



Home Inspection Report

Prepared for: N/A

325 East Southside Drive
Louisville, KY 40214



Inspected by:
Marty Goldsmith
Gold Home Inspection



Defective Summary

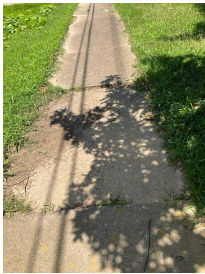
This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Driveway Asphalt Needs to be seal coated.



2. Walks: Concrete Concrete lift caused by tree in front yard. This is a trip hazard



3. Deck:



4. Trees Large trees Several large trees in front yard need to be removed.





Defective Summary (Continued)

Roof

5. Roof Surface Material:



Garage/Carport

6. Shed Garage Exterior Surface:



7. Shed Garage Roof



8. Shed Garage Gutters:



9. Carport Garage Exterior Surface: Requires paint job



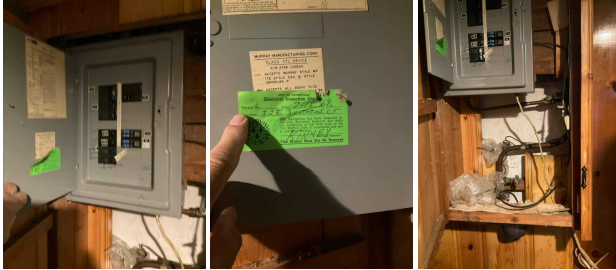
Garage/Carport (Continued)

Exterior Surface: (continued)



Electrical

10. Basement Electric Panel Manufacturer: Murray 1969 build . Water lines near panel. Exposed wiring to space heater.



Air Conditioning

11. Main AC System A/C System Operation: Unit is 21 years old

Heating System

12. Main Heating System Heating System Operation: Adequate Unit is 21 years old.

Plumbing

13. Water Lines:



14. Drain Pipes: Plumbing needs to be reviewed by licensed plumber.



Plumbing (Continued)

Drain Pipes: (continued)

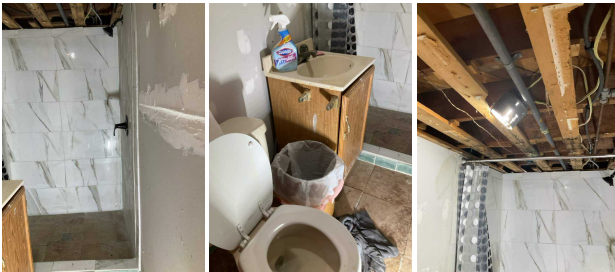


Bathroom

15. 1st floor main Bathroom Shower/Surround:



16. Basement Bathroom Bathroom Plumbing not hooked up



Kitchen

17. 1st Floor Kitchen Electrical: Requires GFI Non-GFCI circuit Living Space

18. Living Room Living Space Windows:



Definitions

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General Information

Property Information

Property Address: 325 East Southside Drive

City: Louisville State: KY Zip: 40214

Client Information

Client Name: N/A

LEGAL INFORMATION THIS REPORT CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT WRITTEN PERMISSION OF GOLD HOME INSPECTION, LLC

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: owner and wholesaler Property Occupied: Occupied

Estimated Age: 1969 Entrance Faces:

Inspection Date: 2026-07-24

Start Time: 02:00 PM End Time: 05:00 PM

Weather: Clear

Utilities On: Yes

Space Below Grade: Basement



General Information (Continued)

Building Type: Single family Garage: Carport

Water Source: City How Verified:

Sewage Disposal: City How Verified:

Lots and Grounds

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1. Defective Driveway Asphalt Needs to be seal coated.



2. Defective Walks: Concrete Concrete lift caused by tree in front yard. This is a trip hazard



3. Acceptable Steps/Stoops:





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Lots and Grounds (Continued)

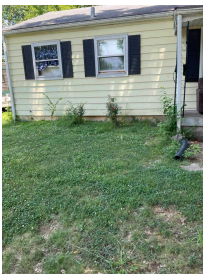
- 4. Acceptable
- 5. Defective

Porch:
Deck:



- 6. Acceptable
- 7. Acceptable
- 8. Not Present

Grading:
Swale:
Vegetation:



- 9. Defective

Trees Large trees Several large trees in front yard need to be removed.





Lots and Grounds (Continued)

10. Acceptable Fences:



11. Acceptable Street scene:



Exterior

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Front Exterior Surface

1. Acceptable Type: Aluminum siding





Exterior (Continued)

Driveway side Exterior Surface

2. Acceptable Type: Aluminum siding



Rear Exterior Surface

3. Acceptable Aluminum siding



4. Acceptable Front Doors: Needs to be refinished



5. Acceptable Rear Doors:

6. Acceptable Gas Meter:



Roof

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Roof Surface

1. Defective

Material:



Garage/Carport

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Shed Garage

1. Type of Structure: Shed Car Spaces:

2. Defective

Exterior Surface:





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Garage/Carport (Continued)

3. Defective

Roof



4. Defective

Gutters:



Carport Garage

5. Type of Structure: Attached Car Spaces: 1

6. Defective Exterior Surface: Requires paint job





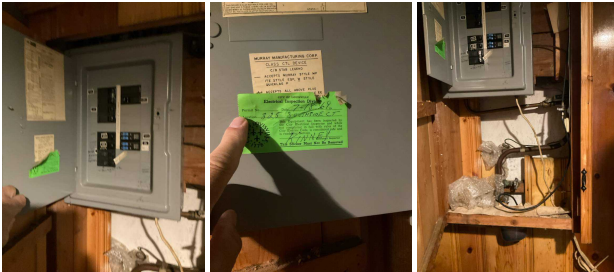
Electrical

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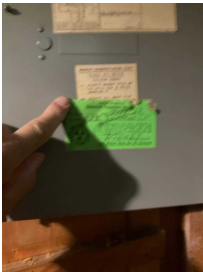
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Basement Electric Panel

1. Defective Manufacturer: Murray 1969 build . Water lines near panel. Exposed wiring to space heater.



2. Acceptable 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 Piers/Posts:

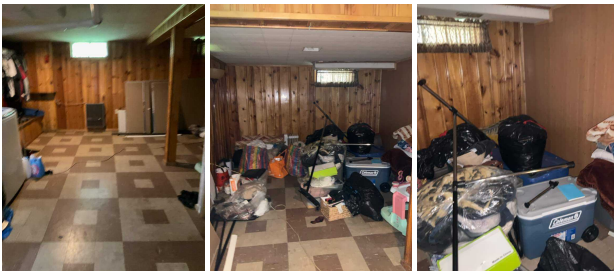
Basement

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Basement

1. Acceptable Large storage area



2. Acceptable Mechanical

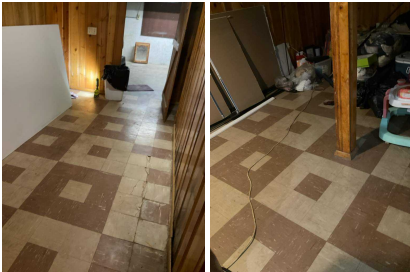


Basement (Continued)

3. Acceptable Mechanical room



4. Not Inspected FLOOR Possible asbestos Possible asbestos



Crawl Space

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Under addition Crawl Space

1. Method of Inspection: From the access

2. Acceptable Access: Needs paint





Air Conditioning

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Main AC System

1. Defective A/C System Operation: Unit is 21 years old
2. Acceptable Exterior Unit: Pad mounted



3. Manufacturer: Carrier
4. Area Served: Whole building Build Year 2005
5. Acceptable Visible Coil:

Heating System

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Main Heating System

1. Defective Heating System Operation: Adequate Unit is 21 years old.



Heating System (Continued)

2. Manufacturer: Goodman



3. Type: Forced air Capacity:

4. Area Served: Build Year 2005

5. Acceptable Distribution:

Plumbing

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1. Not Inspected Service Line:

2. Acceptable Main Water Shutoff:

3. Defective Water Lines:





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Plumbing (Continued)

4. Defective

Drain Pipes: Plumbing needs to be reviewed by licensed plumber.

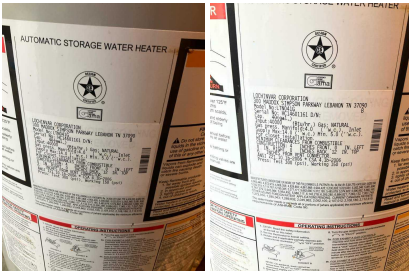


5. Acceptable
Water Heater

Gas Service Lines:

6. Acceptable

Water Heater Operation: Adequate



7. Manufacturer: Lochinvar



8. Model Number: Ltn041G Serial Number: HC14601161

9. Type: Natural gas Capacity: 30 Gal.

10. Build Year: 2014 Area Served: Whole building

11. Acceptable Flue Pipe:



12. Acceptable TPRV and Drain Tube:



Plumbing (Continued)

13. Not Present Permit Present:

Bathroom

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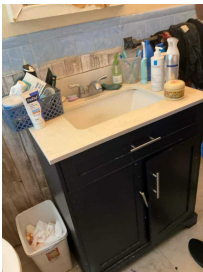
1st floor main Bathroom

1. Acceptable Walls: Paint



2. Acceptable Floor:

3. Acceptable Sink/Basin:



4. Defective Shower/Surround:





Bathroom (Continued)

5. Acceptable Toilets:



Basement Bathroom

6. Defective Bathroom Plumbing not hooked up



Kitchen

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1st Floor Kitchen

1. Acceptable Cooking Appliances:

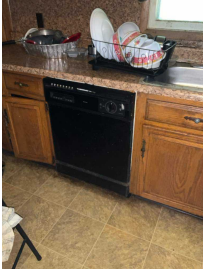




Kitchen (Continued)

2. Acceptable

Dishwasher:



3. Acceptable

Refrigerator:

4. Acceptable

Sink:



5. Defective

Electrical: Requires GFI Non-GFCI circuit

6. Acceptable

Plumbing/Fixtures:

7. Acceptable

Counter Tops:

8. Acceptable

Cabinets:





Bedroom

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Front corner Bedroom _____

Front corner Bedroom _____

Rear center Bedroom _____

Basement. No fire exit Bedroom _____

1. Acceptable Walls:



Living Space

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Living Room Living Space _____

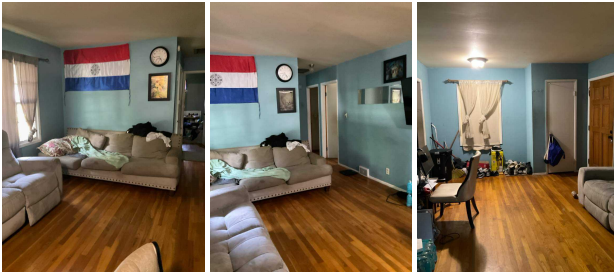


Living Space (Continued)

1. Acceptable Closet:



2. Acceptable Walls: Paint



3. Acceptable Floor:



4. Defective Windows:

5. Acceptable HVAC Source:

Den Living Space

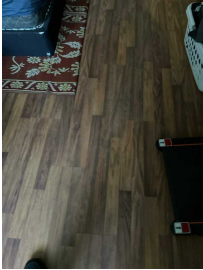
6. Acceptable Walls: Paint and paneling





Living Space (Continued)

7. Acceptable Floor:



8. Acceptable Doors:

9. Acceptable Windows:

10. Acceptable HVAC Source:

Living Space

Final Comments

THIS REPORT CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT WRITTEN PERMISSION OF GOLD HOME INSPECTION, LLC

CLIENT AGREES NOT TO PROVIDE THIS REPORT TO ANY OTHER BUYER OF THE PROPERTY

Gold Home Inspection and Marty Goldsmith assume no liability to a person not named in this Home Inspection Report.

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.

This is an investor inspection for a property with considerable deferred repairs.

Exterior items included:

Shed repair
New Roof
Windows



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Final Comments (Continued)

Tree removal
driveway sealing
Carport painting

Mechanical Systems

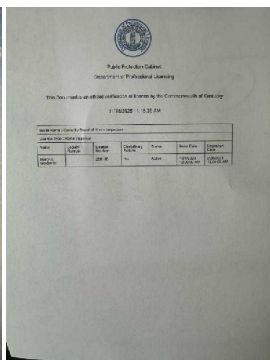
Plumbing repairs
HVAC
Electrical panel - Noting plumbing lines near the panel

Lower level bathroom is "non usable"
Basement floor may have asbestos
First floor bathroom

Windows
Paint
Hardware
Kitchen

This is just to name a few. This home must be purchased at the proper price to make a transaction work.

Gold Home Inspection, LLC
Marty Goldsmith
Kentucky License 261991
Certified Professional Inspector # 21060317
International Association of Certified Home Inspectors 21060317
FHA 203;K A1239
RRP F269925-1





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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:

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City State Zip: Louisville, KY 40214