



Home Inspection Report

Prepared for: N/A

Aiken Rldge 102 Asher Court By Plaudit 102
Louisville, KY 40245



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.

Bathroom

1. 2nd floor main Bathroom Ceiling:





Definitions

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General Information

Property Information

Property Address: Aiken Rldge 102 Asher Court By Plaudit 102

City: Louisville State: KY Zip: 40245

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 argeement, 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: None Property Occupied: Under construction

Estimated Age: New Entrance Faces:

Inspection Date: 2026-08-14

Start Time: 09:00 AM End Time: 12:00 PM



General Information (Continued)

Weather: Clear Soil Conditions: Damp

Utilities On: Not Applicable

Space Below Grade: None

Building Type: Single family Garage: Attached

Water Source: City How Verified:

Sewage Disposal: City Permits

Lots and Grounds

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1. Acceptable Driveway



2. Acceptable Porch:



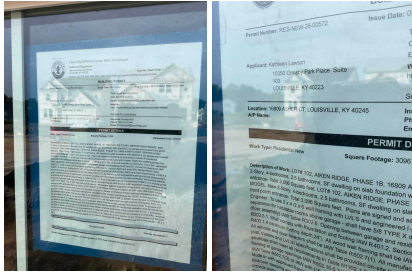


4 of 28

10/11/2026

Lots and Grounds (Continued)

3. Acceptable Permits Posted on window



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:



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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Front Exterior Surface

1. Acceptable Type:





Exterior (Continued)

Driveway side Exterior Surface

2. Acceptable Type:



Right Exterior Surface

3. Acceptable Type:



Rear Exterior Surface

4. Acceptable



5. Acceptable Door Bell: Hard wired





Exterior (Continued)

6. Acceptable

Front Doors:



7. Acceptable

Patio Door:



8. Acceptable

Windows:



Roof

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Main Roof Surface

1. Method of Inspection: Ground level



Roof (Continued)

2. Acceptable Material: Asphalt shingle



Garage/Carport

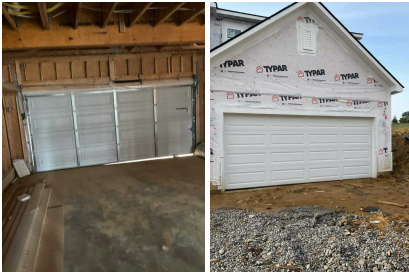
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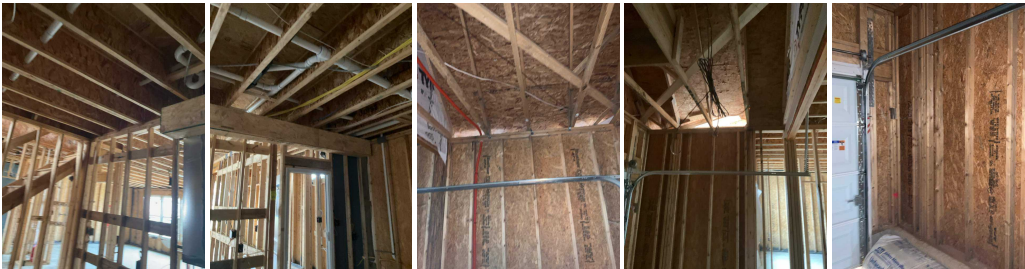
Attached Garage

1. Type of Structure: Attached Car Spaces: 2

2. Acceptable Garage Doors: Metal



3. Acceptable Framing





Garage/Carport (Continued)

Framing (continued)



4. Acceptable

Service Doors:



5. Acceptable

Electrical:



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



Electrical (Continued)

4. Acceptable 240 VAC Branch Circuits: Copper

Garage Electric Panel

5. Acceptable Manufacturer: Seimens

6. Maximum Capacity: 200 Amps

7. Acceptable Main Breaker Size: 200 Amps

8. Acceptable Breakers:



9. Is the panel bonded? Yes

Structure

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Acceptable Functional with no obvious signs of defect.

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

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1. Acceptable Structure Type Wood frame

2. Acceptable Foundation Poured



3. Acceptable Exterior walls



Structure (Continued)

4. Acceptable Stairs/Handrails:



Attic

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Second floor Attic

1. Acceptable Roof Framing:





Attic (Continued)

2. Acceptable

Sheathing:



3. Acceptable

Ventilation:

4. Not Present

Insulation: Not yet installed

5. Acceptable

Wiring/Lighting:

6. Acceptable

Bathroom Fan Venting:



Air Conditioning

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Not yet installed AC System _____



Heating System

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Second floor Heating System

1. Manufacturer: Bryant



2. Type: Forced air Capacity:

3. Area Served: Whole house Build Year 2026

4. Not Present Distribution:

5. Not Present Permit Present: Install not complete

6. Acceptable Flue Pipe: PVC



7. Acceptable Support box



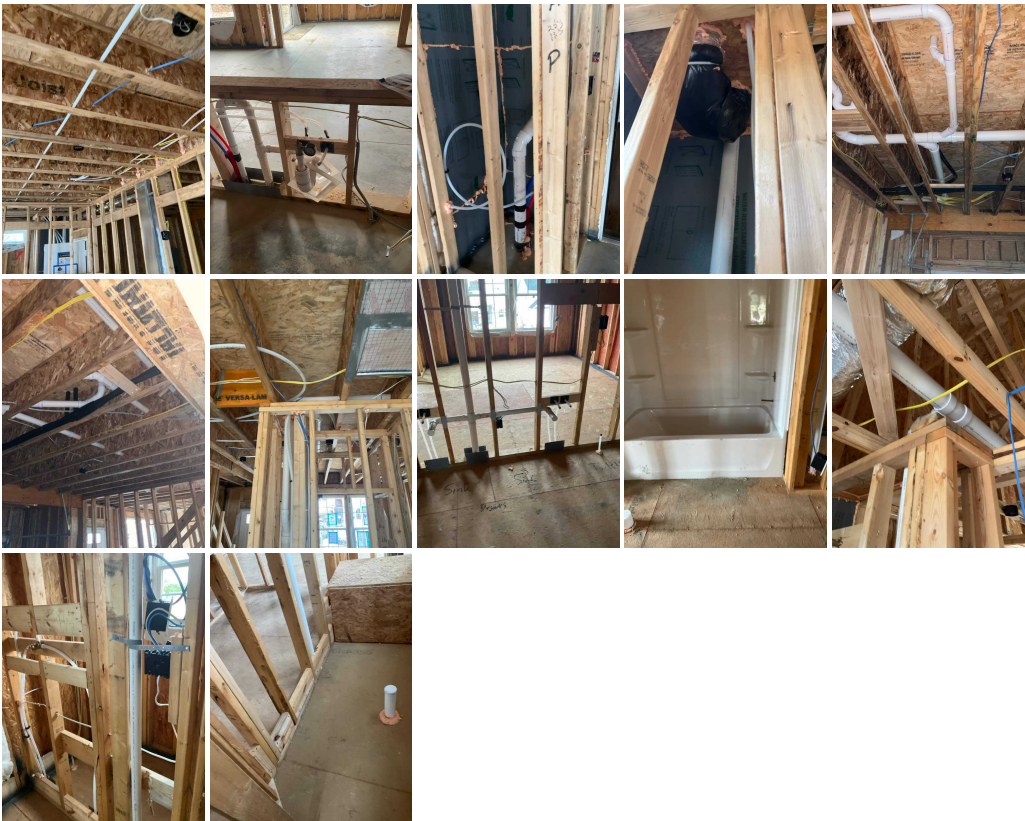


Plumbing

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1. Not Present Service Line:
2. Acceptable Water Lines:



3. Acceptable Drain Pipes:
 4. Acceptable Vent Pipes:
- Not installed yet Water Heater



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2nd floor main Bathroom

1. Defective

Ceiling:



2. Acceptable

Walls:



3. Acceptable

Electrical:





Bathroom (Continued)

4. Acceptable Tub/Surround:



5. Acceptable Toilets:



6. Acceptable HVAC Source:



7. Acceptable Ventilation:



Master Bathroom

8. Acceptable Ceiling:



17 of 28

10/11/2026

Bathroom (Continued)

9. Acceptable Walls:



10. Acceptable Windows:



11. Acceptable Electrical:



12. Acceptable Sink/Basin:





Bathroom (Continued)

13. Acceptable Toilets:



Kitchen

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1st Floor Kitchen

1. Acceptable Cooking Appliances:



2. Acceptable Ventilator:





Kitchen (Continued)

3. Acceptable

Sink:



4. Acceptable

Electrical:

5. Acceptable

Pantry:



6. Acceptable

Ceiling:



7. Acceptable

Walls:





Bedroom

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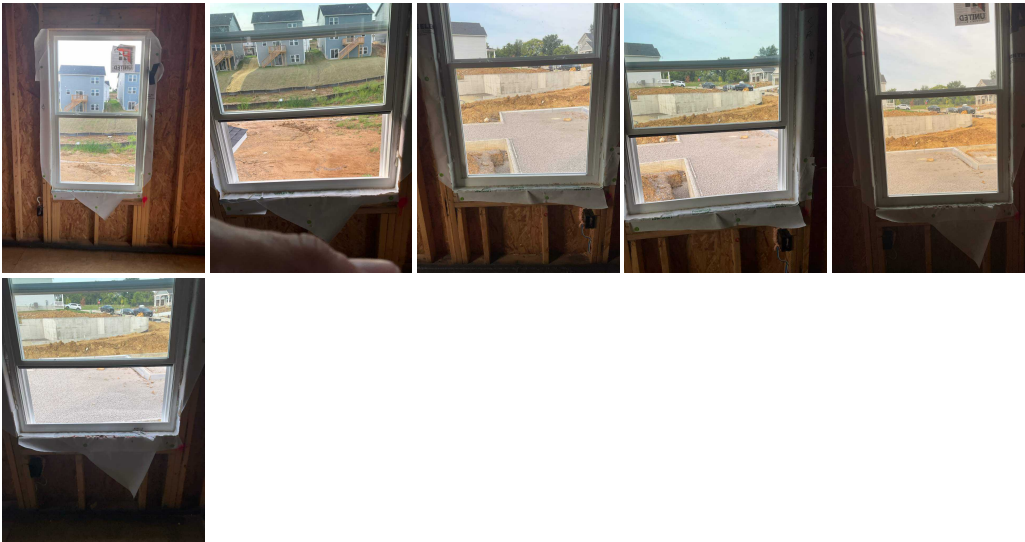
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Master second floor Bedroom

1. Acceptable Walls:



2. Acceptable Windows:



3. Acceptable Electrical:



Bedroom (Continued)

Electrical: (continued)



Front corner Bedroom

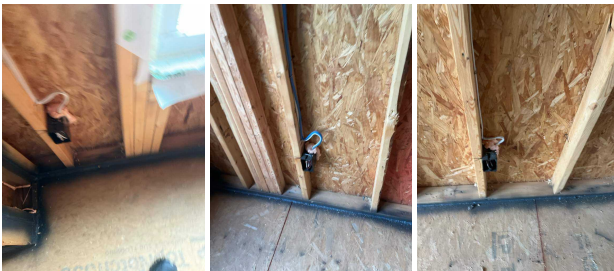
4. Acceptable Walls:



5. Acceptable Windows:



6. Acceptable Electrical:



Rear corner Bedroom



Bedroom (Continued)

7. Acceptable Walls:



8. Acceptable Electrical:



Rear center second floor Bedroom

9. Acceptable Ceiling:



10. Acceptable Walls:





Bedroom (Continued)

Walls: (continued)



11. Acceptable

Windows:



Living Space

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First floor office Living Space

1. Acceptable

Walls: Exposed framing





Living Space (Continued)

2. Acceptable Electrical:



Breakfast nook Living Space

3. Acceptable Ceiling:



4. Acceptable Walls:



5. Acceptable Windows:



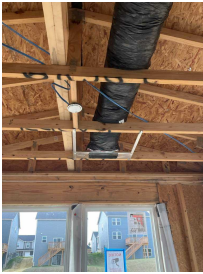
Living Space (Continued)

Windows: (continued)



6. Acceptable

HVAC Source:



Living Room Living Space

7. Acceptable

Ceiling:



8. Acceptable

Walls:





Living Space (Continued)

Walls: (continued)



9. Acceptable

Windows:



10. Acceptable

Electrical:

Laundry Room/Area

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2nd Floor Laundry Room/Area

1. Acceptable

Walls:





Laundry Room/Area (Continued)

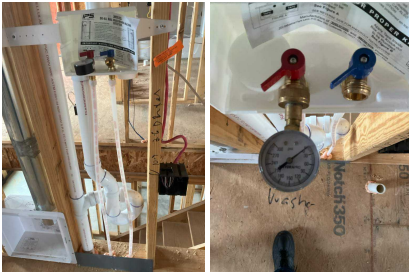
2. Acceptable

Dryer Vent:



3. Acceptable

Washer 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.

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 a no home, presently under construction by a National Home Builder. I have inspected properties they have built in the past.

No power or utility service was online. HVAC and mechanical system are not complete.
Exterior surfaces still open.



28 of 28

10/11/2026

Final Comments (Continued)

No issues with framing, wiring, plumbing or any other visable components. One ceiling support that is non load bearing I found to be off center. This is located in the second floor hall bathroom. It appears to hold the vent, light and duct work and not a structural support.

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