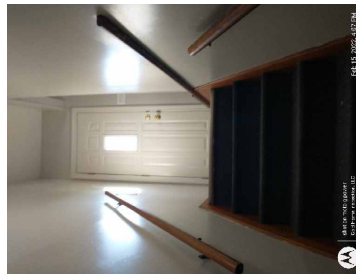
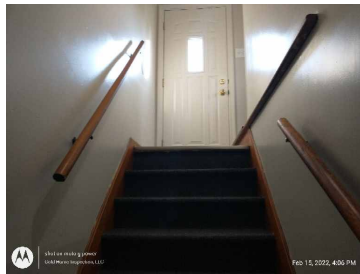
Defective Summary (Continued)

Electrical

3. Basement Electric Panel Breaker Index Breakers are not marked. Homeowner should mark breakers, this could be useful in an emergency. Panel has main shut off.

Basement

4. Bedroom Basement Basement Stairs/Railings: Wood stairs with wood handrails - No basement door.



Air Conditioning

5. Main AC System A/C System Operation: Outdoor range was below the normal operating Temperature and not tested. Based upon 15 year age and brand this unit in near the end of its life and homeowner should budget for replacement. Defective score given for age.

Heating System

6. Main Heating System Distribution: Metal duct



Plumbing

7. Pipes in wash room Leaks present - Several leaks present in basement, Repairs recommended by plumber.





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Plumbing (Continued)



8. Basement Water Heater Water Heater Operation: Adequate - Unit functioning at time of inspection. Common life spans are 15-20 years and homeowner should plan for replacement of this unit.



Bathroom

9. Basement Bathroom Ceiling: Six foot ceiling height



10. Basement Bathroom Tub/Surround: Porcelain tub and fiberglass surround - This needs to be cleaned with mold remover





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Defective Summary (Continued)

Bedroom

11. Front center Bedroom Electrical: One wallplug shows hot ground and needs to be repaired by electrician.

