



Home Inspection Report

Prepared for: N/A

1318 Lacona Drive
Louisville, KY 40213



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. Shed No interior access. Shed requires a new roof and exterior paint, along with some trim replacement. Failing to make repairs will require the structure to be hauled away in the future.



Exterior

2. Rear patio Two or more supports have rusted out. These need to be repaired prior to closing on the property.



Defective Summary (Continued)

3. Radon Noting radon pump at home next door. Suggest Testing and possible remediation.



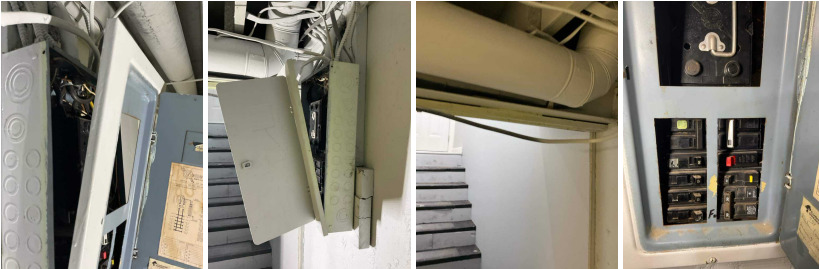
Roof

4. Main Roof Surface Material: Asphalt shingle Drone would not fly in this area. Roof wet from drizzle and unsafe to walk. One bad spot just to the left of the front door and half way up Shingles are three tab and show considerable glandular loss. Buyer should be prepared to replace roof at early date.



Electrical

5. Basement Electric Panel Manufacturer: General Panel is originally to home and at end of life. Buyer should be prepared to replace. One wire going into the panel needs to be secured. Panel cover not secure. Breaker mismatch.



Structure

6. Window blinds



Structure (Continued)

Window blinds (continued)



Basement

7. Main Basement Basement Stairs/Railings:



Air Conditioning

8. Main AC System Refrigerant Lines:



Plumbing

9. Basement mechanical room Water Heater Water Heater Operation: Water off. Unit at end of life and will require future replacement. Unit is 25 years old. Typical life is 15-18 years.

Bathroom

10. Basement Bathroom Tub/Surround: Tub only in basement. Vinyl flooring used for waterproofing. Tub drains to sump pump.



Bathroom (Continued)

Tub/Surround: (continued)



Kitchen

11. 1st Floor Kitchen Cooking Appliances: New stove. No plug for stove. Tip over bracket not installed.



12. 1st Floor Kitchen Plumbing/Fixtures: Flex line should be replaced with solid.



Bedroom

13. Front center Bedroom Closet: Missing clothes pole. Handles on door.





Defective Summary (Continued)

Living Space

14. Living Room Living Space Closet: Missing clothes pole



15. Living Room Living Space Electrical: Wiring backwards.



Laundry Room/Area

16. Mechanical room Laundry Room/Area Electrical: This needs to be in conduct



17. Mechanical room Laundry Room/Area Laundry Tub Drain: This drains to sump pumps and than outside. This needs to go to the sewer





Defective Summary (Continued)

18. Mechanical room Laundry Room/Area Dryer Gas Line: Included with tub drains



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: 1318 Lacona Drive
City: Louisville State: KY Zip: 40213

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

Amount Due: 0 Amount Received: 0

Conditions

Others Present: Buyer Property Occupied:

Estimated Age: 1962 Entrance Faces:

Inspection Date: 2026-09-10

Start Time: 10:15 AM End Time: 01:15 PM



General Information (Continued)

Weather: Raining

Utilities On: Water turned off. Electric on

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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1. Acceptable Driveway Concrete



2. Acceptable Sidewalks:

3. Acceptable Steps/Stoops:



Lots and Grounds (Continued)

4. Acceptable Porch:



5. Acceptable Grading:

6. Acceptable Swale:

7. Defective Shed No interior access. Shed requires a new roof and exterior paint, along with some trim replacement. Failing to make repairs will require the structure to be hauled away in the future.



8. Acceptable Fences:





Lots and Grounds (Continued)

9. 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:

- 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.



Exterior (Continued)

- 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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Front Exterior Surface

1. Acceptable Type: Brick veneer



Left Exterior Surface

2. Acceptable Type: Brick veneer





Exterior (Continued)

Driveway side Exterior Surface

3. Acceptable Type: Brick veneer

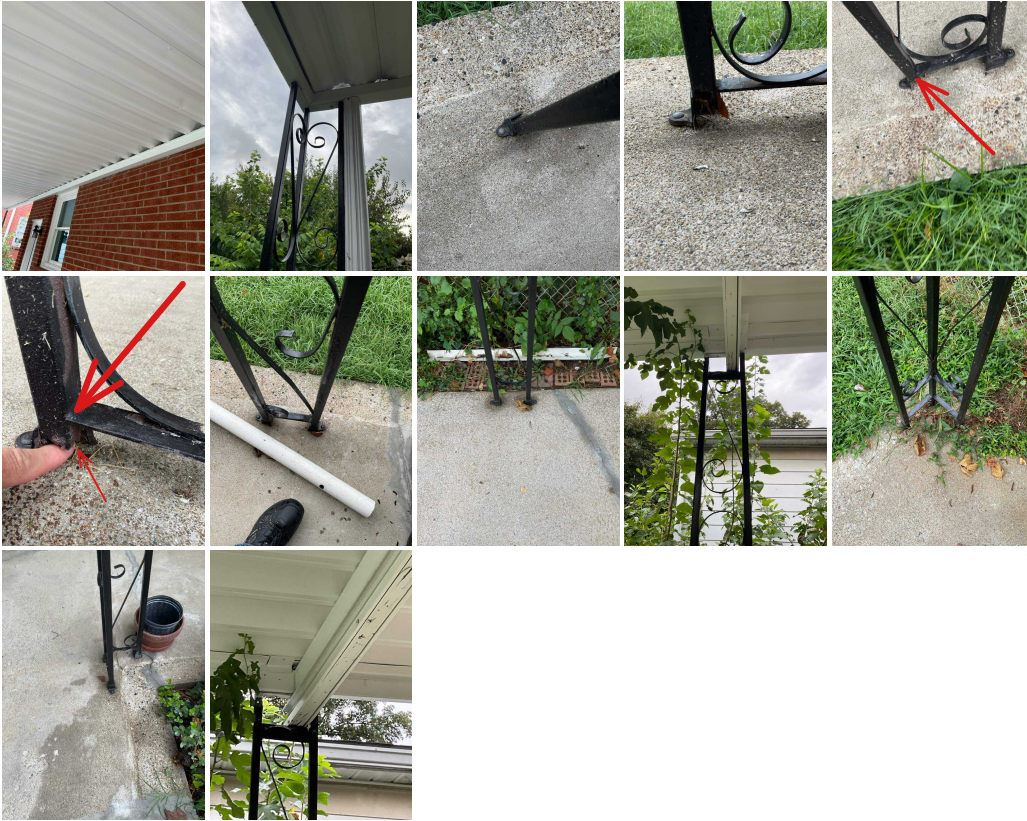
Rear Exterior Surface

4. Acceptable Brick veneer

5. Acceptable Trim:

6. Acceptable Fascia:

7. Defective Rear patio Two or more supports have rusted out. These need to be repaired prior to closing on the property.



8. Acceptable Front Doors: Metal





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Exterior (Continued)

9. Acceptable

Rear Doors:



10. Acceptable

Exterior Lighting:

11. Defective

Radon Noting radon pump at home next door. Suggest Testing and possible remediation.



12. Acceptable

Gas Meter:



13. Acceptable

Main Gas Valve:



Roof

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Main Roof Surface

1. Method of Inspection: Drone and ground

2. Defective **Material:** Asphalt shingle Drone would not fly in this area. Roof wet from drizzle and unsafe to walk. One bad spot just to the left of the front door and half way up Shingles are three tab and show considerable glandular loss. Buyer should be prepared to replace roof at early date.



3. Type: Gable

4. Approximate Age: 15+

5. Acceptable **Plumbing Vents:**



6. Acceptable **Electrical Mast:** Mast with tie back at roof





Roof (Continued)

- 7. Acceptable Gutters:
- 8. Acceptable Downspouts:

Electrical

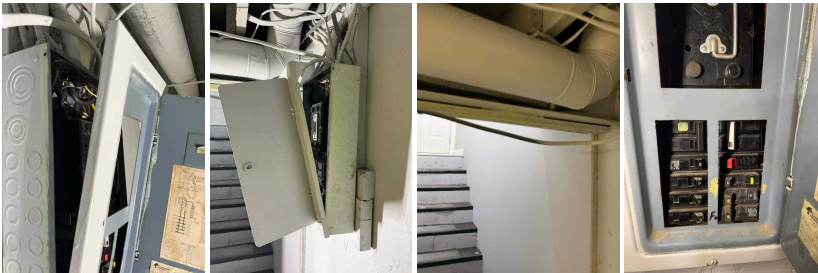
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- 1. Service Size Amps: 100 Volts: 110-120 VAC
- 2. Acceptable Service: Aluminum
- 3. Acceptable 120 VAC Branch Circuits: Copper
- 4. Acceptable 240 VAC Branch Circuits: Copper

Basement Electric Panel

- 5. Defective Manufacturer: General Panel is originally to home and at end of life. Buyer should be prepared to replace. One wire going into the panel needs to be secured. Panel cover not secure. Breaker mismatch.



- 6. Maximum Capacity: 100 Amps
- 7. Acceptable Main Breaker Size:
- 8. Acceptable Breakers:
- 9. Not Present Permit Present:



Structure

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1. Acceptable Structure Type Wood frame
2. Acceptable Foundation Poured
3. Acceptable Exterior walls No movement or displacement noted
4. Acceptable Joists/Trusses:
5. Acceptable Piers/Posts: Steel posts
6. Defective Window blinds



7. Acceptable Subfloor:

Basement

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Main Basement

Basement (Continued)

1. Acceptable Mechanical room



2. Acceptable Family room Electrical needs to be in box. Flooring tiles missing. Some drywall damage



3. Acceptable Small storage area



4. Acceptable Rear corner room Please note this is not a bedroom, no fire exit.



5. Defective Basement Stairs/Railings:



Basement (Continued)

Basement Stairs/Railings: (continued)



Air Conditioning

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Main AC System

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



3. Acceptable Condensate Removal: Plastic tubing

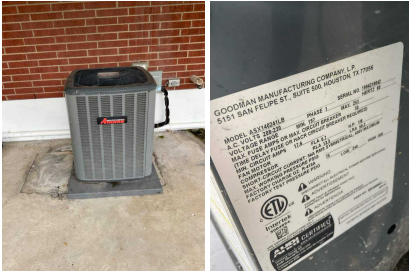


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Air Conditioning (Continued)

4. Manufacturer: Amana/Goodman



5. Model Number: ASX14024LB Serial Number: 1904218042

6. Area Served: whole building Build Year 2019

7. Fuel Type: 220-240 VAC Temperature Differential:

8. Type: Central A/C Capacity: 2 Ton

9. Acceptable Visible Coil:

10. Defective Refrigerant Lines:



11. Acceptable Electrical Disconnect:



12. Acceptable Thermostats:



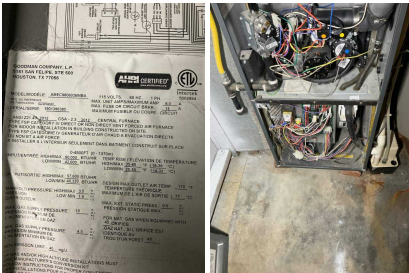
Heating System

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Main Heating System

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



3. Model Number: AMEC960603BNA Serial Number: 1901396385
4. Type: Forced air Capacity: 60,0000
5. Area Served: Whole building Build Year 2019
6. Fuel Type: Natural gas
7. Acceptable Heat Exchanger:
8. Acceptable Blower Fan/Filter:
9. Acceptable Distribution:
10. Not Present Permit Present:
11. Acceptable Flue Pipe:





Heating System (Continued)

12. Acceptable Support box



Plumbing

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1. Not Inspected Service Line:

2. Acceptable Main Water Shutoff:



3. Not Inspected Water Lines: Copper

4. Not Inspected Drain Pipes: PVC

5. Acceptable Vent Pipes:

6. Acceptable Gas Service Lines:

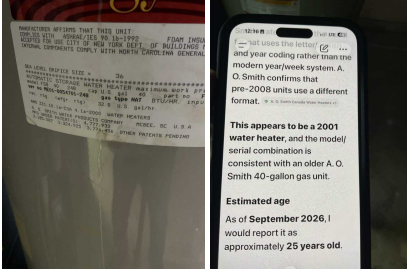
Basement mechanical room Water Heater

7. Defective Water Heater Operation: Water off. Unit at end of life and will require future replacement. Unit is 25 years old. Typical life is 15-18 years.



Plumbing (Continued)

8. Manufacturer: A.O. Smith



9. Model Number: ME010054701 Serial Number: FSG40

10. Type: Natural gas Capacity: 40 Gal.

11. Build Year: 2001 Area Served: Whole building

12. Acceptable Flue Pipe:

13. Acceptable TPRV and Drain Tube:

14. Not Present Permit Present:

Bathroom

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1st floor main Bathroom

1. Acceptable Ceiling: Paint

2. Acceptable Walls: Paint





Bathroom (Continued)

3. Acceptable Floor: LVP



4. Acceptable Doors: Hollow wood

5. Acceptable Electrical:

6. Acceptable Counter/Cabinet:



7. Acceptable Sink/Basin:



8. Acceptable Faucets/Traps:





Bathroom (Continued)

9. Acceptable Shower/Surround:



10. Acceptable Toilets:



11. Acceptable HVAC Source:

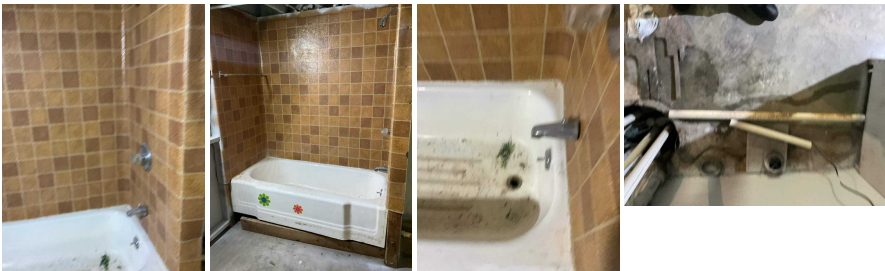
12. Acceptable Ventilation:

Basement Bathroom

13. Acceptable Walls:



14. Defective Tub/Surround: Tub only in basement. Vinyl flooring used for waterproofing. Tub drains to sump pump.





Kitchen

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1st Floor Kitchen

1. Defective **Cooking Appliances:** New stove. No plug for stove. Tip over bracket not installed.



2. Not Present **Disposal:**
3. Not Present **Dishwasher:**
4. Acceptable **Refrigerator:** New



5. Acceptable **Microwave:**





Kitchen (Continued)

6. Acceptable Sink:



7. Acceptable Electrical: 110 VAC GFCI



8. Defective Plumbing/Fixtures: Flex line should be replaced with solid.



9. Acceptable Counter Tops: Granite

10. Acceptable Cabinets: Laminate and composite materials New



11. Acceptable Ceiling: Paint



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Kitchen (Continued)

12. Acceptable Walls: Paint



13. Acceptable Floor: LVP



14. Acceptable Windows:



15. Acceptable HVAC Source:

16. Not Present Fire Extinguisher



Bedroom

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Master rear corner Bedroom

1. Acceptable Closet:

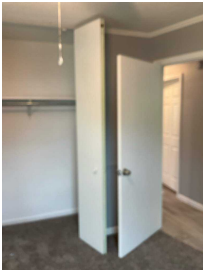


2. Acceptable Ceiling: Paint

3. Acceptable Walls: Paint

4. Acceptable Floor: Carpet

5. Acceptable Doors: Hollow wood



6. Acceptable Windows:



7. Acceptable Electrical:



Bedroom (Continued)

Front corner Bedroom

8. Acceptable Closet:



9. Acceptable Ceiling: Paint

10. Acceptable Walls: Paint



11. Acceptable Floor: Carpet

12. Acceptable Doors: Hollow wood

13. Acceptable Windows:



14. Acceptable Electrical:

15. Acceptable HVAC Source:

Front center Bedroom

16. Defective Closet: Missing clothes pole. Handles on door.



Bedroom (Continued)

Closet: (continued)

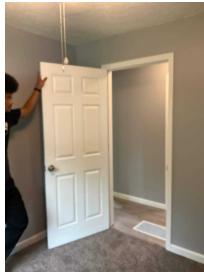
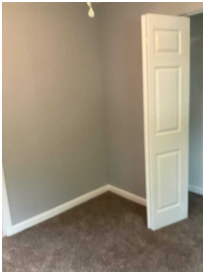


17. Acceptable

Ceiling: Paint

18. Acceptable

Walls:



19. Acceptable

Floor:

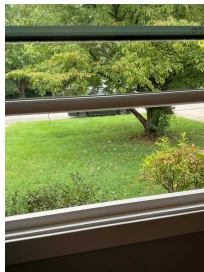


20. Acceptable

Doors: Hollow wood

21. Acceptable

Windows:



22. Acceptable

Electrical: 110 VAC

23. Acceptable

HVAC Source: Heating system register



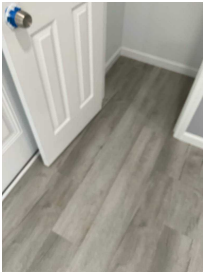
Living Space

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Living Room Living Space

1. Defective Closet: Missing clothes pole



2. Acceptable Ceiling: Paint

3. Acceptable Walls: Paint



4. Acceptable Floor: LVP

5. Acceptable Windows:





Living Space (Continued)

6. Defective Electrical: Wiring backwards.



7. Acceptable HVAC Source:

Living Space

Living Space

Laundry Room/Area

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Mechanical room Laundry Room/Area

1. Acceptable Walls:



2. Acceptable Floor: Poured



Laundry Room/Area (Continued)

3. Defective

Electrical: This needs to be in conduct



4. Defective

Laundry Tub Drain: This drains to sump pumps and than outside. This needs to go to the sewer



5. Acceptable

Dryer Vent:

6. Defective

Dryer Gas Line: Included with tub drains

7. Acceptable

Floor Drain:



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



Final Comments (Continued)

arbitration clause and requirements under KRS 411.

We always recommend that new smoke alarms, fire extinguishers and Carbon Monoxide detectors 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.

Several major concerns:

I spent considerable time with buyer and agent on phone about this.

Roof - Roof on both house and shed require replacement. On spot on the roof has decking issues.

Plumbing Professional licensed plumber needed to review washing machine drain and sump pump clog issues.

Home next door has a Radon pump and this home needs to be tested. We have testing equipment.

Two support post on rear patio have rusted out and require repairs.

Electrical box in the home is original to the home, cover not secured, several breaker mismatches. Some exposed lines in the home and ungrounded plugs. Repairs necessary.

No electric plug for stove.

Home missing blinds

No waterline for ice maker

two closet have no shelving

Water off at time of inspection

Home needs new smoke alarms and CO2 alarms.

Other items are noted in the report.

Gold Home Inspection, LLC
Marty Goldsmith CPI
Kentucky License 261991
Certified Professional Inspector # 21060317
International Association of Certified Home Inspectors 21060317



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10/11/2026

Final Comments (Continued)

FHA 203-K A1239

RRP F269925-1

Gold Home Inspection

GoldHomeInspection.com

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: 1318 Lacona Drive

City State Zip: Louisville, KY 40213