



# Home Inspection Report

Prepared for: Buddy D Goldsmith III

14302 Lake Forest Drive  
Louisville, KY 40245

Inspected by:

Marty Goldsmith Kentucky License 266196  
Gold Home Inspection LLC





20:41 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: 14302 Lake Forest Drive  
City: Louisville State: KY Zip: 40245

### 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: martyggoldsmith@gmail.com Web: www.GoldHomeInspection.com

### Conditions

Others Present: None Property Occupied: Vacant  
Estimated Age: 30 Entrance Faces:  
Inspection Date: 2022-01-15  
Start Time: 9:00 AM End Time: 1:00 pm  
Utilities On:  Yes  No  Not Applicable Water NOT on.

Electric on  
Temperature: 30-35  
Weather: Cold, very lite snow Soil Conditions: Dry  
Space Below Grade: Basement  
Building Type: Single family Garage: Attached  
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



Steps/Stops: Concrete



Porch: Earth



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## Lots and Grounds (Continued)

Porch: (continued)



Grading: Flat  
Vegetation: Shrubs



Lawn Sprinklers:

## 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.

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A NP NI M D

Front Exterior Surface \_\_\_\_\_

Type: Brick veneer



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## Exterior (Continued)

Type: (continued)



Driveway side Exterior Surface

Type: Brick veneer



Side Exterior Surface

Type: Brick veneer



Rear Exterior Surface

Type: Vinyl siding





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## Exterior (Continued)

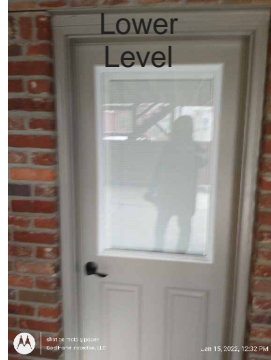
Trim: Wood



Fascia: Wood  
     Soffits: Wood  
     Door Bell: Ring system



Entry Doors: Fiberglass

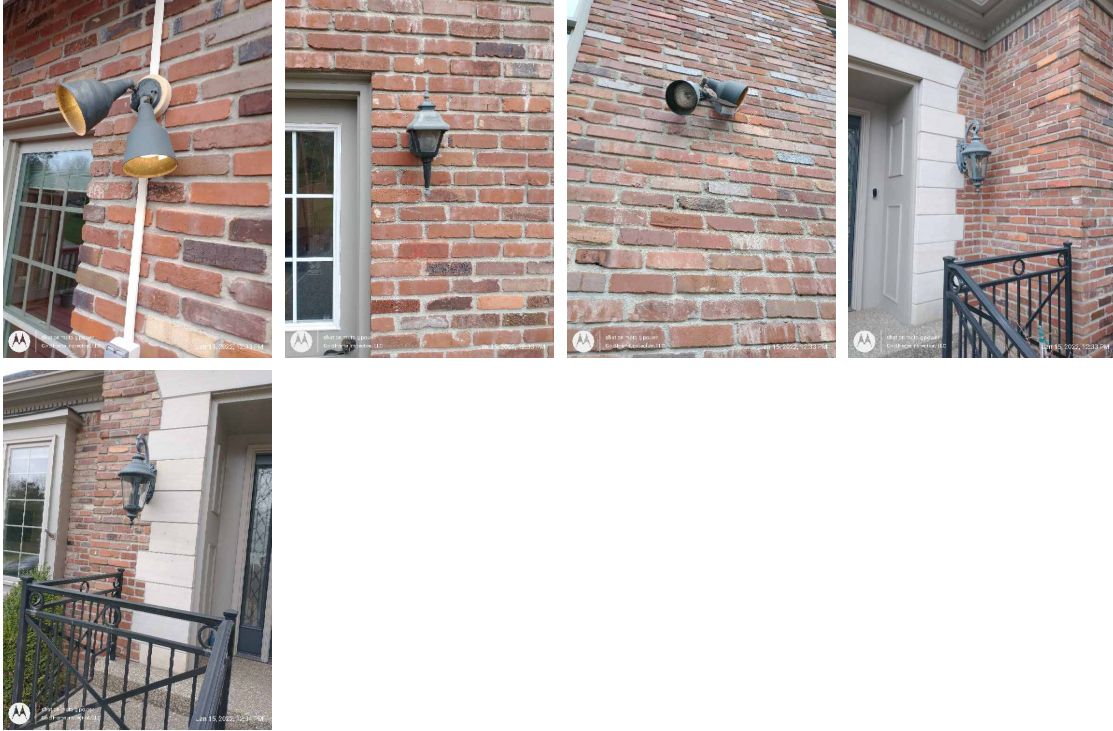




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## Exterior (Continued)

Exterior Lighting: Surface mount



Hose Bibs: Rotary



Gas Meter: Exterior surface mount at side of home







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## Exterior (Continued)

Main Gas Valve: Located at main line



## Deck

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

A NP NI M D

Main Deck

Deck Boards: Deck problems - Missing or wrong size deck hangers. Missing lag bolts, these 1/2 bolts are designed to hold a considerable weight, using small nails or bolts will lead to a failure. Missing ledger bolts and washers, repair using a board to try and support ledger board is not to code and will not work. Insured carpenter or handyman should repair the deck. Complete repairs will prolong the life of the deck. Decks are the number one source of home injuries.

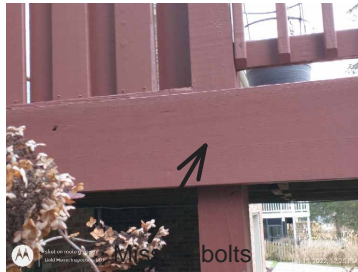




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## Deck (Continued)

### Deck Boards: (continued)



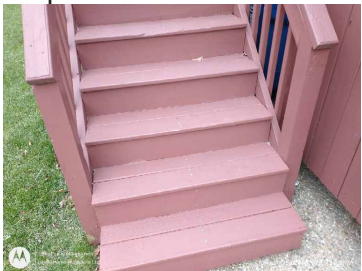
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### Railing:



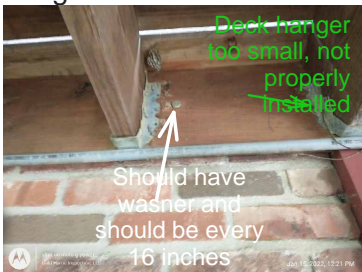
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### Steps:



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### Ledger Board:

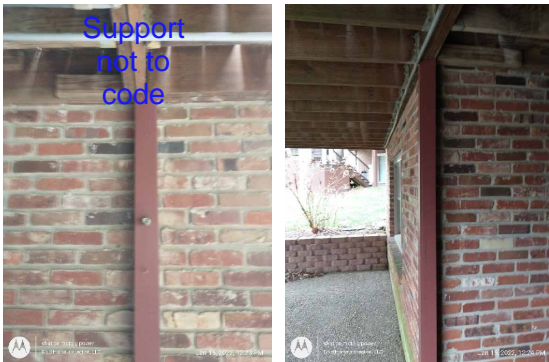
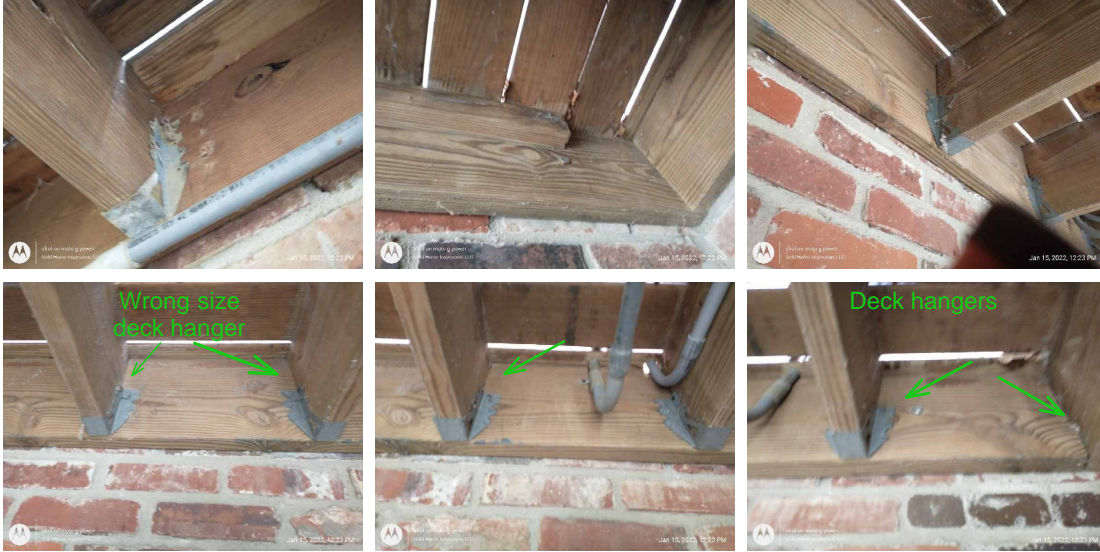




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## Deck (Continued)

Ledger Board: (continued)



Support Post:



Attic



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## 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

All Roof Surface

Method of Inspection: Drone

Material: ROOF - Very difficult to estimate the age of the roof. We have pictures of shingles coming up on the front slope, above the living room windows, about five feet from the gutter. We have pictures of a small leak in the center bedroom. The ceiling in this room is painted white, while other second floor ceilings are painted yellow and this makes finding leaks very difficult. These issues should be repaired by an insured roofing contractor. We also have missing glandular and missing shingles, which we have pictures of, the roof should have had installed rolled roofing in the dead valley and over the second floor bedrooms. The roof is aging, has incorrect products installed and following recommendations from a roofing contractor, would be in the best interest of the purchaser.

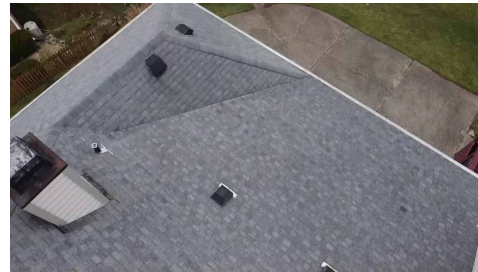




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## Roof (Continued)

Material: (continued)





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## Roof (Continued)

Material: (continued)



Type: Hip

Approximate Age: 20+

Roof Surface

Electrical Mast: Underground utilities

## 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: 4 tandem

Garage Doors: Insulated aluminum



Door Operation: Mechanized





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## Garage/Carport (Continued)

Door Operation: (continued)



Safety Sensors: Working



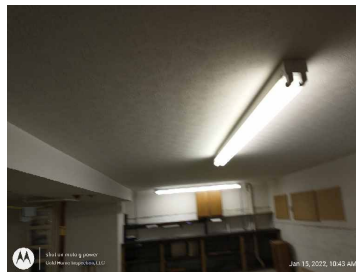
Door Opener: Lift Master



Service Doors:



Ceiling: Paint

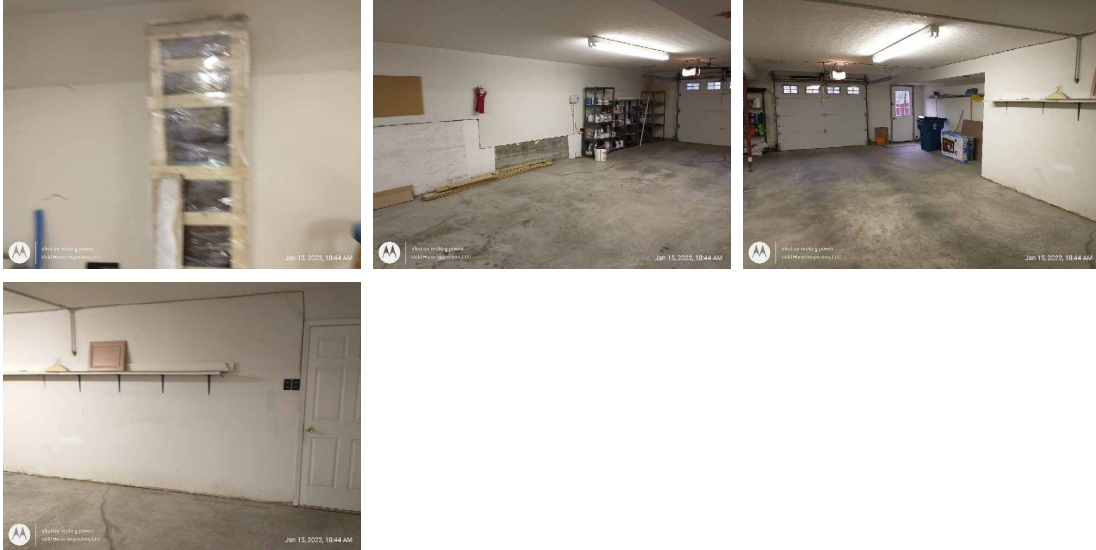




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## Garage/Carport (Continued)

Walls: Paint



Floor/Foundation: Floor has cracking and has been repaired. Homeowner should monitor this situation.







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## Garage/Carport (Continued)

Floor/Foundation: (continued)



Electrical: 110 VAC - Wallplugs do not work. Repair be electrain recommended.



Smoke Detector:  
     Heating:





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## Garage/Carport (Continued)

Basement door Hollow wood - This should be fire rated door.



Garage

## 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: 200 Volts: 220-240 VAC

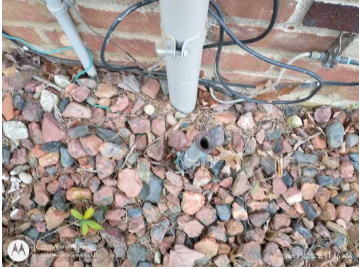
- Service: Copper
- 120 VAC Branch Circuits: Copper
- 240 VAC Branch Circuits: Copper
- Ground: Plumbing and rod in ground



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## Electrical (Continued)

Ground: (continued)



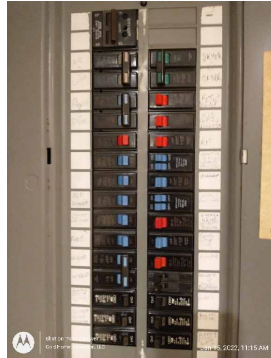
Basement Electric Panel

Manufacturer: Westinghouse - Frame around the panel prevent the inspector from removing the cover.

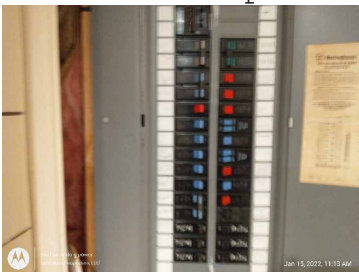


Maximum Capacity: 200 Amps

Breakers: Copper - Noting that T and B B breakers have been added.



Breaker Index On panel

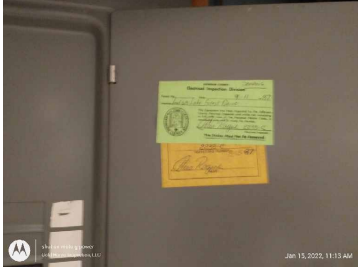




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## Electrical (Continued)

Permits 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.

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

A NP NI M D

Structure Type: Wood frame  
     Foundation: Poured  
     Bearing Walls: Frame  
     Piers/Posts: Steel posts  
     Floor/Slab: Poured slab

## Attic

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

A NP NI M D

Corner bedroom Attic \_\_\_\_\_

Method of Inspection: None

Unable to Inspect: Entrance in corner closet is 12 x 12



Attic \_\_\_\_\_



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## Basement

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

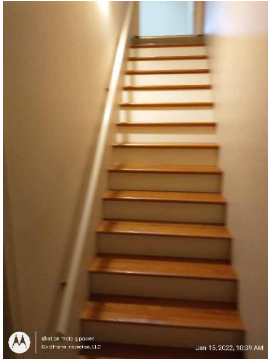
A NP NI M D

Basement

Sump Pump:



Basement Stairs/Railings:



Basement

## 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

Side of house AC System

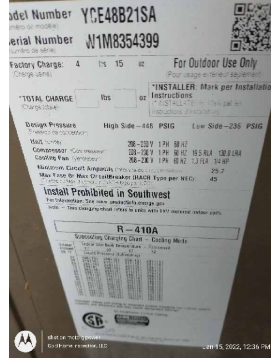
A/C System Operation: Units should not be tested when outdoor Temperature is below 65 degrees.



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## Air Conditioning (Continued)

Exterior Unit: Pad mounted



Manufacturer: YORK  
Model Number: YCE48821SA Serial Number: W1M8354399  
Area Served: Whole building Approximate Age: 9  
Fuel Type: 220-240 VAC Temperature Differential:  
Type: Central A/C Capacity: 4 tons

Visible Coil:



Refrigerant Lines: Low pressure and high pressure - This should be routed away from the fireplace



Electrical Disconnect: Breaker disconnect





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## Air Conditioning (Continued)

AC System

## Fireplace/Wood Stove

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

A NP NI M D

Living Room Fireplace

Type: Gas log

Smoke Chamber: Metal - Needs repair prior to use



Flue: Metal  
Damper: Metal





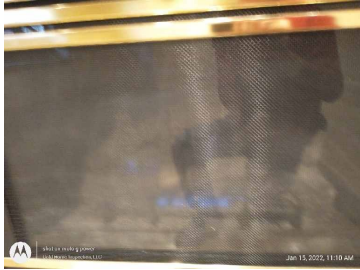
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## Fireplace/Wood Stove (Continued)

Hearth: Flush mounted



Lower level Fireplace  
Type: Ventless gas



Hearth: Raised

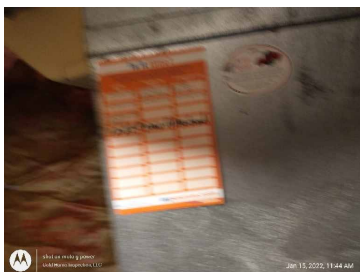
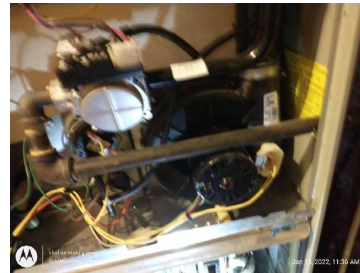
## Heating System

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

A NP NI M D

Basement Heating System

Heating System Operation: Adequate  
Manufacturer: Trane







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## Heating System (Continued)

Model Number: TUY10pr9V4W5 Serial Number: 5415NBU7G

Type: Forced air Capacity: 140000 BTU HR

Area Served: Whole building Approximate Age: 16

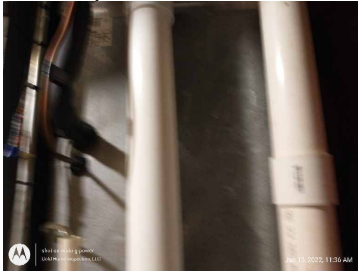
Fuel Type: Natural gas

Heat Exchanger:

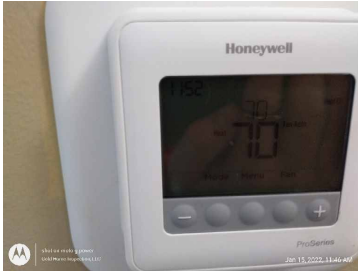
Blower Fan/Filter: Direct drive with disposable filter - Unit heated home from 62 degrees to 70 degrees in about 2 hours. The blower does not have much air movement. Very little airflow out of ducts. Recommended having unit serviced by licensed company.

Distribution: Metal duct

Flue Pipe: PVC



Controls: Digital



Humidifier:

Permit:

Heating System

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## Plumbing

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

A NP NI M D

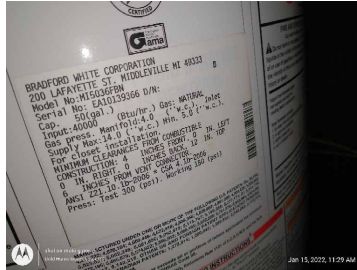
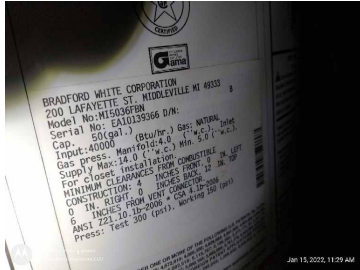
Main Water Shutoff: Lower level family room



### Basement Water Heater

Water Heater Operation: Water off - Water service off at time of inspection. This unit is 13 years old and is nearing end of its life cycle. Inspector knows nothing about the unit.

Manufacturer: Bradford-White



Model Number: MI5036F66 Serial Number: EA1013039366

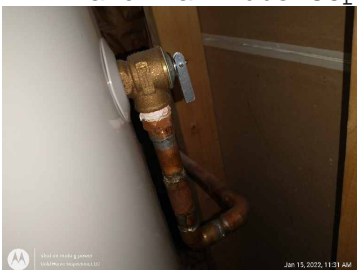
Type: Natural gas Capacity: 40 Gal.

Approximate Age: 13 Area Served: Whole building

Flue Pipe: Double wall



TPRV and Drain Tube: Copper





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## Plumbing (Continued)

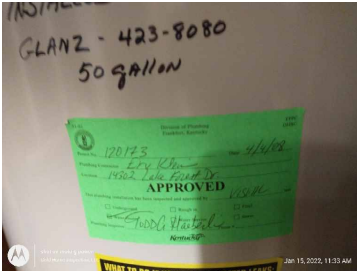
Water Supply lines: Copper



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

Master Bathroom

Ceiling: Paint





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## Bathroom (Continued)

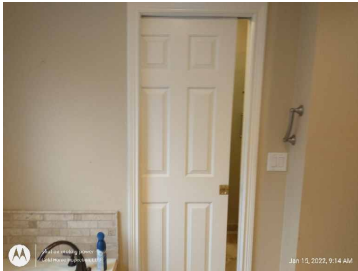
☒☐☐☐☐ Walls: Paint



☒☐☐☐☐ Not tested, no water. Unit powered up.



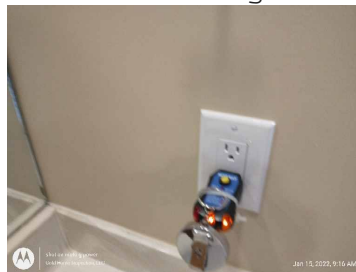
☒☐☐☐☐ Doors: Hollow wood



☒☐☐☐☐ Windows: Fixed stained glass



☒☐☐☐☐ Electrical: 110 VAC/220 VAC - Wired together





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## Bathroom (Continued)

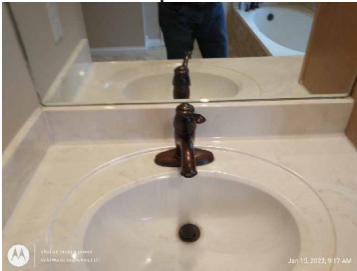
Counter/Cabinet:



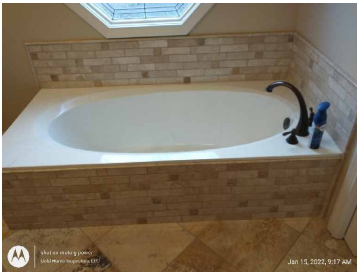
Sink/Basin:



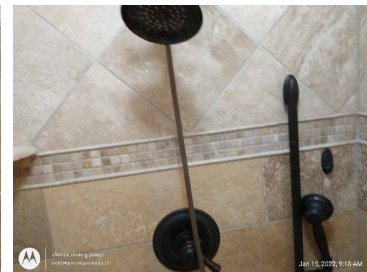
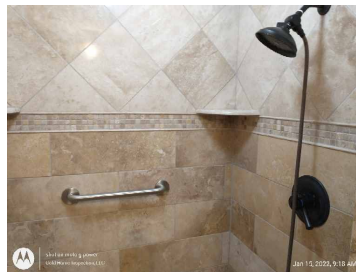
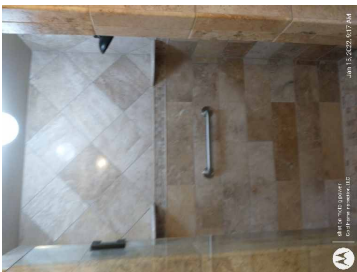
Faucets/Traps:



Tub/Surround: Tile



Shower/Surround: Tile





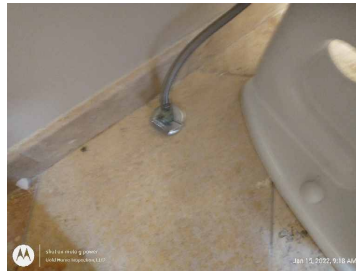
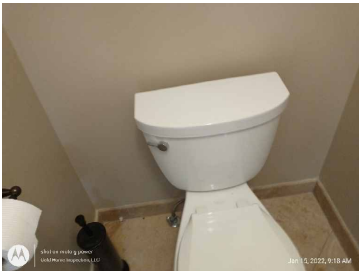
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## Bathroom (Continued)

Shower/Surround: (continued)



Toilets: 1 1/2 Gallon Tank



HVAC Source: Heating system register

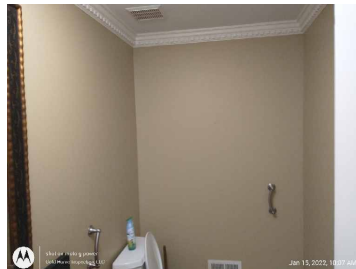


1st floor main Bathroom

Ceiling: Paint



Walls: Paint





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## Bathroom (Continued)

Floor: Ceramic tile



Doors: Hollow wood



Electrical: 110 VAC GFCI



Counter/Cabinet: Composite and wood



Sink/Basin: Molded single bowl





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## Bathroom (Continued)

Faucets/Traps:



Toilets:



HVAC Source:



Ventilation:



### Lower level Bathroom

Closet: Single small







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## Bathroom (Continued)

Ceiling: Paint



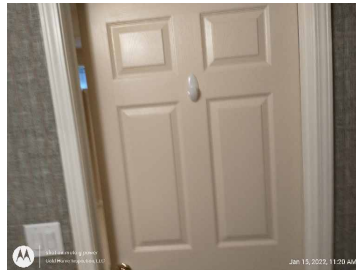
Walls: Wallpaper



Floor: Tile



Doors: Hollow wood



Electrical: 110 VAC GFCI





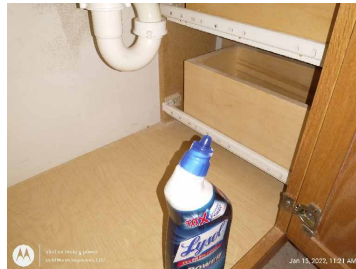
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## Bathroom (Continued)

Counter/Cabinet:



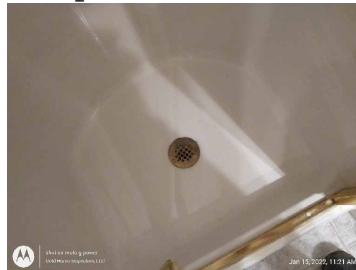
Sink/Basin:



Faucets/Traps:



Shower/Surround: Fiberglass pan and ceramic tile surround



Toilets:





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## Bathroom (Continued)

HVAC Source: Heating system register



Ventilation: Electric ventilation fan

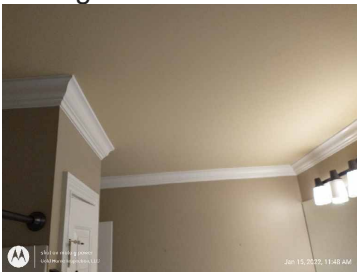


### 2nd floor main Bathroom

Closet: Single small



Ceiling: Paint





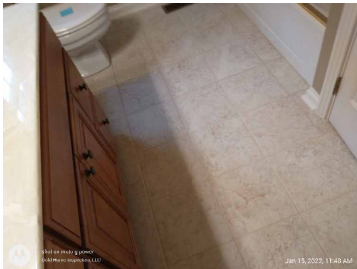
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## Bathroom (Continued)

☒☐☐☐☐ Walls: Paint



☒☐☐☐☐ Floor: Ceramic tile



☒☐☐☐☐ Doors: Hollow wood



☒☐☐☐☐ Windows: wood double hung



☒☐☐☐☐ Electrical: 110 VAC GFCI





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## Bathroom (Continued)

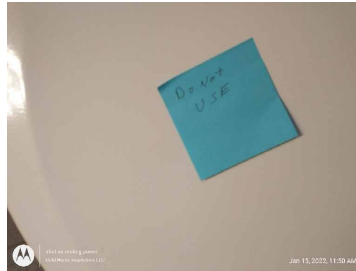
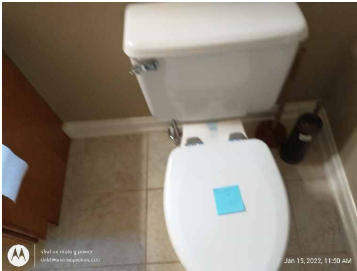
Sink/Basin: Molded single bowl



Faucets/Traps:



Toilets: 1 1/2 Gallon Tank



HVAC Source: Heating system register



Ventilation: window



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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: Samsung



Dishwasher: Whirlpool - Not trusted, no water. Unit powered up.



Refrigerator:



Microwave: Samsung





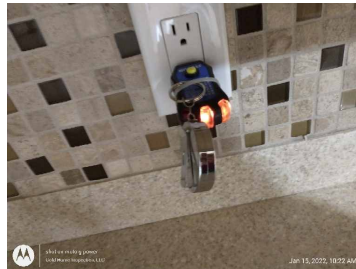
20:41 March 04, 2022

## Kitchen (Continued)

Sink: Swanstone



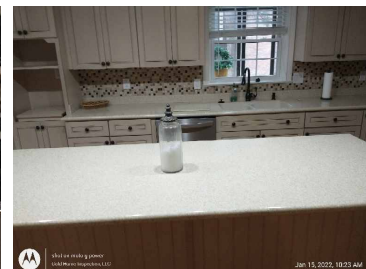
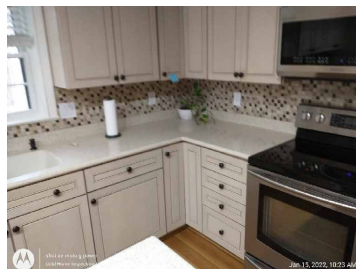
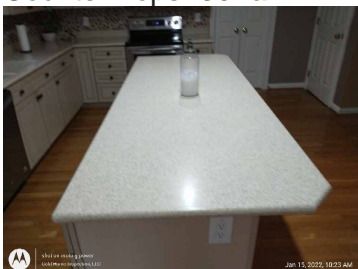
Electrical: 110 VAC GFCI



Plumbing/Fixtures: Facet needs repair.



Counter Tops: Corain

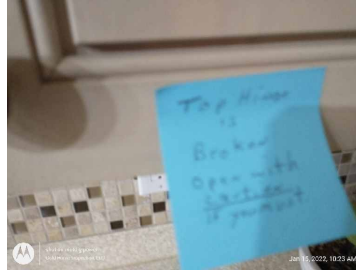




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## Kitchen (Continued)

Cabinets: Wood - Lazy susan on the upper cabinets needs a hinge remounted. This is a handyman type of work.



Pantry: Large - Cabinet is not mounted and needs to be secured. Handyman type issue.







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## Kitchen (Continued)

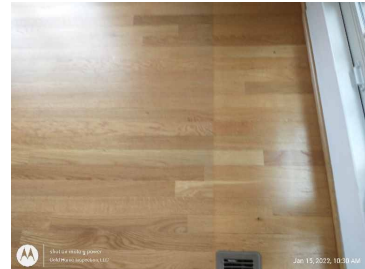
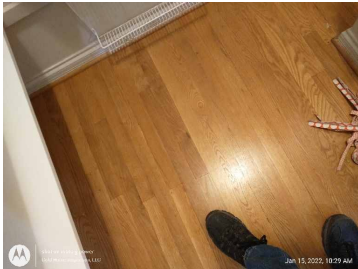
☒☐☐☐☐ Ceiling: Paint



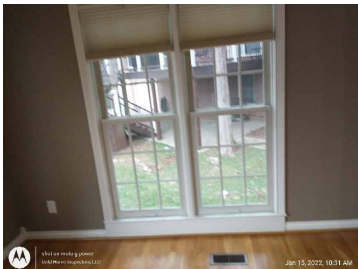
☒☐☐☐☐ Walls: Paint



☒☐☐☐☐ Floor: Hardwood - Noting discoloration marks.



☒☐☐☐☐ Windows: wood double hung





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## Kitchen (Continued)

HVAC Source: Heating system register



Kitchen

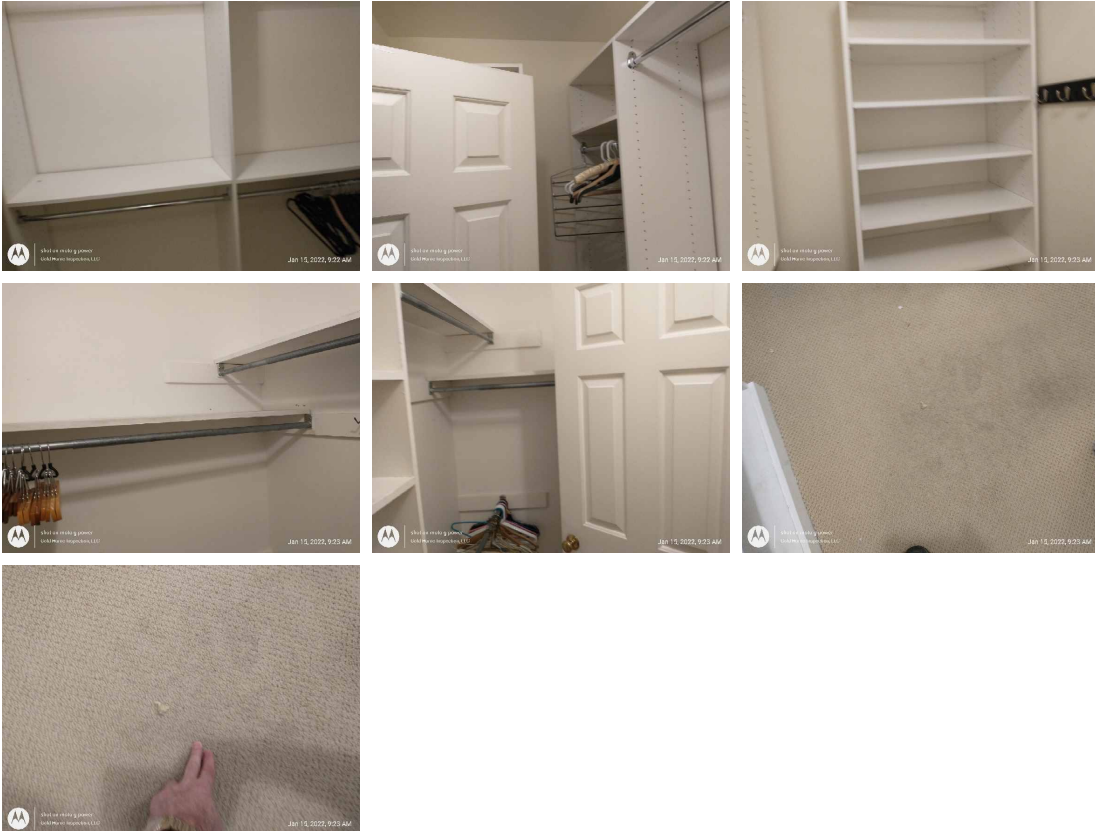
## Bedroom

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

A NP NI M D

Master Bedroom

Closet: Walk In - Two walk ins, very nice. Noting carpet wear at entrance to left side closet.





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## Bedroom (Continued)

Ceiling: Paint



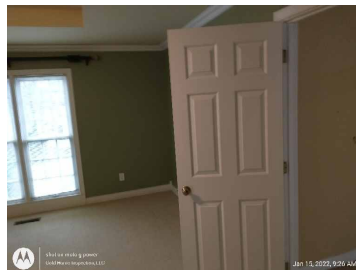
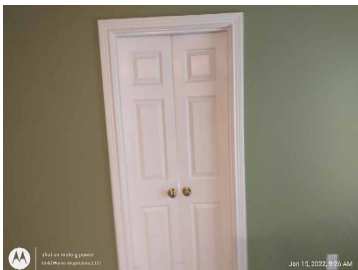
Walls: Paint



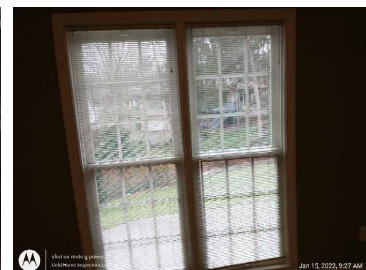
Floor: Carpet



Doors: Hollow wood



Windows: Wood double hung





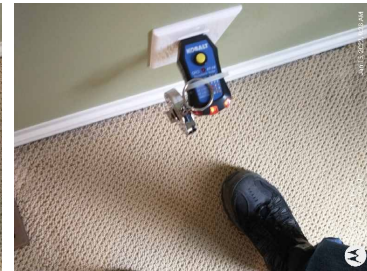
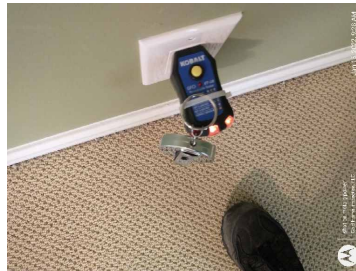
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## Bedroom (Continued)

Windows: (continued)



Electrical: 110 VAC



HVAC Source: Heating system register  
     Smoke Detector: Battery operated with light



Second floor corner Bedroom

Closet: Large



Ceiling: Paint



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## Bedroom (Continued)

Ceiling: (continued)



Walls: Paint



Floor: Carpet



Doors: Hollow wood



Windows: Wood double hung

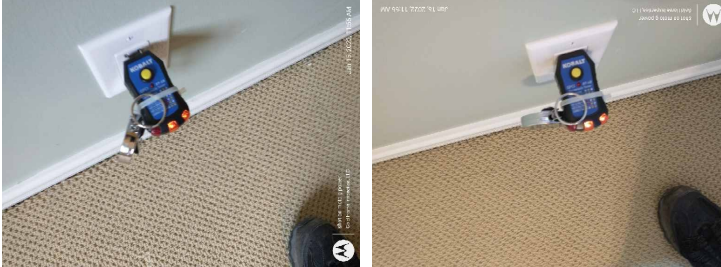




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## Bedroom (Continued)

Electrical: 110 VAC GFCI



HVAC Source: Heating system register



### Upper level center Bedroom

Closet: Large



Ceiling: Paint - Water stains present. This will worsen until roof is repaired.





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## Bedroom (Continued)

Walls: Paint



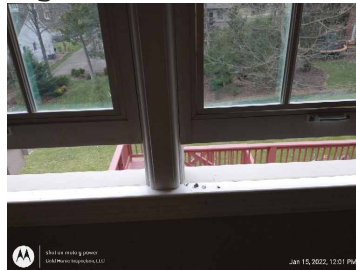
Floor: Carpet



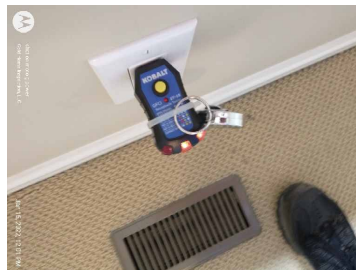
Doors: Hollow wood



Windows: Wood double hung



Electrical: 110 VAC GFCI





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## Bedroom (Continued)

HVAC Source: Heating system register



## Living Space

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

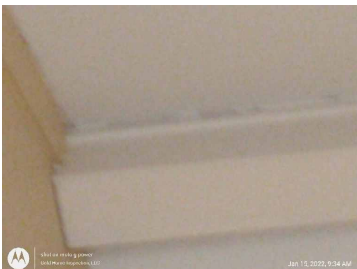
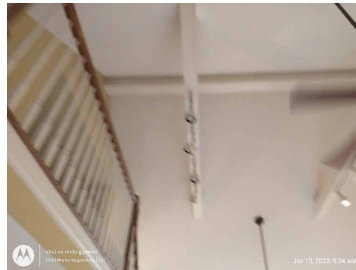
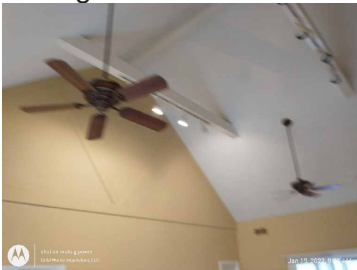
A NP NI M D

Living Room Living Space

Closet: Double small coat closet



Ceiling: Paint







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## Living Space (Continued)

Walls: Paint



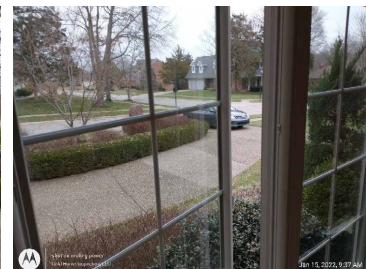
Floor: Carpet



Doors: This should be tempered glass. Doors are not marked so.



Windows: vinyl casement





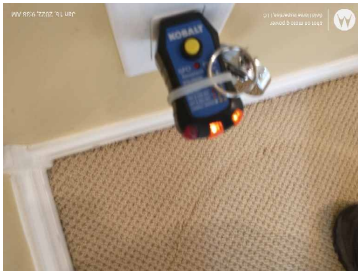
20:41 March 04, 2022

## Living Space (Continued)

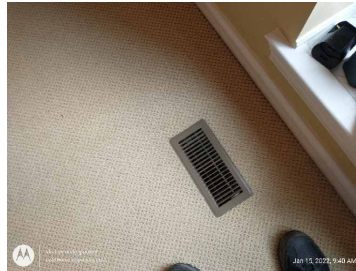
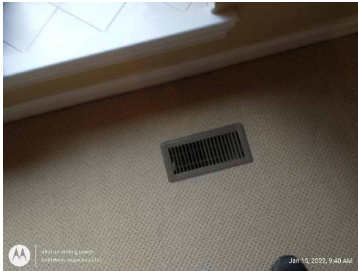
Windows: (continued)



Electrical: 110 VAC



HVAC Source:



Carbon Monoxide Detector:



Sunroom Living Space  
     Ceiling: Paint





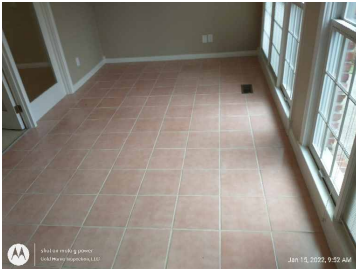
20:41 March 04, 2022

## Living Space (Continued)

Walls: Paint



Floor: Ceramic tile



Doors: Solid wood



Windows: Wood double hung





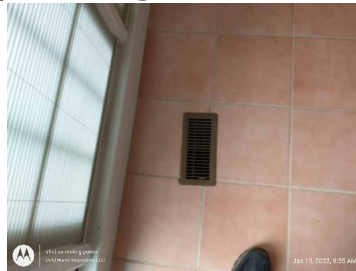
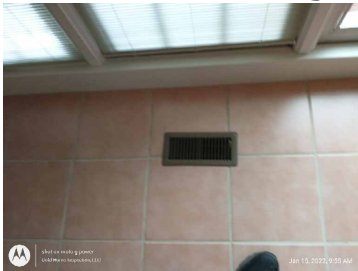
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## Living Space (Continued)

☒☐☐☐☐ Electrical: 110 VAC



☒☐☐☐☐ HVAC Source: Heating system register



### Dining Room Living Space

☒☐☐☐☐ Ceiling: Paint



☒☐☐☐☐ Walls: Paint



☒☐☐☐☐ Floor: Carpet - Carpet shows age





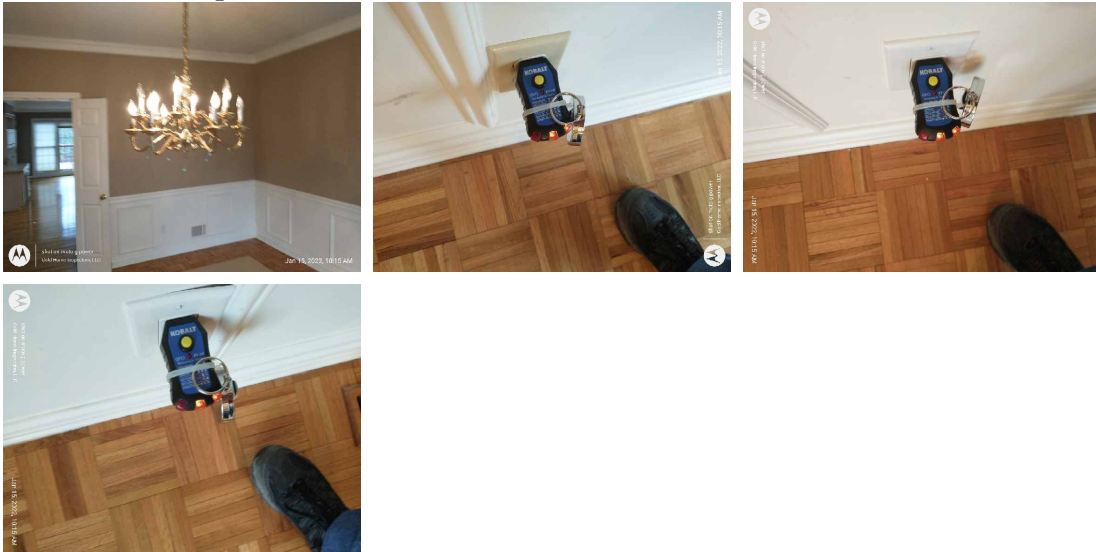
20:41 March 04, 2022

## Living Space (Continued)

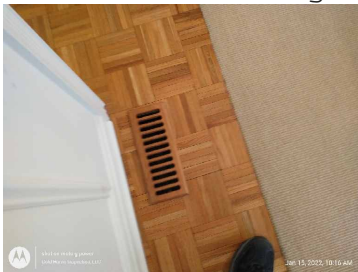
Windows: Vinyl casement



Electrical: 110 VAC - Noting low height of light fixture. This should be raised if buyer does not have table installed.

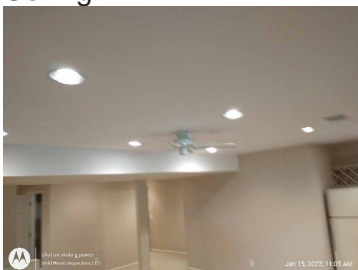


HVAC Source: Heating system register



Family Room lower level Living Space

Ceiling: Paint





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## Living Space (Continued)

Walls: Paint



Floor: Carpet



Windows: Wood double hung - The window will not open



Electrical: 110 VAC





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## Living Space (Continued)

Electrical: (continued)



HVAC Source: Heating system register



Smoke Detector: Battery operated with light

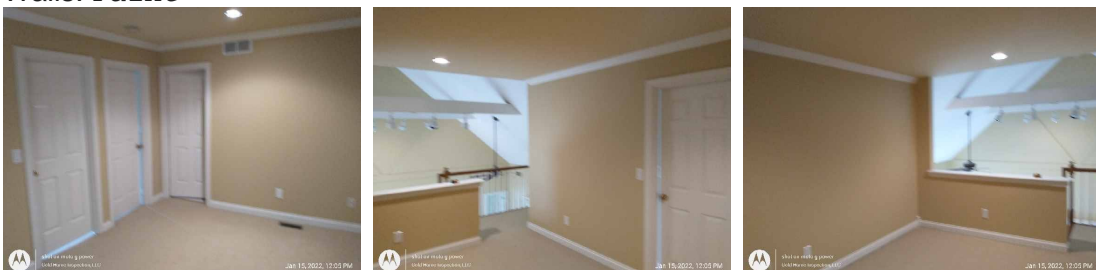


Loft Living Space

Ceiling: Paint



Walls: Paint

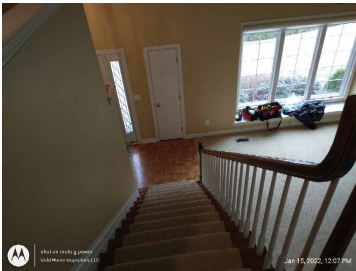




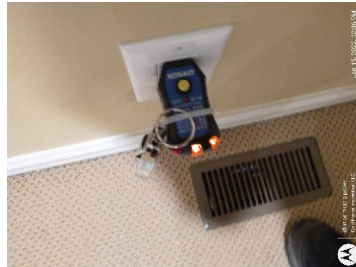
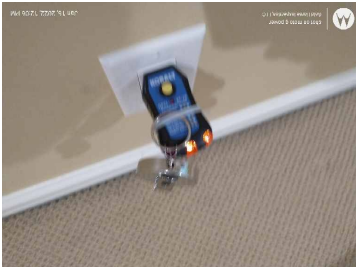
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## Living Space (Continued)

Railings



Electrical: 110 VAC



HVAC Source: Heating system register



Smoke Detector:







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## Laundry Room/Area

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

A NP NI M D

1st Floor Laundry Room/Area

Closet: Large



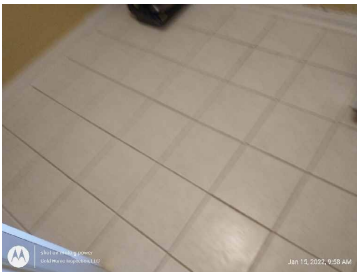
Ceiling: Paint



Walls: Paint



Floor: Ceramic tile





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## Laundry Room/Area (Continued)

Doors: Hollow wood



Windows: Wood double hung



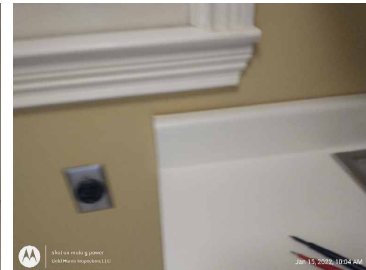
Electrical: 110 VAC



HVAC Source: Heating system register



Laundry Tub: Wood - Counter top not mounted.





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## Laundry Room/Area (Continued)

Laundry Tub: (continued)



☒☐☐☐☐

Laundry Tub Drain:



☒☐☐☐☐

Dryer Vent: Rigid metal



☒☐☐☐☐

Dryer electric Line: 220



☒☐☐☐☐

Washer Drain: wall mounted drain





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## Laundry Room/Area (Continued)

Laundry Room/Area

## Pre Inspection Contract

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

A NP NI M D

Pre-inspection Contract  
Payment Paypal Payment



## Final Comments

Thank you for your business !

FIREPLACE in living room - Should not be used until repaired.  
ROOF - Leak on second level and shingle coming off above living room window require repair. Recommend that roofer make recommendations required dead valley and flat area, along with recommendations for remaining life of roof.  
FURNANCE BLOWER - Recommend service call  
DECK - Requires repairs, failure to do so will cause more future problems and cost.  
WATER SERVICE NOT ON. Do to this no testing of hot water heater, drains, plumbing could be performed

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.



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## Final Comments (Continued)

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!

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



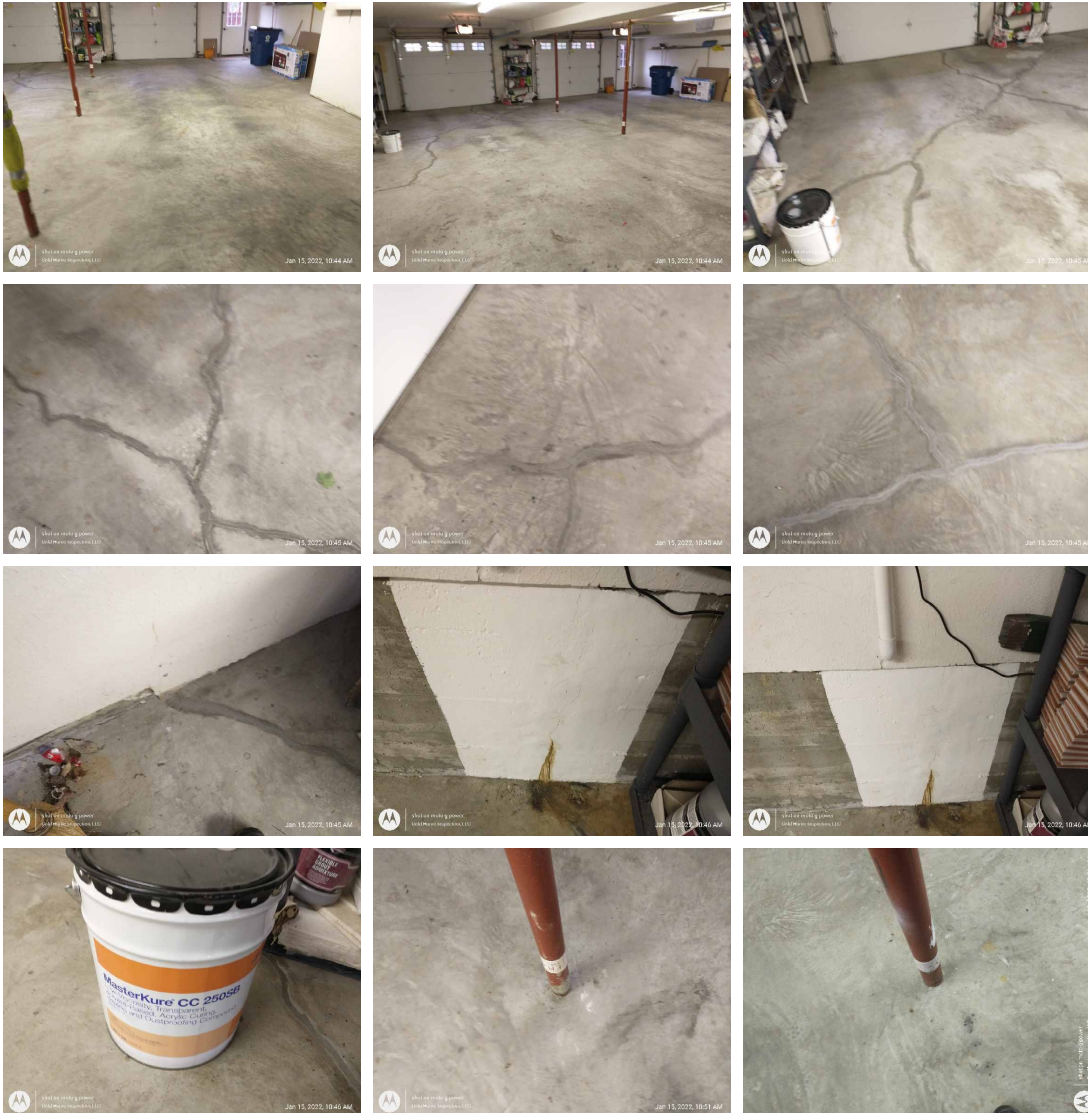
20:41 March 04, 2022

## 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.

### Garage/Carport

1. Attached Garage Floor/Foundation: Floor has cracking and has been repaired. Homeowner should monitor this situation.





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## Garage/Carport (Continued)



## Heating System

2. Basement Heating System Blower Fan/Filter: Direct drive with disposable filter - Unit heated home from 62 degrees to 70 degrees in about 2 hours. The blower does not have much air movement. Very little airflow out of ducts. Recommended having unit serviced by licensed company.

## Kitchen

3. 1st Floor Kitchen Cabinets: Wood - Lazy susan on the upper cabinets needs a hinge remounted. This is a handyman type of work.





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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.

### Deck

- 1. Main Deck Deck Boards:** Deck problems - Missing or wrong size deck hangers. Missing lag bolts, these 1/2 bolts are designed to hold a considerable weight, using small nails or bolts will lead to a failure. Missing ledger bolts and washers, repair using a board to try and support ledger board is not to code and will not work. Insured carpenter or handyman should repair the deck. Complete repairs will prolong the life of the deck. Decks are the number one source of home injuries.



- 2. Main Deck Ledger Board:**

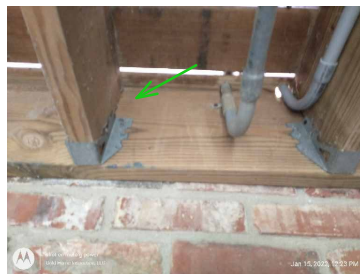






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## Deck (Continued)



3. Main Deck Support Post:



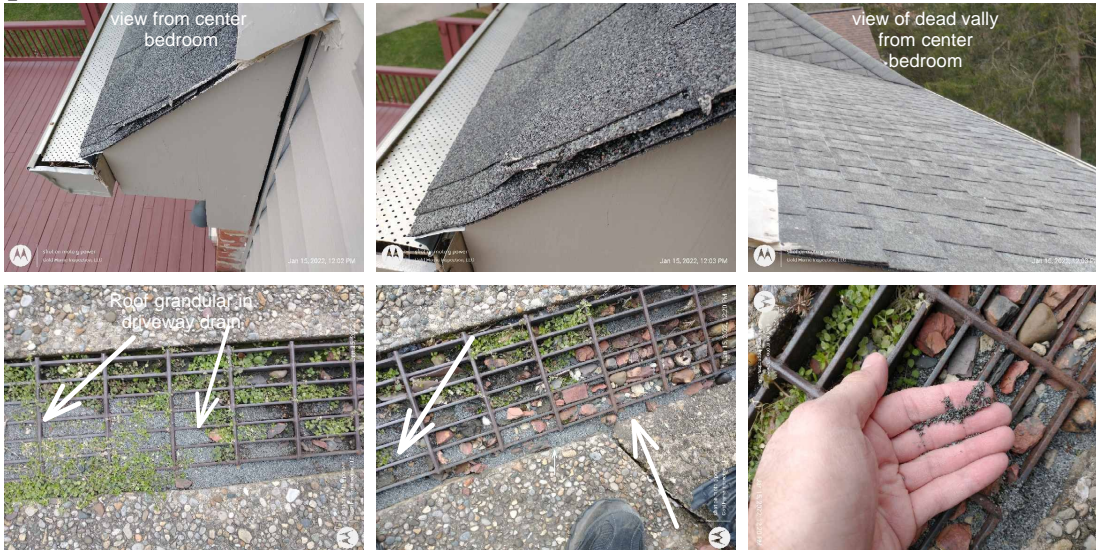
20:41 March 04, 2022

## Deck (Continued)



## Roof

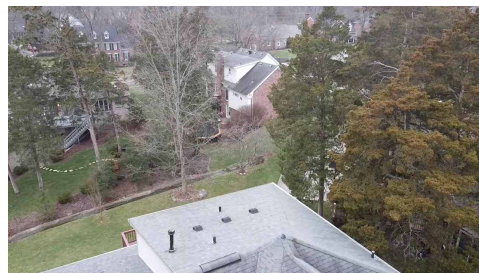
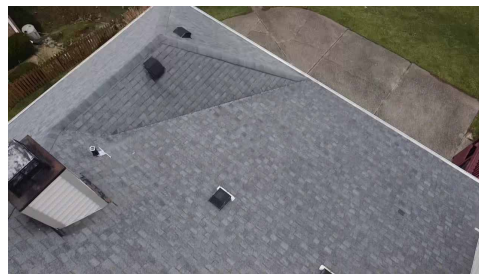
4. All Roof Surface Material: ROOF - Very difficult to estimate the age of the roof. We have pictures of shingles coming up on the front slope, above the living room windows, about five feet from the gutter. We have pictures of a small leak in the center bedroom. The ceiling in this room is painted white, while other second floor ceilings are painted yellow and this makes finding leaks very difficult. These issues should be repaired by an insured roofing contractor. We also have missing glandular and missing shingles, which we have pictures of, the roof should have had installed rolled roofing in the dead valley and over the second floor bedrooms. The roof is aging, has incorrect products installed and following recommendations from a roofing contractor, would be in the best interest of the purchaser.





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## Roof (Continued)





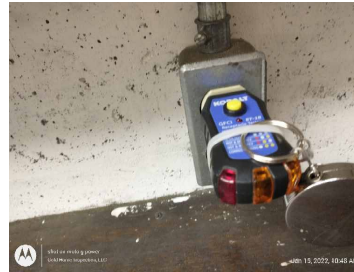
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## Roof (Continued)



## Garage/Carport

5. Attached Garage Electrical: 110 VAC - Wallplugs do not work. Repair be electrain recommended.



6. Attached Garage Smoke Detector:  
7. Attached Garage Basement door Hollow wood - This should be fire rated door.



## Air Conditioning

8. Side of house AC System Refrigerant Lines: Low pressure and high pressure - This should be routed away from the fireplace



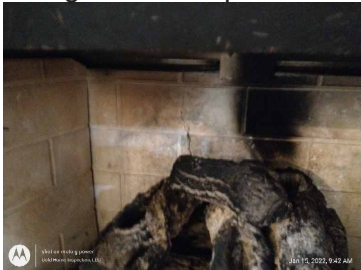
20:41 March 04, 2022

## Air Conditioning (Continued)



## Fireplace/Wood Stove

9. Living Room Fireplace Smoke Chamber: Metal - Needs repair prior to use



## Plumbing

10. Basement Water Heater Gas supply line: Flex



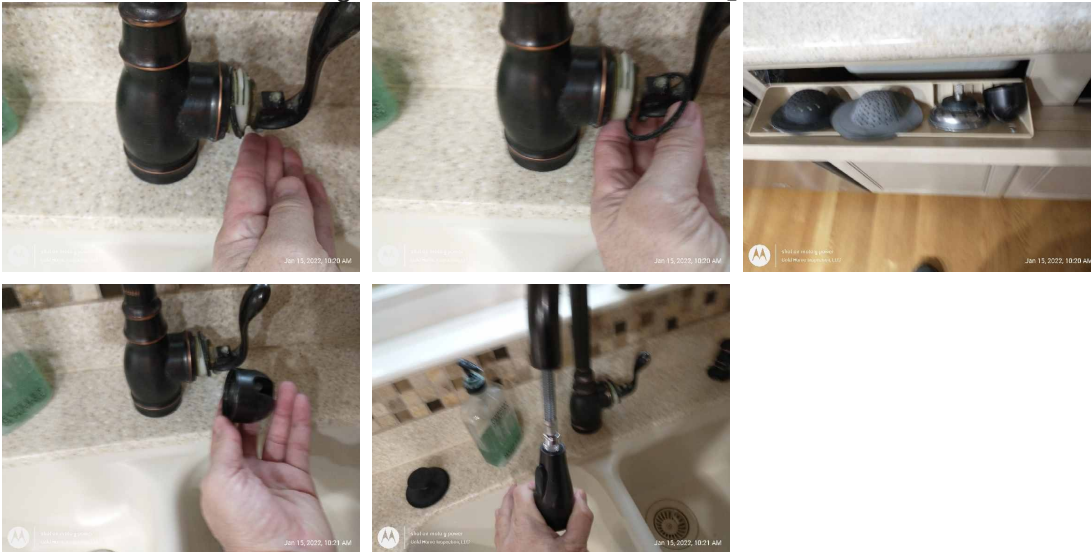


20:41 March 04, 2022

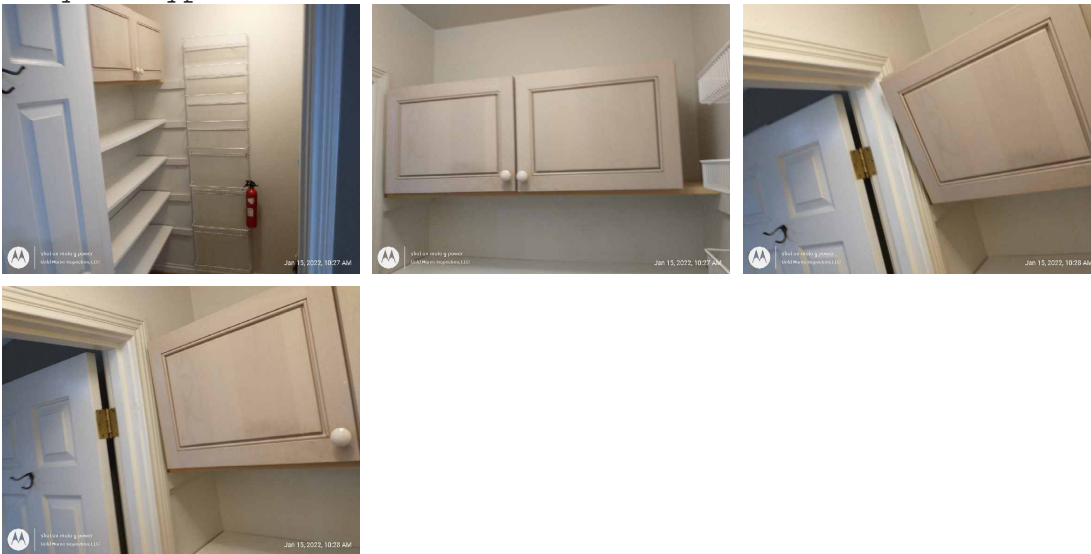
## Defective Summary (Continued)

### Kitchen

11. 1st Floor Kitchen Plumbing/Fixtures: Facet needs repair.



12. 1st Floor Kitchen Pantry: Large - Cabinet is not mounted and needs to be secured. Handyman type issue.



### Bedroom

13. Upper level center Bedroom Ceiling: Paint - Water stains present. This will worsen until roof is repaired.



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## Bedroom (Continued)



## Living Space

14. Living Room Living Space Doors: This should be tempered glass. Doors are not marked so.



15. Family Room lower level Living Space Windows: Wood double hung - The window will not open



## Laundry Room/Area

16. 1st Floor Laundry Room/Area Laundry Tub: Wood - Counter top not mounted.



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## Laundry Room/Area (Continued)

