



Home Inspection Report

Prepared for: N/A

113 North 38th Street
Louisville, KY 40212



Inspected by:
Marty Goldsmith
Gold Home Inspection

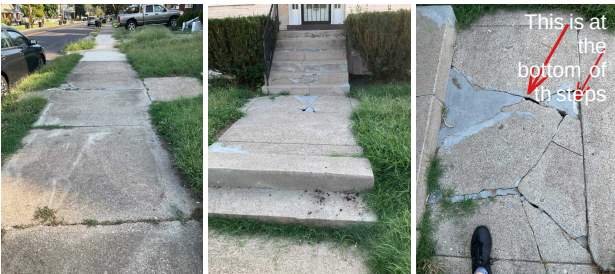


Defective Summary

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

Lots and Grounds

1. Sidewalks:



2. Steps/Stoops: This zero will not pass



3. Rear steps Needs kickplates



4. Duct pointing





Defective Summary (Continued)

5. Fences: Exposed nails



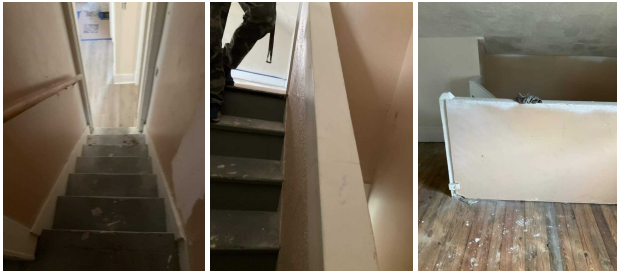
Roof

6. Chimney Chimney:



Structure

7. Stairs/Handrails: Needs light. Needs railing. Need supports on sidewall



Basement

8. Basement Basement Stairs/Railings:

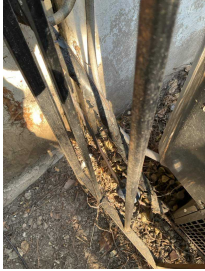




Defective Summary (Continued)

Air Conditioning

9. Main AC System Refrigerant Lines:



Plumbing

10. Water Heater Water Heater Operation: Adequate Gas water heaters - Code is eight inches of copper pipe above the surface. Not present in this and no permit sticker.



Bathroom

11. 1st floor main Bathroom Floor: Needs threshold



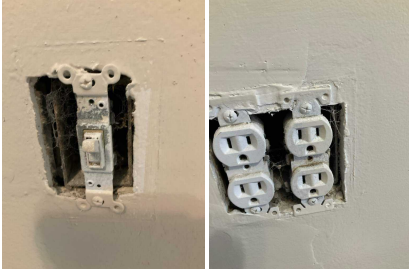
Kitchen

12. 1st Floor Kitchen Electrical:



Kitchen (Continued)

Electrical: (continued)



Bedroom

13. First floor rear Bedroom Doors:



14. First floor rear Bedroom Windows:



15. Rear area Bedroom Windows: Remove bars





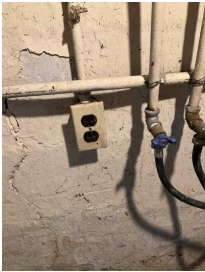
Defective Summary (Continued)

16. Rear area Bedroom Smoke Detector:



Laundry Room/Area

17. Laundry Room/Area Electrical: Needs GFI





Definitions

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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Not Present	Item not present or not found.
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General Information

Property Information

Property Address: 113 North 38th Street
City: Louisville State: KY Zip: 40212

Client Information

Client Name: N/A

Referrer Name: No Referrer

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 agreement, arbitration clause and KRS 411 requirements are part of this report.

Phone: (502)667-4050

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

Conditions

Others Present: owner Property Occupied: Vacant

Estimated Age: 1940 Entrance Faces:

Inspection Date: 2026-09-17

Start Time: 10:00 AM End Time: 10:15 AM

Weather: hot



General Information (Continued)

Utilities On: Yes

Space Below Grade: Basement

Building Type: Single family Garage:

Water Source: City How Verified:

Sewage Disposal: City How Verified:

Lots and Grounds

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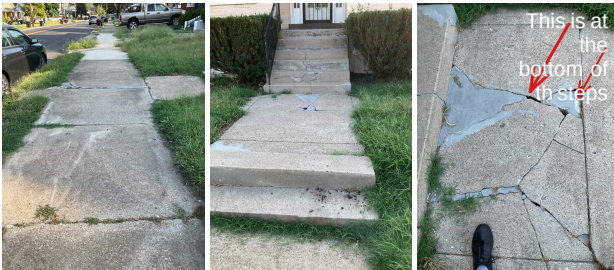
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1. Acceptable

Driveway

2. Defective

Sidewalks:



3. Defective

Steps/Stoops: This zero will not pass



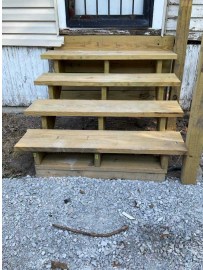


Lots and Grounds (Continued)

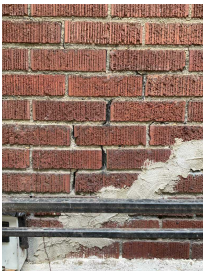
4. Acceptable Porch:



5. Defective Rear steps Needs kickplates



6. Defective Duct pointing



7. Defective Fences: Exposed nails



8. Acceptable Street scene:



Lots and Grounds (Continued)

Street scene: (continued)



Exterior

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Rear Exterior Surface

1. Acceptable





Roof

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Roof Surface

Chimney

1. Defective

Chimney:



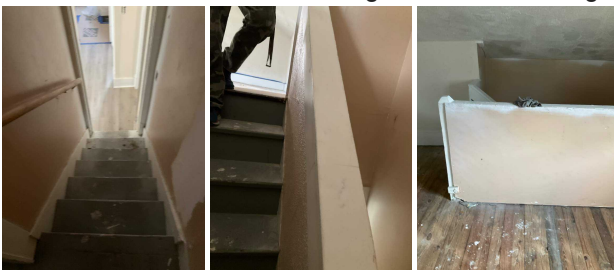
Structure

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1. Defective

Stairs/Handrails: Needs light. Needs railing. Need supports on sidewall





Basement

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Basement

1. Defective Basement Stairs/Railings:



Air Conditioning

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Main AC System

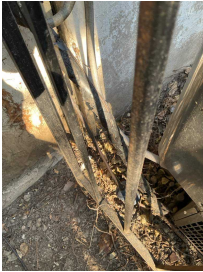
1. Acceptable Exterior Unit: No tag





Air Conditioning (Continued)

- 2. Acceptable Condensate Removal:
- 3. Manufacturer: Goodman
- 4. Area Served: Whole building Build Year
- 5. Defective Refrigerant Lines:



- 6. Acceptable Electrical Disconnect:

Heating System

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Main Heating System

- 1. Acceptable Heating System Operation: Adequate Needs to be cleaned





Electrical

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Basement Electric Panel

1. Acceptable Manufacturer: ITE



2. Not Present Permit Present:

Plumbing

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Water Heater

1. Defective Water Heater Operation: Adequate Gas water heaters - Code is eight inches of copper pipe above the surface. Not present in this and no permit sticker.



Plumbing (Continued)

Water Heater Operation: (continued)



2. Manufacturer: Premier

Bathroom

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1st floor main Bathroom

1. Defective Floor: Needs threshold





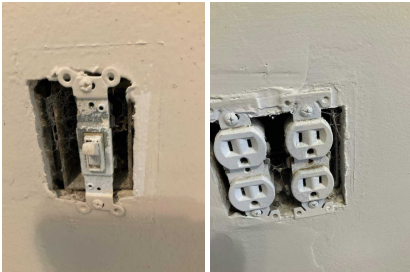
Kitchen

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1st Floor Kitchen

1. Defective Electrical:



2. Not Present Fire Extinguisher

Bedroom

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First floor front Bedroom

First floor rear Bedroom

1. Defective Doors:



Bedroom (Continued)

Doors: (continued)



2. Defective

Windows:



Bedroom upstairs Bedroom

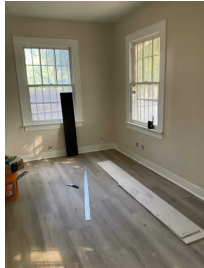
Rear area Bedroom

3. Acceptable

Ceiling: Ceiling height

4. Acceptable

Walls:



5. Defective

Windows: Remove bars



6. Not Present

HVAC Source:



Bedroom (Continued)

7. Defective

Smoke Detector:



Living Space

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Living Room Living Space _____

Dining Room Living Space _____

Living Space _____

Laundry Room/Area

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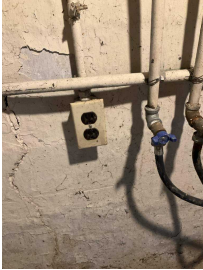
Laundry Room/Area _____



Laundry Room/Area (Continued)

1. Defective

Electrical: Needs GFI



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.

This is an pre inspection for Section 8 on a property that has been owned the current owners family for sometime. We also discussed some option to add extra bedrooms in the rear and in the living room.

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



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10/11/2026

Final Comments (Continued)

Inspector Name: Marty Goldsmith

Company Name: Gold Home Inspection

Address: 10210 Falling Tree Way # 2, Louisville KY 40223

City State Zip:

Client Name: N/A

Address:

City, State Zip:

Property Address: 113 North 38th Street

City State Zip: Louisville, KY 40212