

Home Inspection Report

Prepared for: Scott Aizawa

103 Eastbridge Court
Louisville, KY 40223

Inspected by:
Marty Goldsmith
Gold Home Inspection

Prepared for: Scott Aizawa
103 Eastbridge Court

07/30/2026

Defective Summary

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

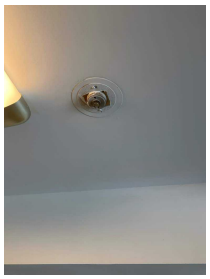
Exterior

1. Exterior Electric Outlets: 110 VAC GFCI GFI does not work



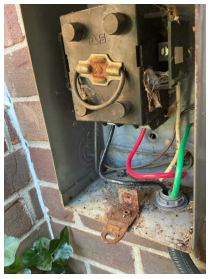
Garage/Carport

2. Attached Garage Safety sensor Not present. Older opener
3. Attached Garage Smoke Detector: Not present Need alarm with 10 year battery



Air Conditioning

4. Main AC System Electrical Disconnect: Exposed wiring



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Defective Summary (Continued)

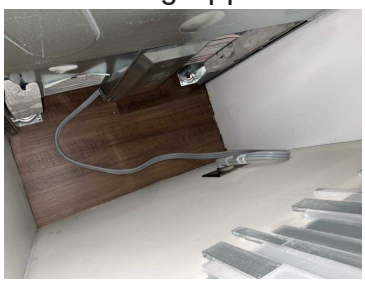
Bathroom

5. 1st floor main Bathroom HVAC Source: Missing cover



Kitchen

6. 1st Floor Kitchen Cooking Appliances: Missing anti tip bracket


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Definitions

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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address: 103 Eastbridge Court
City: Louisville State: KY Zip: 40223

Client Information

Client Name: Scott Aizawa
Client Address: 1610 Gray Owl Court
City: Louisville State: KY Zip: 40223
Phone: 5026932603 Email: JSAizawa@aol.com

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Inspection Company

Inspector Name Marty Goldsmith
Company Name Gold Home Inspection
Address: 10210 Falling Tree Way # 2, Louisville KY 40223
Phone: 502.356.0042
Email: martyggoldsmith@gmail.com Web: www.GoldHomeInspection.com
Amount Due: 640 Amount Received: 640

Conditions

Others Present: Owner and agent Property Occupied: Vacant
Estimated Age: 35 Entrance Faces:
Inspection Date: 2026-07-30

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General Information (Continued)

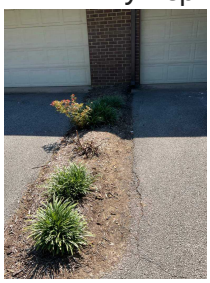
Start Time: 03:12 PM
Weather: Clear and hot Soil Conditions: Dry
Utilities On: Yes
Space Below Grade: None
Building Type: Multi-family Garage: Attached
Water Source: City How Verified:
Sewage Disposal: City How Verified:

Lots and Grounds

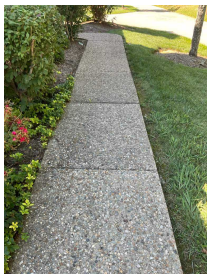
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1. Acceptable Driveway Asphalt



2. Acceptable Sidewalks: Concrete

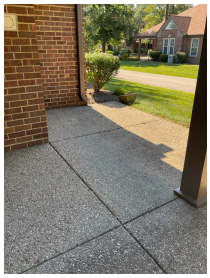
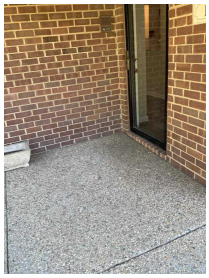


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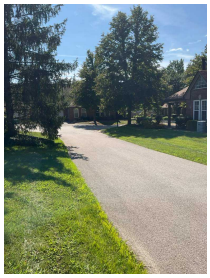
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Lots and Grounds (Continued)

3. Acceptable Porch: Concrete

4. Acceptable Street scene:




Exterior

I. The inspector shall inspect:

A. the exterior wall-covering materials;
B. the eaves, soffits and fascia;
C. a representative number of windows;
D. all exterior doors;
E. flashing and trim;
F. adjacent walkways and driveways;
G. stairs, steps, stoops, stairways and ramps;
H. porches, patios, decks, balconies and carports;
I. railings, guards and handrails; and
J. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:
A. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:
A. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:

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Exterior (Continued)

A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
B. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
C. inspect or identify geological, geotechnical, hydrological or soil conditions.
D. inspect recreational facilities or playground equipment.
E. inspect seawalls, breakwalls or docks.
F. inspect erosion-control or earth-stabilization measures.
G. inspect for safety-type glass.
H. inspect underground utilities.
I. inspect underground items.
J. inspect wells or springs.
K. inspect solar, wind or geothermal systems.
L. inspect swimming pools or spas.
M. inspect wastewater treatment systems, septic systems or cesspools.
N. inspect irrigation or sprinkler systems.
O. inspect drainfields or dry wells.
P. determine the integrity of multiple-pane window glazing or thermal window seals

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Side Exterior Surface

1. Acceptable Type: Brick veneer



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Exterior (Continued)

Rear Exterior Surface

2. Acceptable Type: Brick veneer

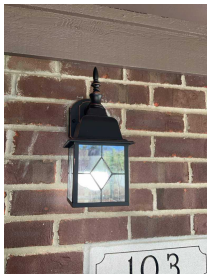


3. Acceptable Trim:

4. Acceptable Front Doors: Metal



5. Acceptable Exterior Lighting:



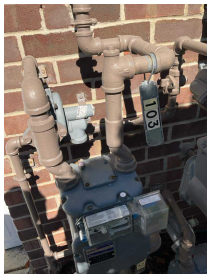
6. Defective Exterior Electric Outlets: 110 VAC GFCI GFI does not work



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Exterior (Continued)

7. Acceptable Gas Meter:



Roof

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Main Roof Surface

1. Acceptable Material: Asphalt shingle
2. Approximate Age: Five





3. Acceptable Electrical Mast:



4. Acceptable Gutters: Aluminum

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Roof (Continued)

5. Acceptable Downspouts: Aluminum
6. Acceptable Leader/Extension:

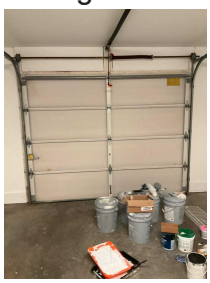
Garage/Carport

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Attached Garage

1. Type of Structure: Attached Car Spaces: 1
2. Acceptable Garage Doors: Insulated aluminum




3. Acceptable Door Operation: Mechanized



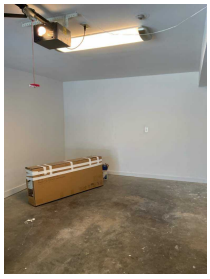
4. Acceptable Door Opener: Lift Master
5. Defective Safety sensor Not present. Older opener
6. Acceptable Service Doors: Metal
7. Acceptable Ceiling: Paint

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Garage/Carport (Continued)

8. Acceptable Walls: Paint




9. Acceptable Floor/Foundation: Poured slab

10. Acceptable Electrical:



11. Defective Smoke Detector: Not present Need alarm with 10 year battery



12. Not Inspected Dryer vent



13. Not Present Fire Extinguisher

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Electrical

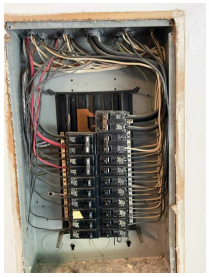
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1. Service Size Amps: 100 Volts: 220-240 VAC
2. Acceptable Service: Aluminum
3. Acceptable 120 VAC Branch Circuits: Copper
4. Acceptable 240 VAC Branch Circuits: Copper
5. Not Present Aluminum Wiring:
6. Acceptable Ground:

Garage Electric Panel

7. Acceptable Manufacturer: I-T-E

8. Maximum Capacity: 100 Amps
9. Acceptable Main Breaker Size: 100 Amps
10. Acceptable Breakers: Copper
11. Is the panel bonded? Yes

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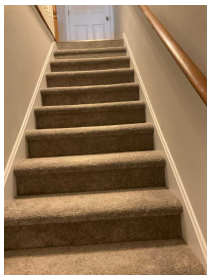
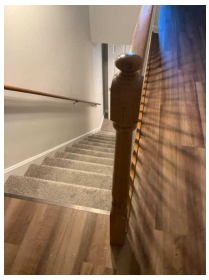
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Structure

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1. Acceptable Structure Type Wood frame
2. Acceptable Foundation Poured
3. Acceptable Stairs/Handrails: Wood stairs with wood handrails

Attic

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Attic

1. Acceptable Unable to Inspect:

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Air Conditioning

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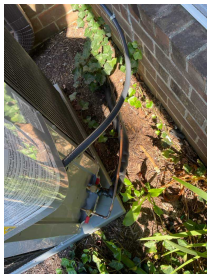
Main AC System

1. Acceptable A/C System Operation: Functional New system
2. Acceptable Exterior Unit: Pad mounted. New





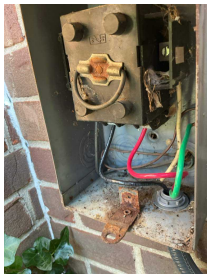
3. Acceptable Condensate Removal: PVC
4. Manufacturer: Tempstar
5. Model Number: N80msn0701712a2 Serial Number: A261716288
6. Area Served: Whole building Build Year 2026
7. Type: Central A/C Capacity: 2.5 Ton
8. Acceptable Visible Coil: Aluminum
9. Acceptable Refrigerant Lines:



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Air Conditioning (Continued)

10. Defective Electrical Disconnect: Exposed wiring



Heating System

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Main Heating System

1. Acceptable Heating System Operation: Adequate
2. Manufacturer: Tempstar





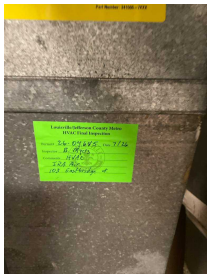
3. Model Number: N80msn701712A2 Serial Number: A261716288
4. Type: Forced air Capacity: 86,000 BTUHR
5. Area Served: Whole building Build Year 2026
6. Fuel Type: Natural gas
7. Acceptable Heat Exchanger: 3 Burner
8. Acceptable Blower Fan/Filter:
9. Acceptable Distribution: Metal duct

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Heating System (Continued)

10. Acceptable Permit Present:



11. Acceptable Flue Pipe: Double wall



12. Acceptable Support box



Fireplace/Wood Stove

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Living Room Fireplace

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Fireplace/Wood Stove (Continued)

1. Acceptable Smoke Chamber:



Plumbing

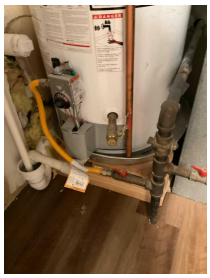
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1. Not Inspected Service Line:
2. Acceptable Main Water Shutoff:
3. Acceptable Water Lines:
4. Acceptable Drain Pipes: PVC
5. Acceptable Vent Pipes: PVC
6. Acceptable Gas Service Lines: Insulflex

Second floor Water Heater

7. Acceptable Water Heater Operation: Adequate Noting no drip leg

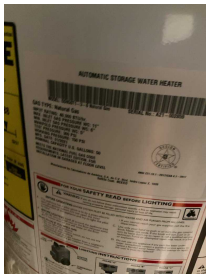


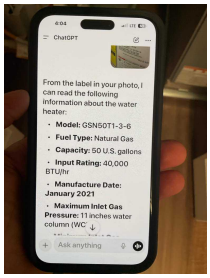
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Plumbing (Continued)

8. Manufacturer: American standard



9. Model Number: GSN50T1
10. Type: Natural gas Capacity: 50 Gal.
11. Build Year: 2021 Area Served: Whole building
12. Acceptable Flue Pipe:



13. Acceptable TPRV and Drain Tube:



14. Not Present Permit Present:

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Bathroom

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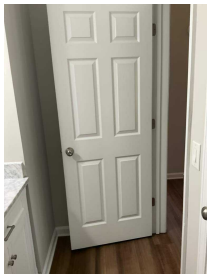
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1st floor main Bathroom

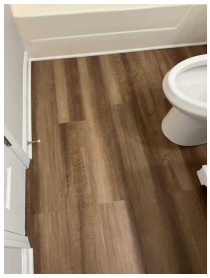
1. Acceptable Closet:



2. Acceptable Ceiling:
3. Acceptable Walls:




4. Acceptable Floor: LVP



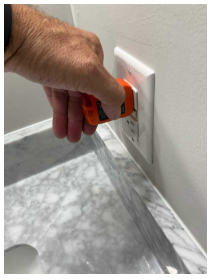
5. Acceptable Doors: Hollow wood

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Bathroom (Continued)

6. Acceptable Electrical: 110 VAC



7. Acceptable Counter/Cabinet: Laminate and wood




8. Acceptable Sink/Basin: Molded single bowl

9. Acceptable Faucets/Traps:

10. Acceptable Tub/Surround: Fiberglass tub and fiberglass surround




11. Acceptable Toilets:



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Bathroom (Continued)

12. Defective HVAC Source: Missing cover



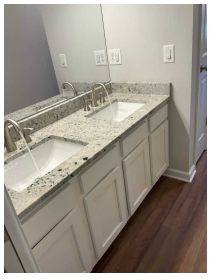
13. Acceptable Ventilation:

Master Bathroom

14. Acceptable Closet: Single small
15. Acceptable Ceiling: Paint
16. Acceptable Floor: LVP
17. Acceptable Doors: Hollow wood
18. Acceptable Electrical: 110 VAC GFCI



19. Acceptable Counter/Cabinet: Laminate and wood





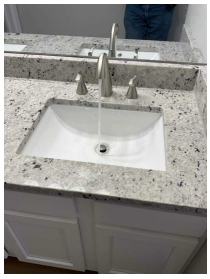
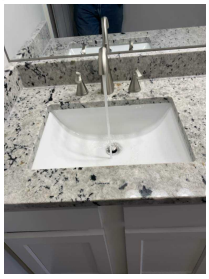
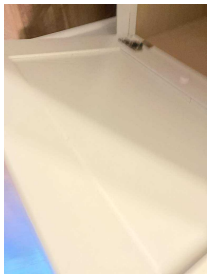
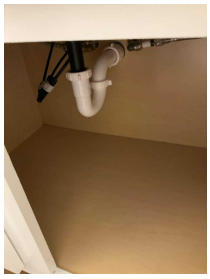
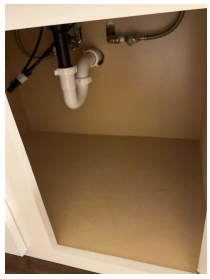
20. Acceptable Sink/Basin: Molded dual bowl
21. Acceptable Faucets/Traps:

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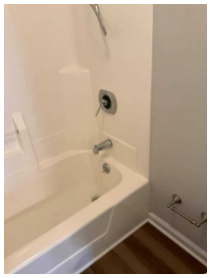
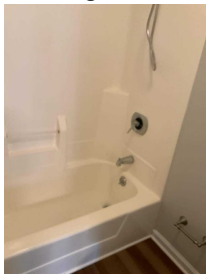
Prepared for: Scott Aizawa
103 Eastbridge Court

Bathroom (Continued)

Faucets/Traps: (continued)

22. Acceptable Tub/Surround: Fiberglass tub and fiberglass surround

23. Acceptable Toilets:



24. Acceptable HVAC Source:

25. Acceptable Ventilation:

Second floor Half Bathroom

26. Acceptable Closet:



27. Acceptable Ceiling: Paint

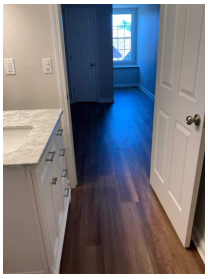
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Prepared for: Scott Aizawa
103 Eastbridge Court

Bathroom (Continued)

28. Acceptable Walls:





29. Acceptable Floor: LVP

30. Acceptable Doors: Hollow wood

31. Acceptable Electrical: 110 VAC GFCI



32. Acceptable Counter/Cabinet: Wood




33. Acceptable Sink/Basin:



34. Acceptable Faucets/Traps:

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103 Eastbridge Court

Bathroom (Continued)

35. Acceptable Toilets:



36. Acceptable HVAC Source:

37. Acceptable Ventilation:

Kitchen

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

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

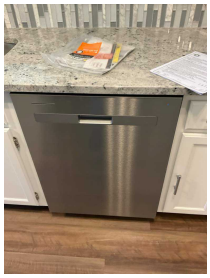
1st Floor Kitchen

1. Defective Cooking Appliances: Missing anti tip bracket





2. Acceptable Dishwasher:



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Kitchen (Continued)

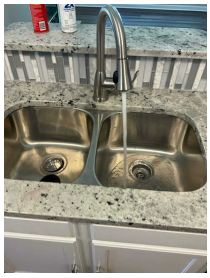
3. Acceptable Refrigerator: Whirlpool




4. Acceptable Microwave:




5. Acceptable Sink: Stainless Steel



6. Acceptable Electrical: 110 VAC GFCI



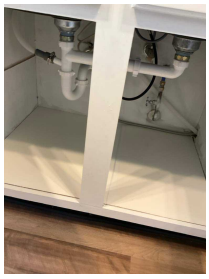
7. Acceptable Plumbing/Fixtures:

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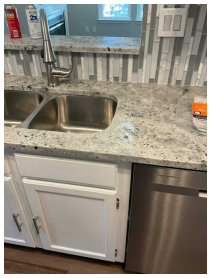
Prepared for: Scott Aizawa
103 Eastbridge Court

Kitchen (Continued)

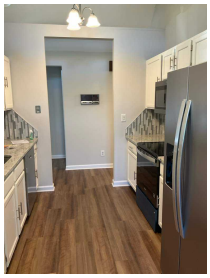
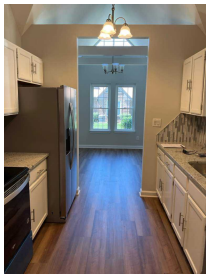
Plumbing/Fixtures: (continued)

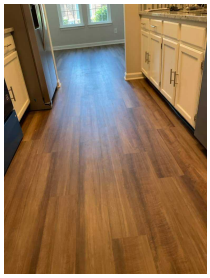
8. Acceptable Counter Tops: Granite



9. Acceptable Cabinets: Laminate and wood
10. Acceptable Ceiling:
11. Acceptable Walls: Paint

12. Acceptable Floor: LVP



13. Acceptable HVAC Source:
14. Not Present Fire Extinguisher

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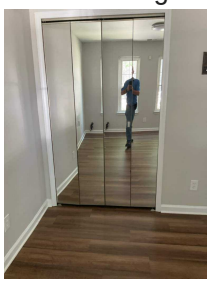
Bedroom

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

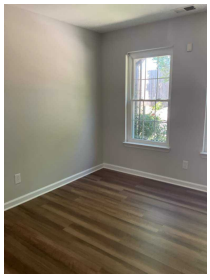
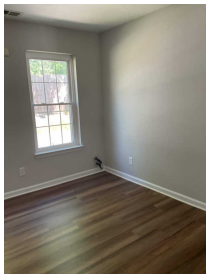
Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or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

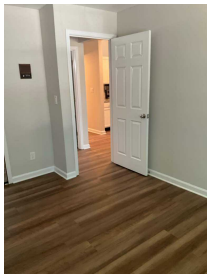
First floor front Bedroom

1. Acceptable Closet: Single small

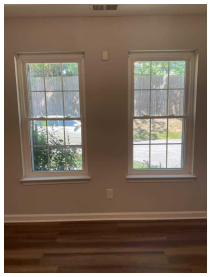
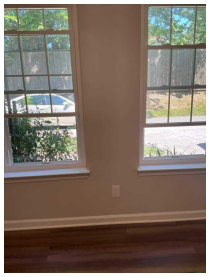



2. Acceptable Ceiling: Paint
3. Acceptable Walls: Paint



4. Acceptable Floor: LVP
5. Acceptable Doors: Hollow wood
6. Acceptable Windows: Vinyl double hung

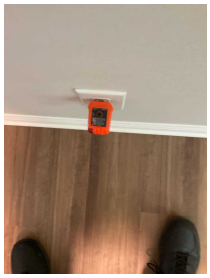



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Bedroom (Continued)

7. Acceptable Electrical: 110 VAC

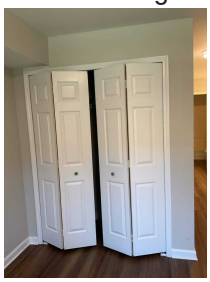


8. Acceptable Smoke Detector:



First floor rear Bedroom

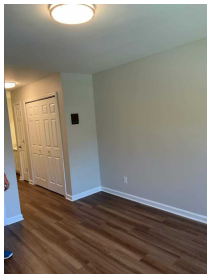
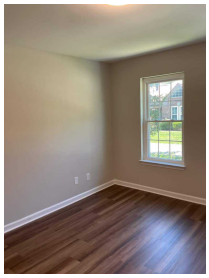
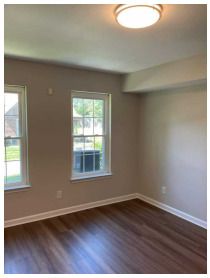
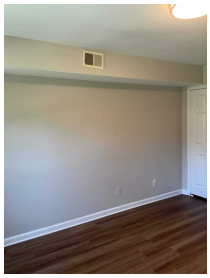
9. Acceptable Closet: Single 2x





10. Acceptable Ceiling: Paint

11. Acceptable Walls: Paint

12. Acceptable Floor: LVP

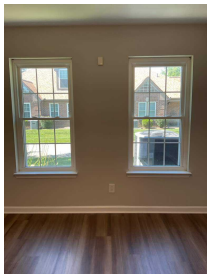
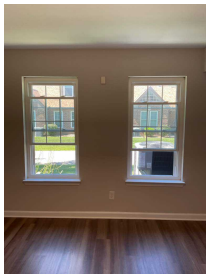
13. Acceptable Doors: Hollow wood

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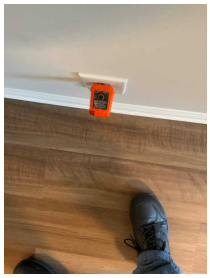
Prepared for: Scott Aizawa
103 Eastbridge Court

Bedroom (Continued)

14. Acceptable Windows: Vinyl double hung

15. Acceptable Electrical: 110 VAC

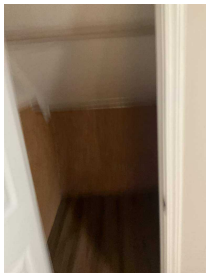


16. Acceptable HVAC Source: Heating system register

17. Acceptable Smoke Detector: In hallway

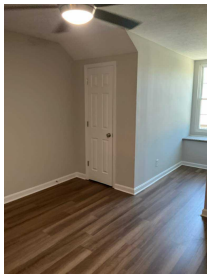
Second floor Bedroom

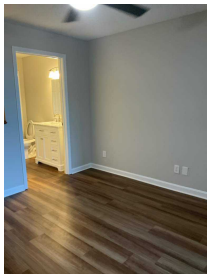
18. Acceptable Closet: Large 2x. Cedar lined

19. Acceptable Ceiling: Paint

20. Acceptable Walls: Paint



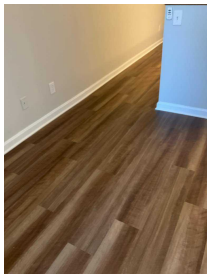


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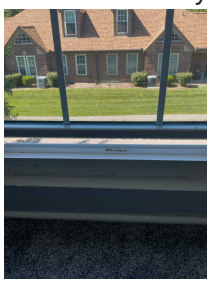
Bedroom (Continued)

21. Acceptable Floor: LVP

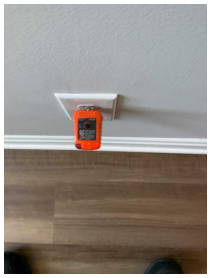


22. Acceptable Doors: Hollow wood

23. Acceptable Windows: Vinyl double hung

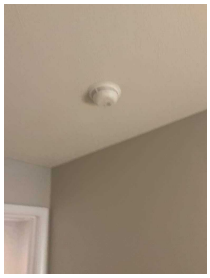


24. Acceptable Electrical: 110 VAC



25. Acceptable HVAC Source: Heating system register

26. Acceptable Smoke Detector:



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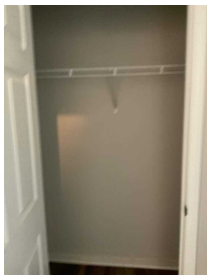
Living Space

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

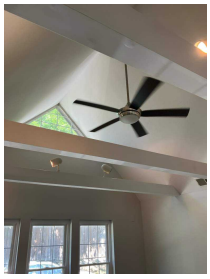
Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
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Living Room Living Space

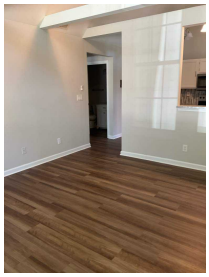
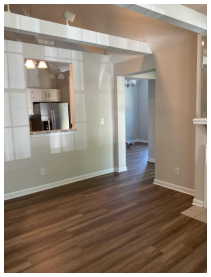
1. Acceptable Closet:



2. Acceptable Ceiling: Paint Nice vaulted ceiling



3. Acceptable Walls: Paint

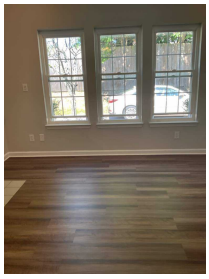

4. Acceptable Floor: LVP

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Living Space (Continued)

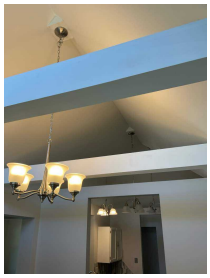
5. Acceptable Windows: Vinyl double hung

6. Acceptable Electrical: 110 VAC
7. Acceptable HVAC Source: Heating system register

Bonus room second floor Living Space

8. Acceptable Closet:



9. Acceptable Floor: LVP
10. Not Present Windows:
11. Acceptable Electrical:



12. Acceptable HVAC Source: Heating system register
13. Acceptable Smoke Detector:




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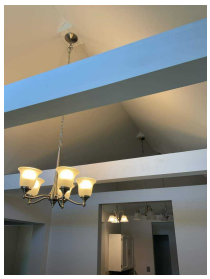
Living Space (Continued)

14. Acceptable Carbon Monoxide Detector:

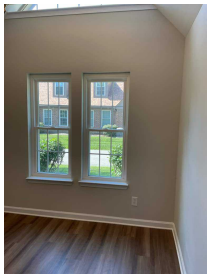
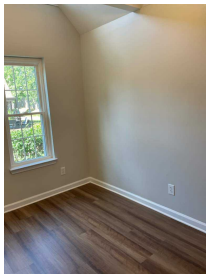
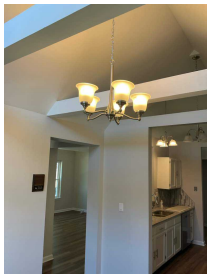


Dining Room first floor Living Space

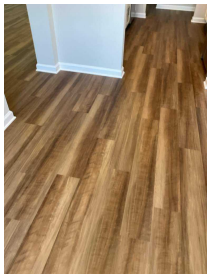
15. Acceptable Ceiling:



16. Acceptable Walls: Paint

17. Acceptable Floor: LVP



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Living Space (Continued)

18. Acceptable Windows: Vinyl double hung




19. Acceptable Electrical: 110 VAC



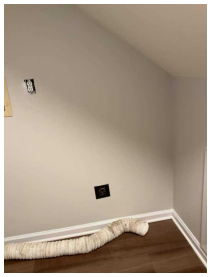
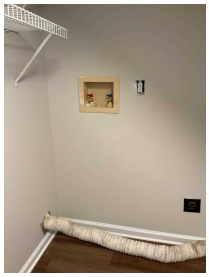
Laundry Room/Area

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1st Floor Laundry Room/Area

1. Acceptable Walls: Paint

2. Acceptable Floor: LVP
3. Acceptable Doors: Hollow wood

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Prepared for: Scott Aizawa
103 Eastbridge Court

Laundry Room/Area (Continued)

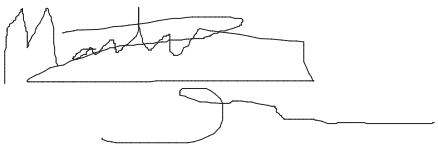
4. Acceptable Laundry Tub Drain:



5. Acceptable Dryer Vent:

Laundry Room/Area

Final Comments



This report is the property of the client whos name appears on the report and cannot be transferred to another party without written permission from Gold Home Inspection. We assume no liability to any party other than the person named on this report. The inspection agreement you signed has an arbitration clause and requirements under KRS 411.

We always recommend that new smoke alarms, fire extinguishers and Carbon Monoxide dectors be installed. We also encourage every customer to have a Radon test and for homes built prior to 1970 to have lead testing of the home and water systems.

We suggest HVAC systems be serviced annually.

Subject property is a patio home, that has just been redone and we performed a pre sale inspection on the property. New heat and air are present, along with new flooring, fixtures and bathroom updates.

The garage door open is an older unit and does not have safety sensors.

Electric disconnect for the A/C unit is missing a dead cover.

GFI located at the front porch does not work

Other items are included in the report.

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Final Comments (Continued)

Gold Home Inspection, LLC
Marty Goldsmith CPI
Kentucky License 261991
Certified Professional Inspector # 21060317
International Association of Certified Home Inspectors 21060317
FHA 203-K A1239
RRP F269925-1
Gold Home Inspection
GoldHomeInspection.com
Inspector Name: Marty Goldsmith
Company Name: Gold Home Inspection
City State Zip:

Client Name: Scott Aizawa
Address: 1610 Gray Owl Court
City, State Zip: Louisville, KY 40223

Property Address: 103 Eastbridge Court
City State Zip: Louisville, KY 40223

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Home Inspection Report

Prepared for: N/A

103 Eastbridge Court
Louisville, KY 40223

Inspected by:
Marty Goldsmith
Gold Home Inspection

Prepared for: N/A
103 Eastbridge Court

10/11/2026

Defective Summary

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

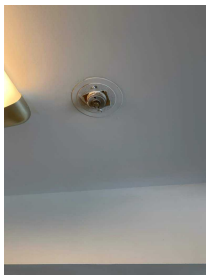
Exterior

1. Exterior Electric Outlets: 110 VAC GFCI GFI does not work



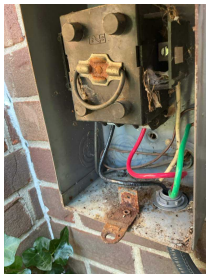
Garage/Carport

2. Attached Garage Safety sensor Not present. Older opener
3. Attached Garage Smoke Detector: Not present Need alarm with 10 year battery



Air Conditioning

4. Main AC System Electrical Disconnect: Exposed wiring



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Defective Summary (Continued)

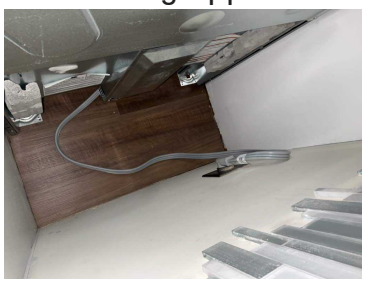
Bathroom

5. 1st floor main Bathroom HVAC Source: Missing cover



Kitchen

6. 1st Floor Kitchen Cooking Appliances: Missing anti tip bracket


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Prepared for: N/A
103 Eastbridge Court

10/11/2026

Definitions

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General Information

Property Information

Property Address: 103 Eastbridge Court
City: Louisville State: KY Zip: 40223

Client Information

Client Name: N/A

This report cannot be assigned or transferred without written permission of Gold Home Inspection, LLC. We assume no liability to a third party or other users of this report. The signed inspection argeement, arbitration clause and KRS 411 requirements are part of this report.

Inspection Company

Inspector Name Marty Goldsmith
Company Name Gold Home Inspection
Address: 10210 Falling Tree Way # 2, Louisville KY 40223
Phone: 502.356.0042
Email: martyggoldsmith@gmail.com Web: www.GoldHomeInspection.com
Amount Due: 640 Amount Received: 640

Conditions

Others Present: Owner and agent Property Occupied: Vacant
Estimated Age: 35 Entrance Faces:
Inspection Date: 2026-07-30
Start Time: 03:12 PM
Weather: Clear and hot Soil Conditions: Dry
Utilities On: Yes

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General Information (Continued)

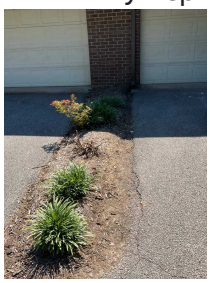
Space Below Grade: None
Building Type: Multi-family Garage: Attached
Water Source: City How Verified:
Sewage Disposal: City How Verified:

Lots and Grounds

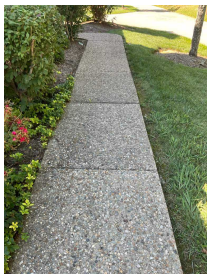
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1. Acceptable Driveway Asphalt



2. Acceptable Sidewalks: Concrete

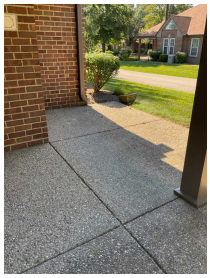
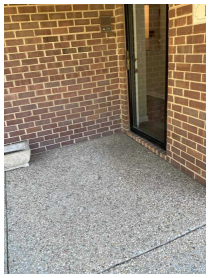


3. Acceptable Porch: Concrete

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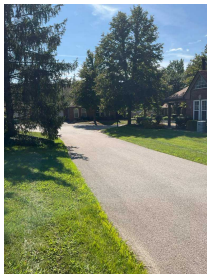
Lots and Grounds (Continued)

Porch: (continued)

4. Acceptable

Street scene:




Exterior

I. The inspector shall inspect:

A. the exterior wall-covering materials;
B. the eaves, soffits and fascia;
C. a representative number of windows;
D. all exterior doors;
E. flashing and trim;
F. adjacent walkways and driveways;
G. stairs, steps, stoops, stairways and ramps;
H. porches, patios, decks, balconies and carports;
I. railings, guards and handrails; and
J. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:
A. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:
A. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:

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Exterior (Continued)

A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
B. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
C. inspect or identify geological, geotechnical, hydrological or soil conditions.
D. inspect recreational facilities or playground equipment.
E. inspect seawalls, breakwalls or docks.
F. inspect erosion-control or earth-stabilization measures.
G. inspect for safety-type glass.
H. inspect underground utilities.
I. inspect underground items.
J. inspect wells or springs.
K. inspect solar, wind or geothermal systems.
L. inspect swimming pools or spas.
M. inspect wastewater treatment systems, septic systems or cesspools.
N. inspect irrigation or sprinkler systems.
O. inspect drainfields or dry wells.
P. determine the integrity of multiple-pane window glazing or thermal window seals

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Side Exterior Surface

1. Acceptable Type: Brick veneer



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Exterior (Continued)

Rear Exterior Surface

2. Acceptable — Type: Brick veneer

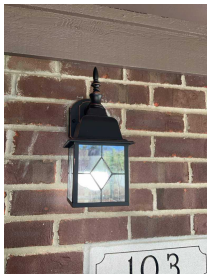


3. Acceptable — Trim:

4. Acceptable — Front Doors: Metal



5. Acceptable — Exterior Lighting:



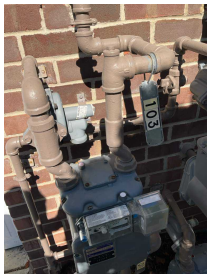
6. Defective — Exterior Electric Outlets: 110 VAC GFCI GFI does not work



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Exterior (Continued)

7. Acceptable Gas Meter:



Roof

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Main Roof Surface

1. Acceptable Material: Asphalt shingle
2. Approximate Age: Five





3. Acceptable Electrical Mast:



4. Acceptable Gutters: Aluminum

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Roof (Continued)

5. Acceptable Downspouts: Aluminum
6. Acceptable Leader/Extension:

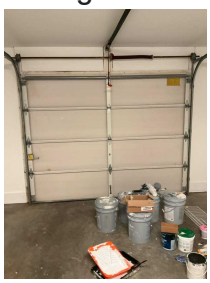
Garage/Carport

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Attached Garage

1. Type of Structure: Attached Car Spaces: 1
2. Acceptable Garage Doors: Insulated aluminum




3. Acceptable Door Operation: Mechanized

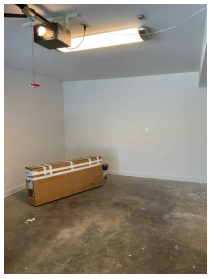


4. Acceptable Door Opener: Lift Master
5. Defective Safety sensor Not present. Older opener
6. Acceptable Service Doors: Metal
7. Acceptable Ceiling: Paint

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Garage/Carport (Continued)

8. Acceptable Walls: Paint




9. Acceptable Floor/Foundation: Poured slab

10. Acceptable Electrical:



11. Defective Smoke Detector: Not present Need alarm with 10 year battery



12. Not Inspected Dryer vent



13. Not Present Fire Extinguisher

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Prepared for: N/A
103 Eastbridge Court

Electrical

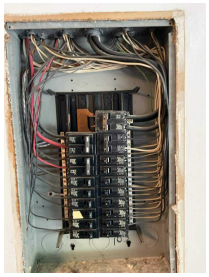
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1. Service Size Amps: 100 Volts: 220-240 VAC
2. Acceptable Service: Aluminum
3. Acceptable 120 VAC Branch Circuits: Copper
4. Acceptable 240 VAC Branch Circuits: Copper
5. Not Present Aluminum Wiring:
6. Acceptable Ground:

Garage Electric Panel

7. Acceptable Manufacturer: I-T-E

8. Maximum Capacity: 100 Amps
9. Acceptable Main Breaker Size: 100 Amps
10. Acceptable Breakers: Copper
11. Is the panel bonded? Yes

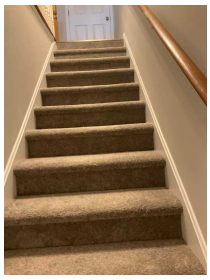
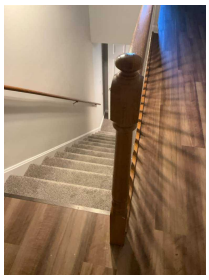
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Structure

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1. Acceptable Structure Type Wood frame
2. Acceptable Foundation Poured
3. Acceptable Stairs/Handrails: Wood stairs with wood handrails

Attic

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Attic

1. Acceptable Unable to Inspect:

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103 Eastbridge Court

Air Conditioning

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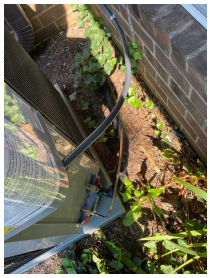
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Main AC System

1. Acceptable A/C System Operation: Functional New system
2. Acceptable Exterior Unit: Pad mounted. New



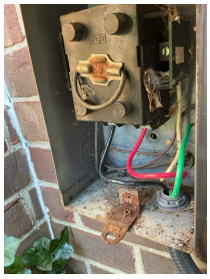

3. Acceptable Condensate Removal: PVC
4. Manufacturer: Tempstar
5. Model Number: N80msn0701712a2 Serial Number: A261716288
6. Area Served: Whole building Build Year 2026
7. Type: Central A/C Capacity: 2.5 Ton
8. Acceptable Visible Coil: Aluminum
9. Acceptable Refrigerant Lines:



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Air Conditioning (Continued)

10. Defective Electrical Disconnect: Exposed wiring



Heating System

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Main Heating System

1. Acceptable Heating System Operation: Adequate
2. Manufacturer: Tempstar



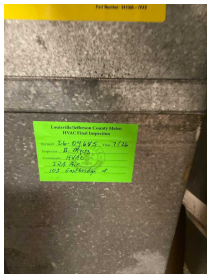


3. Model Number: N80msn701712A2 Serial Number: A261716288
4. Type: Forced air Capacity: 86,000 BTUHR
5. Area Served: Whole building Build Year 2026
6. Fuel Type: Natural gas
7. Acceptable Heat Exchanger: 3 Burner
8. Acceptable Blower Fan/Filter:
9. Acceptable Distribution: Metal duct

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Heating System (Continued)

10. Acceptable Permit Present:



11. Acceptable Flue Pipe: Double wall



12. Acceptable Support box



Fireplace/Wood Stove

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Living Room Fireplace

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Fireplace/Wood Stove (Continued)

1. Acceptable Smoke Chamber:



Plumbing

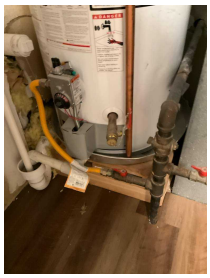
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1. Not Inspected Service Line:
2. Acceptable Main Water Shutoff:
3. Acceptable Water Lines:
4. Acceptable Drain Pipes: PVC
5. Acceptable Vent Pipes: PVC
6. Acceptable Gas Service Lines: Insulflex

Second floor Water Heater

7. Acceptable Water Heater Operation: Adequate Noting no drip leg

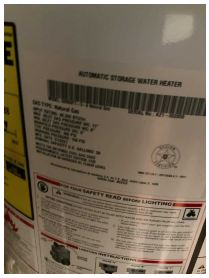


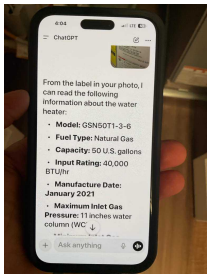
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Prepared for: N/A
103 Eastbridge Court

Plumbing (Continued)

8. Manufacturer: American standard



9. Model Number: GSN50T1
10. Type: Natural gas Capacity: 50 Gal.
11. Build Year: 2021 Area Served: Whole building
12. Acceptable Flue Pipe:



13. Acceptable TPRV and Drain Tube:



14. Not Present Permit Present:

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Prepared for: N/A
103 Eastbridge Court

Bathroom

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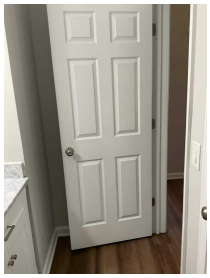
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Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

1st floor main Bathroom

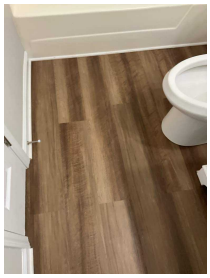
1. Acceptable Closet:



2. Acceptable Ceiling:
3. Acceptable Walls:




4. Acceptable Floor: LVP

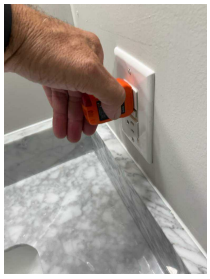


5. Acceptable Doors: Hollow wood

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Bathroom (Continued)

6. Acceptable Electrical: 110 VAC



7. Acceptable Counter/Cabinet: Laminate and wood





8. Acceptable Sink/Basin: Molded single bowl

9. Acceptable Faucets/Traps:

10. Acceptable Tub/Surround: Fiberglass tub and fiberglass surround





11. Acceptable Toilets:



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Bathroom (Continued)

12. Defective HVAC Source: Missing cover



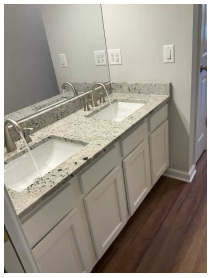
13. Acceptable Ventilation:

Master Bathroom

14. Acceptable Closet: Single small
15. Acceptable Ceiling: Paint
16. Acceptable Floor: LVP
17. Acceptable Doors: Hollow wood
18. Acceptable Electrical: 110 VAC GFCI



19. Acceptable Counter/Cabinet: Laminate and wood



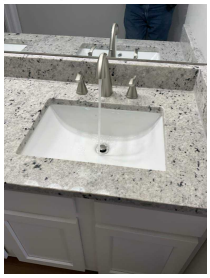
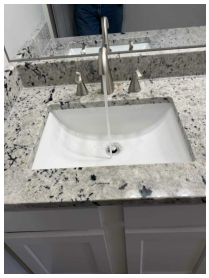
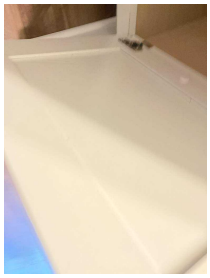
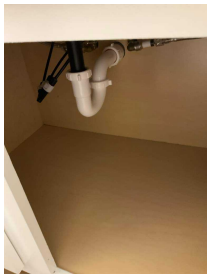
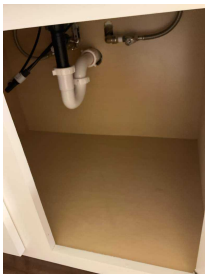


20. Acceptable Sink/Basin: Molded dual bowl
21. Acceptable Faucets/Traps:

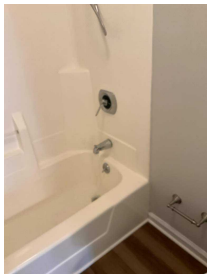
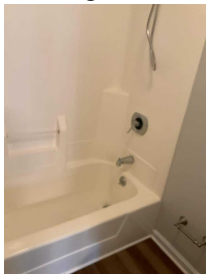
Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Bathroom (Continued)

Faucets/Traps: (continued)

22. Acceptable Tub/Surround: Fiberglass tub and fiberglass surround

23. Acceptable Toilets:



24. Acceptable HVAC Source:

25. Acceptable Ventilation:

Second floor Half Bathroom

26. Acceptable Closet:



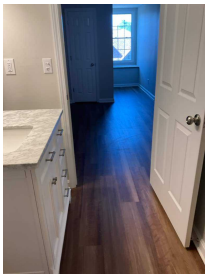
27. Acceptable Ceiling: Paint

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Bathroom (Continued)

28. Acceptable Walls:





29. Acceptable Floor: LVP

30. Acceptable Doors: Hollow wood

31. Acceptable Electrical: 110 VAC GFCI



32. Acceptable Counter/Cabinet: Wood




33. Acceptable Sink/Basin:



34. Acceptable Faucets/Traps:

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Bathroom (Continued)

35. Acceptable Toilets:



36. Acceptable HVAC Source:

37. Acceptable Ventilation:

Kitchen

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

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

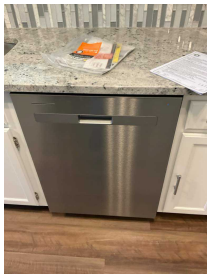
1st Floor Kitchen

1. Defective Cooking Appliances: Missing anti tip bracket





2. Acceptable Dishwasher:



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Kitchen (Continued)

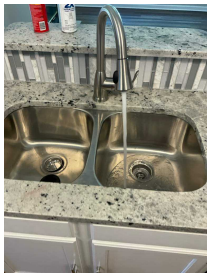
3. Acceptable Refrigerator: Whirlpool




4. Acceptable Microwave:




5. Acceptable Sink: Stainless Steel



6. Acceptable Electrical: 110 VAC GFCI

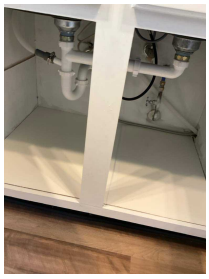


7. Acceptable Plumbing/Fixtures:

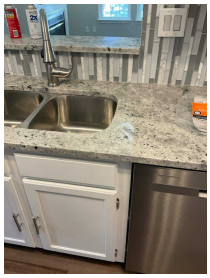
Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Kitchen (Continued)

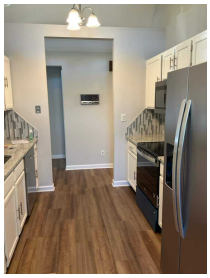
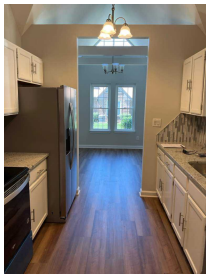
Plumbing/Fixtures: (continued)

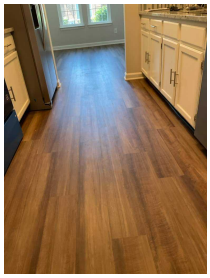
8. Acceptable Counter Tops: Granite



9. Acceptable Cabinets: Laminate and wood
10. Acceptable Ceiling:
11. Acceptable Walls: Paint

12. Acceptable Floor: LVP



13. Acceptable HVAC Source:
14. Not Present Fire Extinguisher

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Prepared for: N/A
103 Eastbridge Court

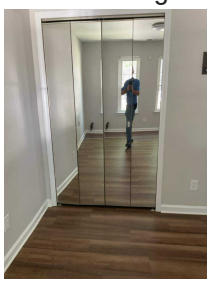
Bedroom

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

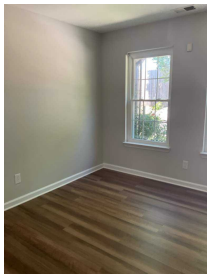
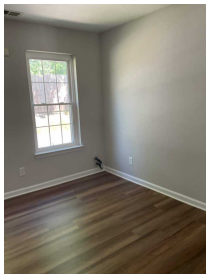
Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
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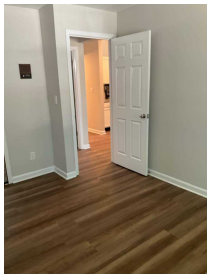
First floor front Bedroom

1. Acceptable Closet: Single small

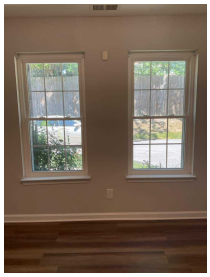
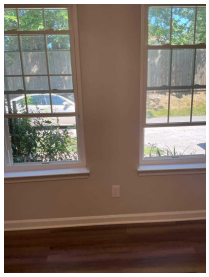



2. Acceptable Ceiling: Paint
3. Acceptable Walls: Paint



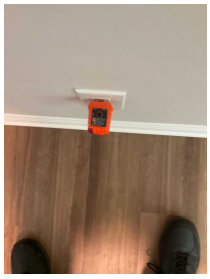
4. Acceptable Floor: LVP
5. Acceptable Doors: Hollow wood
6. Acceptable Windows: Vinyl double hung

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Bedroom (Continued)

7. Acceptable Electrical: 110 VAC

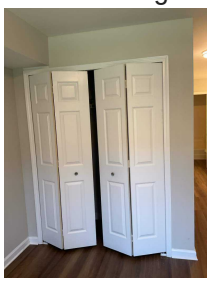


8. Acceptable Smoke Detector:



First floor rear Bedroom

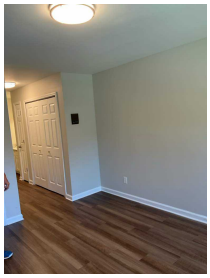
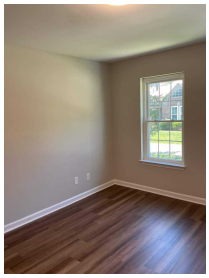
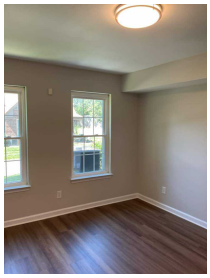
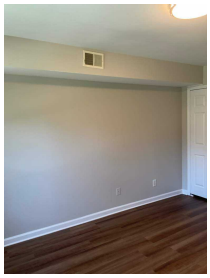
9. Acceptable Closet: Single 2x





10. Acceptable Ceiling: Paint

11. Acceptable Walls: Paint

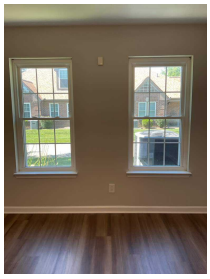
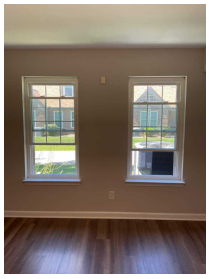
12. Acceptable Floor: LVP

13. Acceptable Doors: Hollow wood

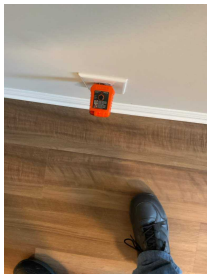
Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Bedroom (Continued)

14. Acceptable Windows: Vinyl double hung

15. Acceptable Electrical: 110 VAC

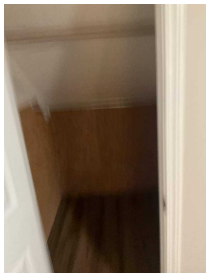


16. Acceptable HVAC Source: Heating system register

17. Acceptable Smoke Detector: In hallway

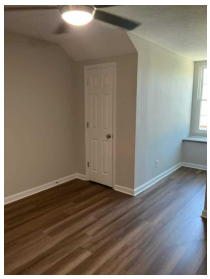
Second floor Bedroom

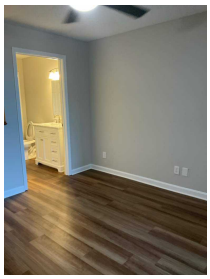
18. Acceptable Closet: Large 2x. Cedar lined

19. Acceptable Ceiling: Paint

20. Acceptable Walls: Paint

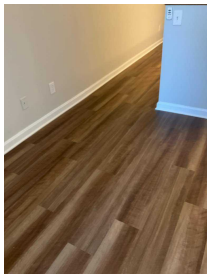




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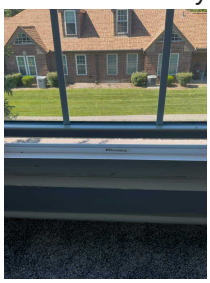
Bedroom (Continued)

21. Acceptable Floor: LVP

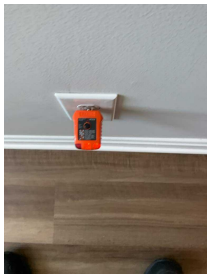


22. Acceptable Doors: Hollow wood

23. Acceptable Windows: Vinyl double hung

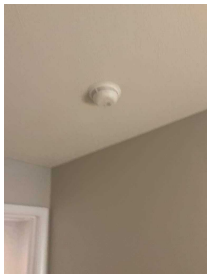


24. Acceptable Electrical: 110 VAC



25. Acceptable HVAC Source: Heating system register

26. Acceptable Smoke Detector:



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Prepared for: N/A
103 Eastbridge Court

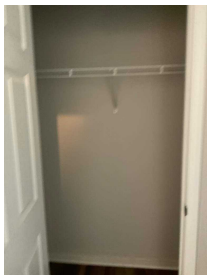
Living Space

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

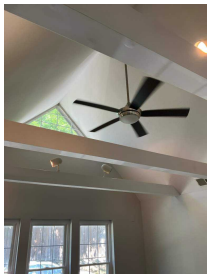
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Marginal	Item is not fully functional and requires repair or servicing.
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Living Room Living Space

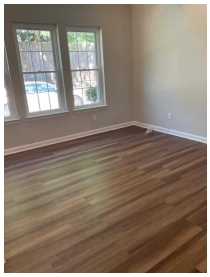
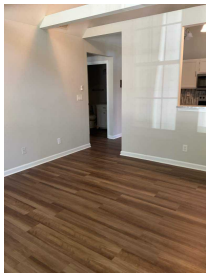
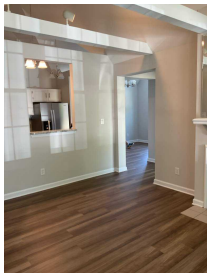
1. Acceptable Closet:



2. Acceptable Ceiling: Paint Nice vaulted ceiling



3. Acceptable Walls: Paint

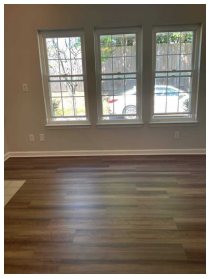

4. Acceptable Floor: LVP

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Prepared for: N/A
103 Eastbridge Court

Living Space (Continued)

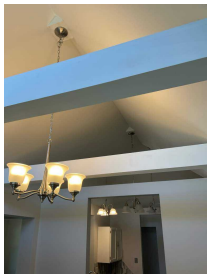
5. Acceptable Windows: Vinyl double hung

6. Acceptable Electrical: 110 VAC
7. Acceptable HVAC Source: Heating system register

Bonus room second floor Living Space

8. Acceptable Closet:



9. Acceptable Floor: LVP
10. Not Present Windows:
11. Acceptable Electrical:



12. Acceptable HVAC Source: Heating system register
13. Acceptable Smoke Detector:




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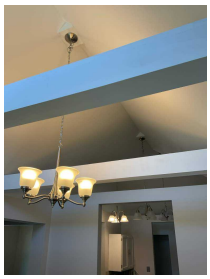
Living Space (Continued)

14. Acceptable Carbon Monoxide Detector:

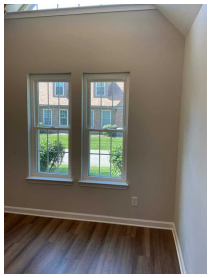
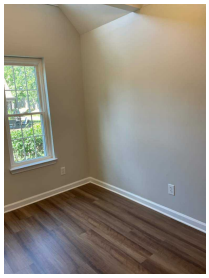
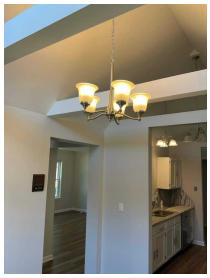


Dining Room first floor Living Space

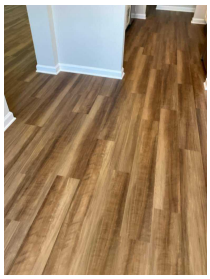
15. Acceptable Ceiling:



16. Acceptable Walls: Paint

17. Acceptable Floor: LVP



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Living Space (Continued)

18. Acceptable Windows: Vinyl double hung




19. Acceptable Electrical: 110 VAC



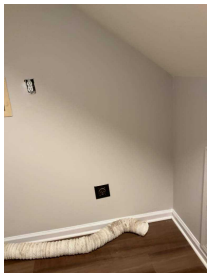
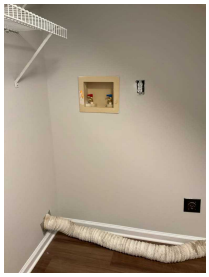
Laundry Room / Area

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

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

1st Floor Laundry Room / Area

1. Acceptable Walls: Paint

2. Acceptable Floor: LVP
3. Acceptable Doors: Hollow wood

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Laundry Room/Area (Continued)

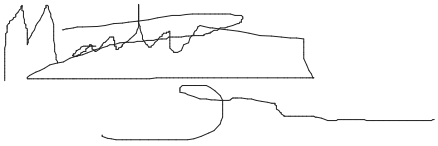
4. Acceptable Laundry Tub Drain:



5. Acceptable Dryer Vent:

Laundry Room/Area

Final Comments



This report is the property of the client whos name appears on the report and cannot be transferred to another party without written permission from Gold Home Inspection. We assume no liability to any party other than the person named on this report. The inspection agreement you signed has an arbitration clause and requirements under KRS 411.

We always recommend that new smoke alarms, fire extinguishers and Carbon Monoxide dectors be installed. We also encourage every customer to have a Radon test and for homes built prior to 1970 to have lead testing of the home and water systems.

We suggest HVAC systems be serviced annually.

Subject property is a patio home, that has just been redone and we performed a pre sale inspection on the property. New heat and air are present, along with new flooring, fixtures and bathroom updates.

The garage door open is an older unit and does not have safety sensors.

Electric disconnect for the A/C unit is missing a dead cover.

GFI located at the front porch does not work

Other items are included in the report.

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Final Comments (Continued)

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