



Home Inspection Report

Prepared for: N/A

2109 Bridelwood Drive
Louisville, KY 40299



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. Landscape wall Blocks These are not secure in place.
2. Trees Multiple large trees Multiple large trees are present on the lot. Two trees in the front yard may eventually damage the water system and the driveway. The two front yard trees are growing over the roof. I count at least 10 trees on the side yard. These are gonna be expensive to deal with and require routine maintenance and service

Exterior

3. Exterior Electric Outlets: This should be a GFI in a waterproof enclosure.



Deck

4. Rear Deck Railings: Painted lumbar Railing on the long side of the deck has considerable movement which could lead to a person falling if they leaned on that side of the railing, this should be fixed prior to closing on the property. Additionally, lots of the top rail shows water damage, and this needs to be repaired by a professional carpenter.



5. Rear Deck Structure 4x4 Current code says a deck should be supported by 6 x 6 railing not the 4 x 4's that are present here

Deck (Continued)

Structure (continued)



6. Rear Deck Ledger Board Painted Ledger board should be a continuous piece of wood. This one is in four or more sections that's been spliced together, so suggest this be properly redone.



Garage/Carport

7. Attached Garage Door Operation: Mechanized Sears. These are very old and could stop working at anytime



8. Attached Garage Service Doors: This should be fire proof door

9. Attached Garage Electrical: 110 VAC Should be GFI





Defective Summary (Continued)

Electrical

10. Smoke Detectors: None present. I need one in the garage, one in basement and one on the upper level. The more the better.
11. Exterior Electric Panel Manufacturer: Sylvania Panel permit shows 1977. This panel has not been made for decades. Suggest electrician review panel. Buyer should be prepared to replace unit.

Air Conditioning

12. Main AC System A/C System Operation: Functional Lines have considerable water present and inspector is concerned of freon leak. I could be wrong. Having this check would be recommend. HVAC person can determine if leak is present.



13. Main AC System Refrigerant Lines:



14. Main AC System Electrical Disconnect: Breaker disconnect Missing front cover. Suggest repairs prior to closing. This should be considered a safety issue.





Defective Summary (Continued)

Plumbing

15. Basement Water Heater Water Heater Operation: Unit is 15 years old and near end of life.



Bathroom

16. 1st floor main Bathroom Electrical: 110 VAC Shuld be GFI



17. 1st floor main Bathroom Shower/Surround: Facet has no water. Hot and cold both put



18. 1st floor main Bathroom Toilets: Missing seat

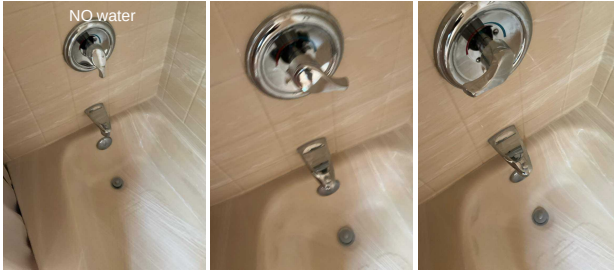


19. Master Bathroom Tub/Surround: No water



Bathroom (Continued)

Tub/Surround: (continued)



Kitchen

20. 1st Floor Kitchen Cooking Appliances: Anti tip bracket not installed

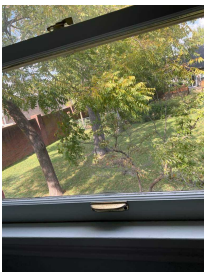


Bedroom

21. Master Bedroom Windows: Wood Casement painted shut



22. Rear corner Bedroom Windows: Wood Painted shut





Defective Summary (Continued)

Living Space

23. Den lower level Living Space Windows: Casement windows do not open



Laundry Room/Area

24. Basement Laundry Room/Area Windows: Wood Does not open. Likely painted shut





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: 2109 Bridelwood Drive
City: Louisville State: KY Zip: 40299

Client Information

Client Name: N/A

Referrer Name: KREIA

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.

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: vacant
Estimated Age: 1977 Entrance Faces:
Inspection Date: 2026-08-31
Start Time: 01:15 PM
Weather: 4:30



General Information (Continued)

Utilities On: Yes

Space Below Grade: Bi level

Building Type: Single family Garage: Attached

Water Source: City How Verified:

Sewage Disposal: City How Verified:

Lots and Grounds

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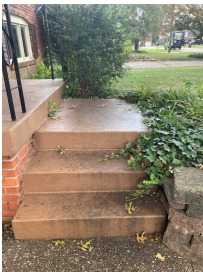
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1. Acceptable Driveway Concrete



2. Not Present Sidewalks:

3. Acceptable Steps/Stoops:





Lots and Grounds (Continued)

4. Acceptable

Porch:



5. Acceptable

Swale:

6. Acceptable

Vegetation:

7. Defective

Landscape wall Blocks These are not secure in place.

8. Acceptable

Fences:



9. Defective

Trees Multiple large trees Multiple large trees are present on the lot. Two trees in the front yard may eventually damage the water system and the driveway. The two front yard trees are growing over the roof. I count at least 10 trees on the side yard. These are gonna be expensive to deal with and require routine maintenance and service

10. 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.
- 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



Exterior (Continued)

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Front Exterior Surface

1. Acceptable Type: Brick veneer Noting cracks that should be monitored.



Driveway side Exterior Surface

2. Acceptable Type: Brick veneer



Right Exterior Surface

3. Acceptable Type: Brick veneer



Rear Exterior Surface



Exterior (Continued)

4. Acceptable

Brick Veneer Noting cracks that should be monitored.



5. Acceptable

Front Doors:

6. Acceptable

Patio Door:

7. Defective

Exterior Electric Outlets: This should be a GFI in a waterproof enclosure.



Deck

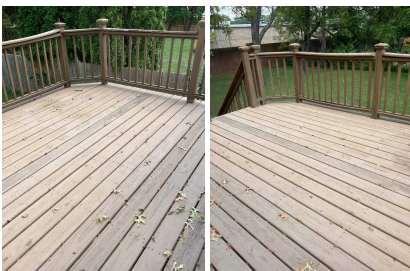
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Rear Deck

1. Acceptable

Deck Boards Painted



Deck (Continued)

2. Defective

Railings: Painted lumbar Railing on the long side of the deck has considerable movement which could lead to a person falling if they leaned on that side of the railing, this should be fixed prior to closing on the property. Additionally, lots of the top rail shows water damage, and this needs to be repaired by a professional carpenter.



3. Acceptable

steps



4. Defective

Structure 4x4 Current code says a debt should be supported by 6 x 6 railing not the 4 x 4's that are present here



Deck (Continued)

5. Defective

Ledger Board Painted Ledger board should be a continuous piece of wood. This one is in four or more sections that's been spliced together, so suggest this be properly redone.



Roof

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Main Roof Surface

1. Method of Inspection: Drone
2. Acceptable Material: Asphalt shingle





Roof (Continued)

Material: (continued)

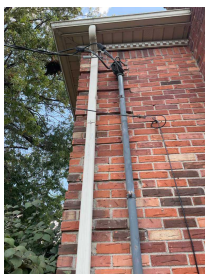


3. Approximate Age: 5

4. Acceptable Plumbing Vents:



5. Acceptable Electrical Mast: Mast with tie back at roof

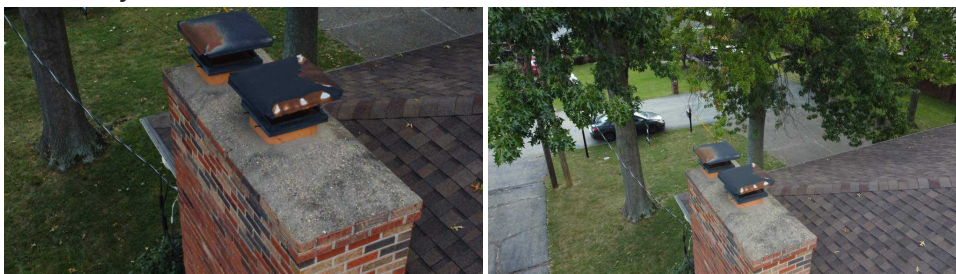




Roof (Continued)

6. Acceptable Gutters:
7. Acceptable Downspouts:
8. Acceptable Leader/Extension:
Chimney
-

9. Acceptable Chimney:



Garage/Carport

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Attached Garage

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



Garage/Carport (Continued)

3. Defective

Door Operation: Mechanized Sears. These are very old and could stop working at anytime



4. Defective

Service Doors: This should be fire proof door

5. Acceptable

Ceiling: Paint

6. Acceptable

Walls: Paint



7. Acceptable

Floor/Foundation: Poured concrete

8. Defective

Electrical: 110 VAC Should be GFI



9. Not Present

Smoke Detector:

10. Acceptable

Windows:





Garage/Carport (Continued)

11. Not Inspected Sump pump



12. Acceptable Fire Extinguisher

Electrical

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1. Service Size Amps: 200 Volts: 220-240 VAC
2. Acceptable Service: Aluminum
3. Acceptable 120 VAC Branch Circuits: Copper
4. Acceptable 240 VAC Branch Circuits: Copper
5. Defective Smoke Detectors: None present. I need one in the garage, one in basement and one on the upper level. The more the better.

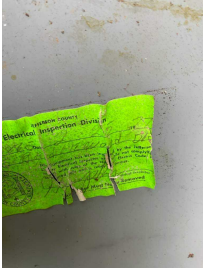
Exterior Electric Panel

6. Defective Manufacturer: Sylvania Panel permit shows 1977. This panel has not been made for decades. Suggest electrician review panel. Buyer should be prepared to replace unit.
7. Maximum Capacity: 200
8. Acceptable Main Breaker Size: 200 Amps
9. Acceptable Breakers: Copper



Electrical (Continued)

10. Acceptable Permit Present:



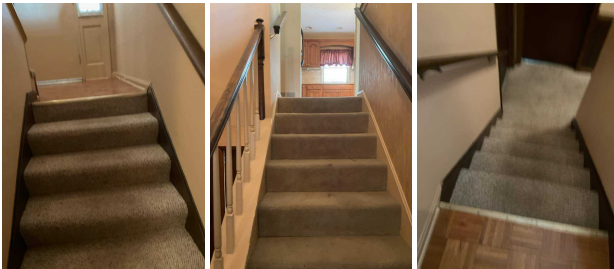
11. Is the panel bonded? Yes

Structure

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1. Acceptable Structure Type Wood frame
2. Acceptable Foundation Poured
3. Acceptable Exterior walls Monitor exterior cracks
4. Acceptable Stairs/Handrails:





Attic

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Hall Attic

1. Acceptable Unable to Inspect: Over 90degrees At time of inspection

Crawl Space

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Garage Crawl Space

1. Method of Inspection: From the access
2. Acceptable Access:





Air Conditioning

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Main AC System

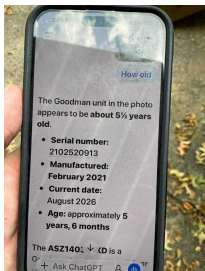
1. Defective A/C System Operation: Functional Lines have considerable water present and inspector is concerned of freon leak. I could be wrong. Having this check would be recommend. HVAC person can determine if leak is present.



2. Acceptable Exterior Unit:



3. Acceptable Condensate Removal: PVC
4. Manufacturer: Goodman



5. Area Served: Whole building Build Year 2021
6. Fuel Type: 220 VAC Temperature Differential:



Air Conditioning (Continued)

7. Type: Central A/C Capacity: 2.5 Ton

8. Acceptable Visible Coil:

9. Defective Refrigerant Lines:



10. Defective Electrical Disconnect: Breaker disconnect Missing front cover. Suggest repairs prior to closing. This should be considered a safety issue.



Heating System

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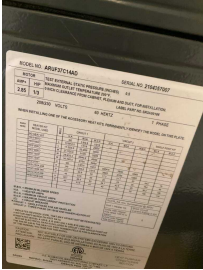
Basement Heating System

1. Acceptable Heating System Operation: Adequate



Heating System (Continued)

Heating System Operation: (continued)



2. Manufacturer: Goodman
3. Model Number: ARuF37c14AD Serial Number: 210435007
4. Type: Forced air Capacity:
5. Area Served: Whole building Build Year 2021
6. Fuel Type: Electric
7. Acceptable Distribution: Metal duct
8. Acceptable Support box



Fireplace/Wood Stove

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Den lower level Fireplace



Fireplace/Wood Stove (Continued)

1. Acceptable Freestanding Stove:



2. Acceptable Smoke Chamber:

3. Acceptable Hearth:



Living room upper level Fireplace

4. Acceptable Fireplace Construction: Block



5. Acceptable Flue:

6. Acceptable Damper:

7. Acceptable Hearth:





Plumbing

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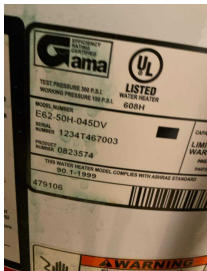
1. Not Inspected Service Line:
2. Not Inspected Main Water Shutoff:
3. Acceptable Drain Pipes:
4. Acceptable Vent Pipes:
5. Not Present Gas Service Lines:

Basement Water Heater

6. Defective Water Heater Operation: Unit is 15 years old and near end of life.



7. Manufacturer: General Electric

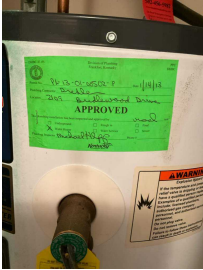


8. Model Number: E62 50 H 043DV
9. Type: Electric Capacity: 40 Gal.
10. Build Year: 2013 Area Served: Whole building
11. Acceptable TPRV and Drain Tube:



Plumbing (Continued)

12. Acceptable Permit Present:



Bathroom

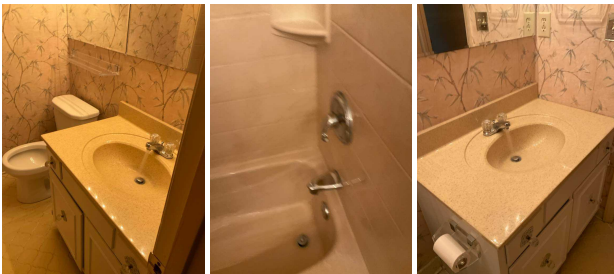
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1st floor main Bathroom

1. Acceptable Ceiling: Paint

2. Acceptable Walls: Paint



3. Acceptable Floor: Tile



4. Acceptable Doors: Hollow wood



Bathroom (Continued)

5. Not Present

Windows:

6. Defective

Electrical: 110 VAC Shpuld be GFI



7. Acceptable

Counter/Cabinet: Wood



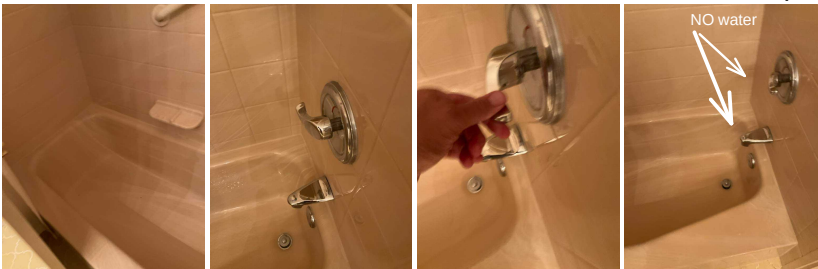
8. Acceptable

Sink/Basin:



9. Defective

Shower/Surround: Facet has no water. Hot and cold both put





28 of 42

10/11/2026

Bathroom (Continued)

10. Defective

Toilets: Missing seat



11. Acceptable

Ventilation:

Master Bathroom

12. Acceptable

Ceiling: Paint

13. Acceptable

Walls: Wallpaper



14. Acceptable

Floor: Carpet

15. Acceptable

Electrical: 110 VAC



16. Acceptable

Sink/Basin:



17. Acceptable

Faucets/Traps:



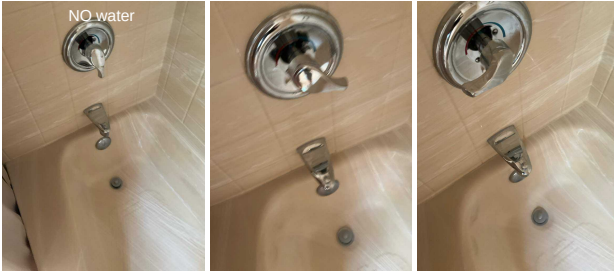
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10/11/2026

Bathroom (Continued)

18. Defective

Tub/Surround: No water



19. Acceptable

Toilets:



20. Acceptable

HVAC Source:

21. Acceptable

Ventilation: Window

Half Bathroom

Basement Half Bathroom

22. Acceptable

Ceiling: Paint

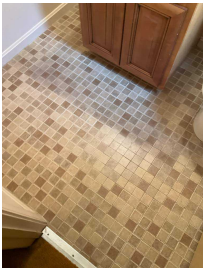
23. Acceptable

Walls: Paint



24. Acceptable

Floor: Ceramic tile



25. Acceptable

Doors: Hollow wood



30 of 42

10/11/2026

Bathroom (Continued)

26. Acceptable Windows: Window has lock



27. Acceptable Electrical: 110 VAC This should be GFI



28. Acceptable Counter/Cabinet:



29. Acceptable Sink/Basin:

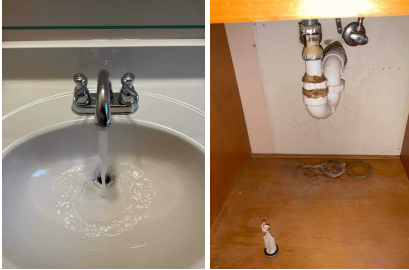


30. Acceptable Faucets/Traps:



Bathroom (Continued)

Faucets/Traps: (continued)



31. Acceptable

Toilets:



32. Acceptable

HVAC Source:

33. Acceptable

Ventilation: Window painted shut

Kitchen

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1st Floor Kitchen

1. Defective

Cooking Appliances: Anti tip bracket not installed





32 of 42

10/11/2026

Kitchen (Continued)

2. Acceptable Disposal:



3. Acceptable Dishwasher:



4. Acceptable Refrigerator:

5. Acceptable Sink:



6. Acceptable Electrical:

7. Acceptable Plumbing/Fixtures:

8. Acceptable Counter Tops:





33 of 42

10/11/2026

Kitchen (Continued)

9. Acceptable

Cabinets: Laminate and wood



10. Acceptable

Ceiling: Paint

11. Acceptable

Walls:



12. Acceptable

Floor: Vinyl floor covering



13. Acceptable

Windows:

14. Acceptable

HVAC Source:

15. Not Present

Fire Extinguisher



Bedroom

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Master Bedroom

1. Acceptable Closet: Large



2. Acceptable Ceiling: Paint

3. Acceptable Walls: Paint



4. Acceptable Floor: Carpet

5. Acceptable Doors: Hollow wood

6. Defective Windows: Wood Casement painted shut





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10/11/2026

Bedroom (Continued)

7. Acceptable Electrical: 110 VAC



8. Acceptable HVAC Source:
Rear corner Bedroom

9. Acceptable Closet: Single small



10. Acceptable Ceiling: Paint

11. Acceptable Walls: Paint



12. Acceptable Floor: Carpet



13. Acceptable Doors: Hollow wood



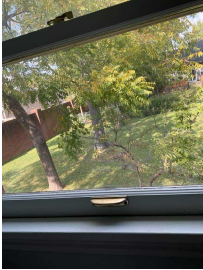
36 of 42

10/11/2026

Bedroom (Continued)

14. Defective

Windows: Wood Painted shut



15. Acceptable

Electrical: 110 VAC



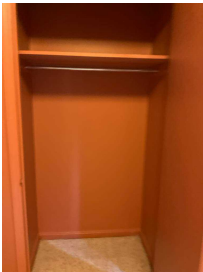
16. Acceptable

HVAC Source:

Rear center Bedroom

17. Acceptable

Closet: Single small



18. Acceptable

Ceiling: Paint

19. Acceptable

Walls: Paint





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Bedroom (Continued)

20. Acceptable Floor: Carpet



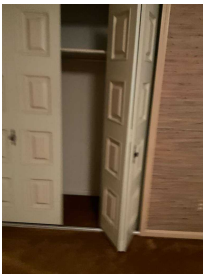
21. Acceptable Doors: Hollow wood

22. Acceptable Windows: Painted shut

23. Acceptable HVAC Source:

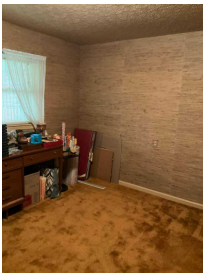
Basement Bedroom

24. Acceptable Closet: Single small



25. Acceptable Ceiling: Paint

26. Acceptable Walls: Paint



27. Acceptable Floor: Carpet

28. Acceptable Doors:





Bedroom (Continued)

29. Acceptable Windows:



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.
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.

Living Room Living Space

1. Acceptable Ceiling: Paint

2. Acceptable Walls: Paint



3. Acceptable Floor: Carpet





Living Space (Continued)

4. Acceptable Electrical: 110 VAC



5. Acceptable HVAC Source:
Den lower level Living Space

6. Acceptable Ceiling: Paint

7. Acceptable Walls: Paint



8. Acceptable Floor: Carpet



9. Defective Windows: Casement windows do not open





Living Space (Continued)

10. Acceptable Electrical: 110 VAC



Living Space

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.

Basement Laundry Room/Area

1. Defective Windows: Wood Does not open. Likely painted shut



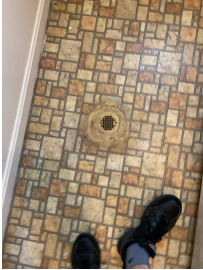
2. Acceptable Dryer Vent:





Laundry Room/Area (Continued)

3. 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 arbitration clause and requirements under KRS 411.

Noah - After you left, both bathtubs have no water. Since they backup to each other. Likely a shut off someplace that I could not find.

Trees - These trees will become an expensive problem. The two in the front yard could damage the water lines and or grow over the roof.

Smoke alarms none present in the home.

Ledger board - This has had some homemade repairs. Use this to your advantage.

Hot water heater is old

Windows - several are painted shut. Casement windows have mechanical issues.

Electric Panel - Original to the home in 1977. Past life range. Could require replacement at anytime.

Deck railing - We discussed this.



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Final Comments (Continued)

Bathrooms, garage and exterior outlets need GFI protection.

Other items are noted in the report.

Call anytime for questions.

Marty

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: 2109 Bridelwood Drive

City State Zip: Louisville, KY 40299