



Home Inspection Report

Prepared for: N/A

2317 Mayo Drive
Prospect, KY 40059



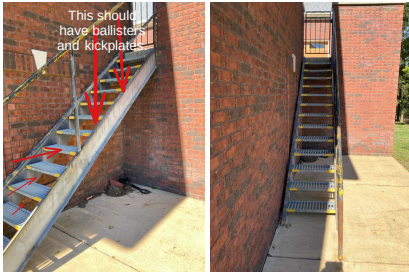
Inspected by:
Marty Goldsmith
Gold Home Inspection

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. Exterior steps to ground Metal These steps should have kickplates and ballister. Child or pet could be fall out the side of this structure.



2. Covered patio stand alone structure Brick structure with fireplace. Electric is out, likely cause is bad GFI inside patio. Ceiling fan needs to be replaced.



Garage/Carport

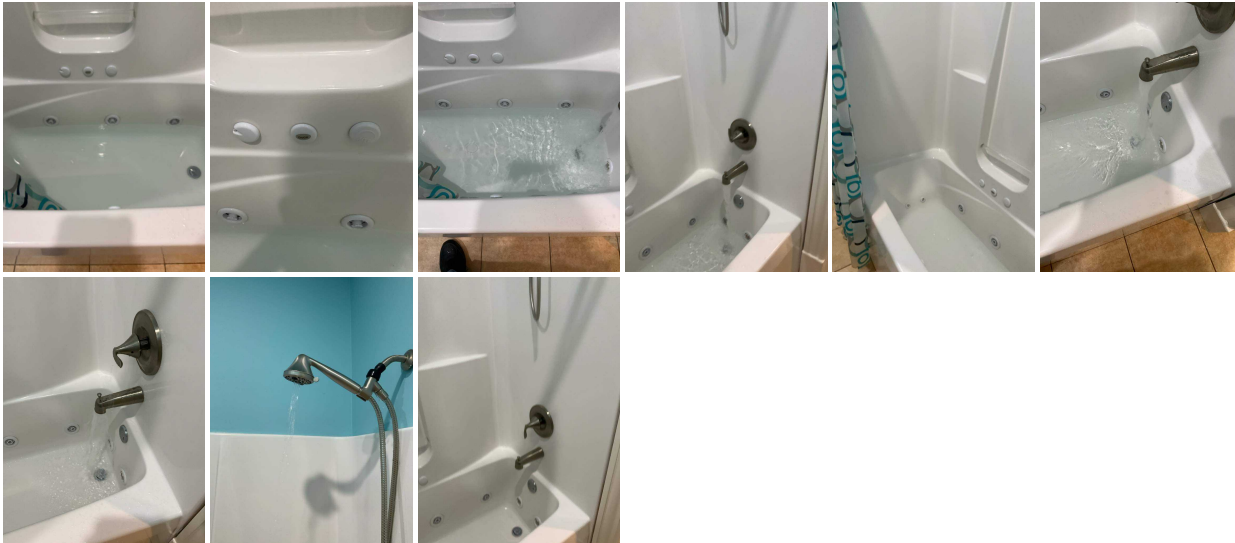
3. Main house Garage Central vacuum This covers both the main and guest house. Noting and writing up exposed electrical wire.

Garage/Carport (Continued)



Bathroom

4. Left side Jack and Jill Bathroom Spa Tub/Surround: Pump inoperable



5. Guest house master Bathroom Toilets: Water was running. Likely needs a new flapper. I shut water off.



Bedroom

6. Garage side Bedroom Windows: Wood



Bedroom (Continued)



Living Space

7. Guest house Living Space Windows: Wood Glue gasket in place



8. Library or office Living Space Windows: Wood





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: 2317 Mayo Drive
City: Prospect State: KY Zip: 40059

Client Information

Client Name: N/A

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: Buyers Property Occupied: vacant
Estimated Age: 2009 Entrance Faces:
Inspection Date: 2025-10-11
Start Time: 07:02 AM
Utilities On: Yes
Space Below Grade: Basement
Building Type: Single family Garage:
Water Source: City How Verified:
Sewage Disposal: Septic How Verified:



Lots and Grounds

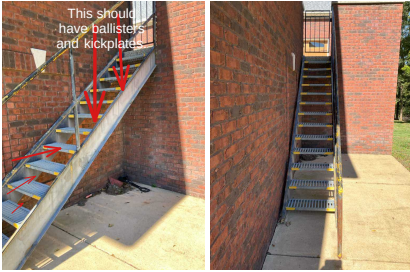
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1. Acceptable Driveway: Concrete



2. Defective Exterior steps to ground Metal These steps should have kickplates and ballister. Child or pet could be fall out the side of this structure.



3. Acceptable Porch:





Lots and Grounds (Continued)

Porch: (continued)



4. Acceptable

Grading:

5. Acceptable

Swale: On my Tuesday visit. We had some of the heavy rain of the year. The area bound between the entrance sidewalk, the home and the driveway going to the garage area, had considerable water. This was likely caused by the heave rain in that few hour time frame. I have limited concerns about this. I supplied a video of this.

6. Acceptable

Vegetation:

7. Defective

Covered patio stand alone structure Brick structure with fireplace. Electric is out, likely cause is bad GFI inside patio. Ceiling fan needs to be replaced.



8. Not Inspected Septic system





Lots and Grounds (Continued)

9. Not Inspected Pool



10. Not Inspected Electric gate



11. 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:



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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: Brick veneer



Left Exterior Surface

2. Acceptable Type: Brick veneer





Exterior (Continued)

Right Exterior Surface

3. Acceptable Type: Brick veneer



Rear Exterior Surface

4. Acceptable Type: Brick veneer



5. Acceptable Trim:

6. Acceptable Fascia:

7. Acceptable Soffits:

8. Acceptable Door Bell: Ring system

9. Acceptable Front Doors: Wood Nice product



10. Acceptable Rear Doors:

11. Acceptable Patio Door:



Exterior (Continued)

Patio Door: (continued)



12. Acceptable

Exterior Lighting:

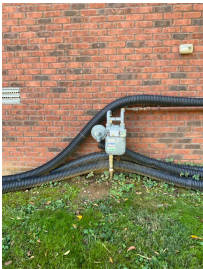
13. Acceptable

Exterior Electric Outlets: 110 VAC GFCI Several on the property



14. Acceptable

Gas Meter: Left side of guest house



15. Acceptable

Main Gas Valve:



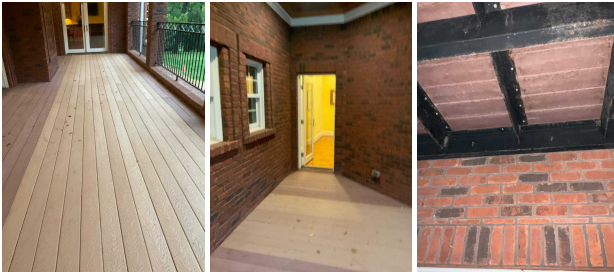
Deck

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Attached cover patio main house Outbuilding

1. Acceptable Deck Boards: Composite



2. Acceptable Railings: Metal



3. Acceptable Structure

4. Acceptable Ledger Board Steel





Garage/Carport

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Main house Garage

1. Type of Structure: Attached Car Spaces: 3
2. Acceptable Garage Doors: Metal
3. Acceptable Door Operation: Mechanized
4. Acceptable Door Opener: Lift Master
5. Defective Central vacuum This covers both the main and guest house. Noting and writing up exposed electrical wire.



6. Acceptable Steps Composite



7. Acceptable Service Doors:





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Garage/Carport (Continued)

8. Acceptable

Ceiling: Paint

9. Acceptable

Walls: Paint



10. Acceptable

Floor/Foundation: Poured slab



11. Acceptable

Sink



12. Acceptable

Electrical: 110 VAC GFCI



13. Acceptable

Windows: Wood

Guest home Garage

14. Type of Structure: Attached Car Spaces: 3



Garage/Carport (Continued)

15. Acceptable

Garage Doors: Metal



16. Acceptable

Door Operation: Mechanized

17. Acceptable

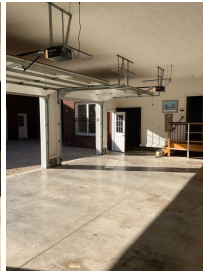
Service Doors:

18. Acceptable

Ceiling: Paint

19. Acceptable

Walls: Paint



20. Acceptable

Floor/Foundation: Stone

21. Acceptable

Electrical: 110 VAC

22. Acceptable

Smoke Detector:

Structure

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1. Acceptable

Structure Type: Wood frame

2. Acceptable

Foundation: Poured

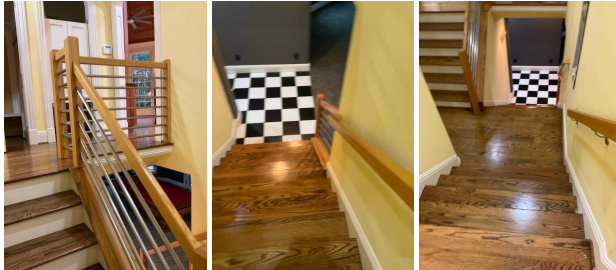
3. Acceptable

Piers/Posts: Steel posts



Structure (Continued)

4. Acceptable Stairs/Handrails:



Basement

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Main Basement

1. Acceptable Steps to garage carpet



2. Acceptable Mechanical room

3. Acceptable Floor Drain:

4. Acceptable Sauna



Basement (Continued)

5. Acceptable Bar area Nice



6. Acceptable Sump Pump:



Crawl Space

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Under guest house Crawl Space

1. Method of Inspection: From the access



Crawl Space (Continued)

2. Acceptable Access:



3. Acceptable Moisture Penetration: No moisture present at time of inspection



4. Acceptable Moisture Barrier: Plastic under gravel

5. Acceptable Ventilation:

6. Acceptable Insulation:

7. Acceptable Vapor Barrier:

Fireplace/Wood Stove

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Living Room Fireplace

1. Acceptable Fireplace Construction:



Fireplace/Wood Stove (Continued)

2. Acceptable Smoke Chamber:



3. Acceptable Flue:



4. Acceptable Damper:

5. Acceptable Hearth:



Basement Fireplace

6. Acceptable Fireplace Construction:



7. Type: Gas or wood

8. Acceptable Smoke Chamber:

9. Acceptable Hearth:



Bathroom

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First floor hall Bathroom

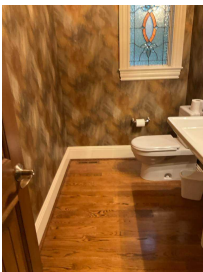
1. Acceptable Ceiling: Paint



2. Acceptable Walls: Wallpaper



3. Acceptable Floor: Hardwood

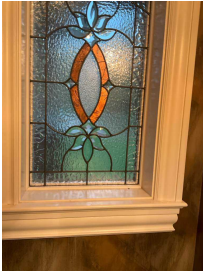


4. Acceptable Doors: Solid wood



Bathroom (Continued)

5. Acceptable Windows: Stained glass



6. Acceptable Electrical: 110 VAC

7. Acceptable Counter/Cabinet: Composite and wood

8. Acceptable Sink/Basin: Molded single bowl

9. Acceptable Faucets/Traps: Showed buyers this facet gets hot when used for hot water.



10. Acceptable Toilets:



11. Acceptable HVAC Source: Heating system register

12. Acceptable Ventilation:





Bathroom (Continued)

Left side Jack and Jill Bathroom

13. Acceptable Ceiling: Paint

14. Acceptable Walls: Paint



15. Acceptable Floor: Ceramic tile



16. Acceptable Doors: Hollow wood

17. Not Present Windows:

18. Acceptable Electrical: 110 VAC GFCI

19. Acceptable Counter/Cabinet: Laminate and wood



20. Acceptable Sink/Basin: Molded single bowls



21. Acceptable Faucets/Traps:



Bathroom (Continued)

22. Defective

Spa Tub/Surround: Pump inoperable



23. Acceptable

Toilets:



24. Acceptable

HVAC Source:

25. Acceptable

Ventilation:

Library or office Bathroom

26. Acceptable

Ceiling: Paint

27. Acceptable

Walls: Wallpaper





Bathroom (Continued)

28. Acceptable

Floor: Ceramic tile



29. Acceptable

Doors: Solid wood

30. Acceptable

Windows: Stained glass



31. Acceptable

Electrical: 110 VAC

32. Acceptable

Counter/Cabinet: Composite and wood

33. Acceptable

Sink/Basin: Pedestal



34. Acceptable

Faucets/Traps:

35. Acceptable

Shower/Surround: Fiberglass pan and fiberglass surround





Bathroom (Continued)

36. Acceptable Toilets:



37. Acceptable HVAC Source:
Master Bathroom

38. Acceptable Closet: Dual walk in



39. Acceptable Ceiling: Paint

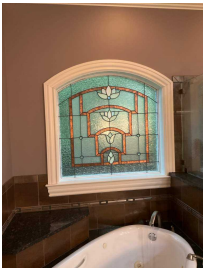
40. Acceptable Walls: Paint

41. Acceptable Floor: Tile



42. Acceptable Doors: Solid wood

43. Acceptable Windows:





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Bathroom (Continued)

44. Acceptable

Electrical: 110 VAC GFCI



45. Acceptable

Counter/Cabinet: Wood



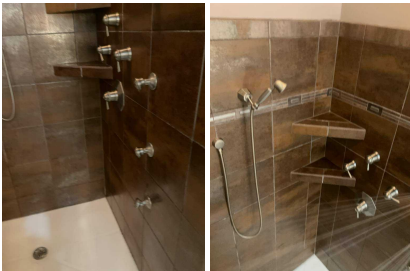
46. Acceptable

Sink/Basin: Molded dual bowl



47. Acceptable

Shower/Surround: Glass and fiberglass



48. Acceptable

Spa Tub/Surround:



Bathroom (Continued)

Spa Tub/Surround: (continued)



49. Acceptable

Toilets:



50. Acceptable

HVAC Source:

51. Acceptable

Ventilation: Three present

Basement Bathroom

Guest house master Bathroom

52. Acceptable

Ceiling: Paint

53. Acceptable

Walls: Paint



54. Acceptable

Floor: Tile

55. Acceptable

Electrical: 110 VAC GFCI

56. Acceptable

Faucets/Traps:



Bathroom (Continued)

57. Acceptable Tub/Surround:



58. Defective Toilets: Water was running. Likely needs a new flapper. I shut water off.



59. Acceptable HVAC Source:

60. Acceptable Ventilation:

Guest house hall Half Bathroom

61. Acceptable Closet: Single small



62. Acceptable Ceiling: Paint

63. Acceptable Walls: Paint



64. Acceptable Floor: Ceramic tile

65. Acceptable Doors: Hollow wood



Bathroom (Continued)

66. Acceptable

Electrical: 110 VAC

67. Acceptable

Sink/Basin: Molded single bowl



68. Not Present

Toilets:



69. Acceptable

HVAC Source:

70. Acceptable

Ventilation:

Basement Half Bathroom

71. Acceptable

Closet: Single small



72. Acceptable

Ceiling:

73. Acceptable

Walls:

74. Acceptable

Floor: LVP





Bathroom (Continued)

75. Acceptable

Doors: Hollow wood

76. Acceptable

Windows: Wood



77. Acceptable

Electrical: 110 VAC



78. Acceptable

Sink/Basin: Pedestal



79. Acceptable

Faucets/Traps:

80. Acceptable

Toilets:





Kitchen

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Main Kitchen

1. Acceptable Cooking Appliances: General Electric



2. Acceptable Ventilator:



3. Acceptable Disposal:

4. Acceptable Dishwasher: General Electric

5. Acceptable Refrigerator: General Electric



6. Acceptable Microwave:



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Kitchen (Continued)

7. Acceptable

Sink: Stainless Steel



8. Acceptable

Electrical: 110 VAC GFCI

9. Acceptable

Plumbing/Fixtures:

10. Acceptable

Counter Tops: Marble



11. Acceptable

Cabinets: Wood



12. Acceptable

Pantry: Dual storage areas



13. Acceptable

Ceiling: Paint

14. Acceptable

Walls: Paint

15. Acceptable

Floor: Hardwood

16. Acceptable

Windows: Wood



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Kitchen (Continued)

17. Acceptable HVAC Source:

18. Not Present Fire Extinguisher

Basement - Theater Kitchen

19. Acceptable Cooking Appliances: General Electric No stovetop in kitchen layout



20. Acceptable Dishwasher: General Electric



21. Acceptable Refrigerator: General Electric



22. Acceptable Microwave: Gold Star



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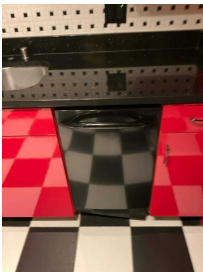
Kitchen (Continued)

23. Acceptable Sink: Stainless Steel



24. Acceptable Electrical: 110 VAC

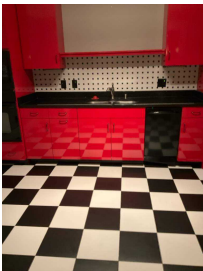
25. Acceptable Counter Tops: Formica



26. Acceptable Cabinets: Laminate and composite materials

27. Acceptable Ceiling: Paint

28. Acceptable Walls: Paint and paneling



29. Acceptable Floor: Linoleum

30. Acceptable HVAC Source: Heating system register

Guest house Kitchen

31. Acceptable Cooking Appliances: General Electric





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Kitchen (Continued)

32. Acceptable Dishwasher: General Electric



33. Not Present Refrigerator:

34. Acceptable Sink: Stainless Steel



35. Acceptable Electrical: 110 VAC GFCI

36. Acceptable Plumbing/Fixtures:

37. Acceptable Counter Tops: Marble



38. Acceptable Cabinets: Laminate and composite materials





Kitchen (Continued)

39. Acceptable Walls: Paint



40. Acceptable Floor: Hardwood

41. Acceptable HVAC Source: Heating system register

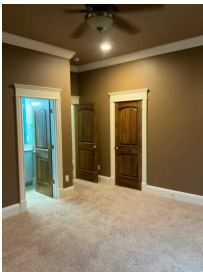
Bedroom

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Next to garage Bedroom

1. Acceptable Closet: Walk In



2. Acceptable Ceiling: Paint

3. Acceptable Walls: Paint



Bedroom (Continued)

Walls: (continued)



4. Acceptable

Floor: Carpet

5. Acceptable

Doors: Solid wood

6. Acceptable

Windows: Wood

7. Acceptable

Electrical: 110 VAC

8. Acceptable

HVAC Source: Heating system register

9. Acceptable

Smoke Detector:

Garage side Bedroom

10.

Closet: Several windows in the home are like this. Gasket needs to be glued in place.

11. Acceptable

Ceiling: Paint

12. Acceptable

Walls: Paint



Bedroom (Continued)

Walls: (continued)



13. Acceptable

Floor: Carpet

14. Acceptable

Doors: Hollow wood

15. Defective

Windows: Wood



Master Bedroom

16. Acceptable

Ceiling: Paint

17. Acceptable

Walls: Paint



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Bedroom (Continued)

Walls: (continued)



18. Acceptable

Floor: Hardwood

19. Acceptable

Doors: Solid wood

20. Acceptable

Windows: Wood



21. Acceptable

Electrical: 110 VAC

22. Acceptable

HVAC Source: Heating system register

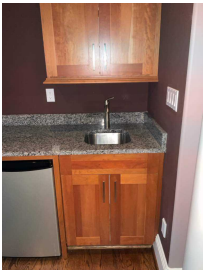
23. Acceptable

Smoke Detector:



24. Acceptable

Sink Coffee bar





Bedroom (Continued)

Basement Bedroom

- 25. Acceptable Closet:
- 26. Acceptable Ceiling:
- 27. Acceptable Walls: Paint
- 28. Acceptable Floor: Carpet
- 29. Acceptable Doors: Hollow wood
- 30. Acceptable Windows: Fire exit
- 31. Acceptable Electrical:

Guest house Bedroom

- 32. Acceptable Closet: Single small
- 33. Acceptable Ceiling: Paint
- 34. Acceptable Walls: Paint



- 35. Acceptable Floor: Carpet
- 36. Acceptable Windows: Wood



- 37. Acceptable Electrical: 110 VAC
- 38. Acceptable HVAC Source: Heating system register
- 39. Acceptable Smoke Detector:

Guest master Bedroom



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Bedroom (Continued)

40. Acceptable

Closet: Walk In



41. Acceptable

Ceiling: Paint

42. Acceptable

Walls: Paint



43. Acceptable

Floor: Carpet

44. Acceptable

Doors: Hollow wood

45. Acceptable

Windows: Wood

46. Acceptable

Electrical: 110 VAC GFCI

47. Acceptable

HVAC Source:

48. Acceptable

Smoke Detector:



Living Space

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Living Room Living Space

1. Acceptable Ceiling: Paint Nice



2. Acceptable Walls: Paint



3. Acceptable Floor: Hardwood

4. Acceptable Windows: Wood
5. Acceptable Electrical: 110 VAC
6. Acceptable Smoke Detector:



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Living Space (Continued)

Family Room basement Living Space

7. Acceptable Ceiling: Paint

8. Acceptable Walls: Paint



9. Acceptable Floor: Carpet

10. Acceptable Windows: Wood

11. Acceptable HVAC Source: Heating system register

Guest house Living Space

12. Acceptable Ceiling: Paint

13. Acceptable Walls: Paint



14. Acceptable Floor: Hardwood Matching main house

15. Defective Windows: Wood Glue gasket in place

16. Acceptable Electrical: 110 VAC

17. Acceptable HVAC Source: Heating system register

18. Acceptable Smoke Detector:

Theater room Living Space

19. Not Present Closet:



Living Space (Continued)

20. Acceptable

Ceiling: Paint

21. Acceptable

Walls: Paint



22. Acceptable

Floor: Carpet

23. Acceptable

Electrical: 110 VAC GFCI



24. Acceptable

HVAC Source:

25. Acceptable

Smoke Detector:

26. Not Inspected Electric system for audio and visual

Library or office Living Space

27. Acceptable

Closet: Walk In located in bathroom



28. Acceptable

Cabinets Book shelf's and cabinets



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Living Space (Continued)

29. Acceptable Walls: Paint



30. Acceptable Floor: Hardwood

31. Acceptable Doors: Solid wood

32. Defective Windows: Wood



33. Acceptable Electrical: 110 VAC

34. Acceptable HVAC Source:

35. Acceptable Smoke Detector:

Dining Room Living Space

36. Acceptable Ceiling: Paint

37. Acceptable Walls: Paint

38. Acceptable Floor: Hardwood

39. Acceptable Windows: Wood

40. Acceptable HVAC Source: Heating system register

41. Acceptable Smoke Detector:



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.

Main house first floor Laundry Room/Area

1. Acceptable Ceiling: Paint

2. Acceptable Walls: Paint



3. Acceptable Floor: Ceramic tile



4. Acceptable Doors: Solid wood

5. Acceptable Windows: Wood



6. Acceptable Electrical: 110 VAC

7. Acceptable Sink



Laundry Room/Area (Continued)

8. Acceptable Washer Hose Bib:



9. Acceptable Dryer Vent:



Guest house Laundry Room/Area

Final Comments

We always recommend new fire alarms, carbon alarms and fire extinguishers be installed.

I visited this property on Tuesday October 7th at that time it was raining very heavy. I returned to the property on Thursday to finish the exterior, pick up Radon equipment and meet the lucky buyers.

Generally I get all my reports out that day. In this case the file was bigger than the program I have used for seven years would allow. I ended up redoing the file and splitting it into two part. I have inspected a 20,000 plus square foot home and a 32 unit apartment and not had the problem, happens.

Recommendations:

We need to address the RADON issue, it's four times the EPA recommended standards. A pump needs to be installed in both the main house and the guest home.

No fire extinguisher are present, a small kitchen fire could result in a disaster. Suggest fire extinguisher and or fire



Final Comments (Continued)

blankets be placed near the kitchens and garage.

The mechanical systems in this home are in top shape.

Toilet in the guest house has a bad flapper. The central vacuum system has some exposed wiring. We have an electrical issues, likely a bad GFI in the patio.

Several windows in the home have gaskets or bottom seal gaskets that need to be glowed back on.

Exterior steps leading to the pool level needs kickplates and better railings.

Other items are noted in the report.

We are proud of our services, and trust that you will be happy with the quality of our report. We have made every effort to provide you with accurate assessment of the condition of the property, and its components, and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and not open every door and window, or identified every problem. Also, because our inspection is essentially visual, latent defects could exist. We cannot see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of the property at a given point in time. As a homeowner, you should expect problems to occur. Roof will leak, basement may have water problems, and systems may fail without warning. For these reasons, you should keep a comprehensive insurance policy current. This report was written exclusively for our Client. It is not transferable to other people. The report is only supplemental to Seller's Disclosure Statement. Thank you for taking the time to read the report, and call us if you have any questions. We are always attempting to improve the quality of our service, and our report. Thank you for choosing our home inspection service. We are grateful for your business, and look forward working with you again, or with your friends in the future! This report, all pages, comments, pictures are copyrighted by Gold Home Inspection, LLC

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Company Name: Gold Home Inspection
Address: 10210 Falling Tree Way # 2, Louisville KY 40223
City State Zip:



Final Comments (Continued)

Client Name: N/A

Address:

City, State Zip:

Property Address: 2317 Mayo Drive

City State Zip: Prospect, KY 40059

This is agreement between Gold Home Inspection LLC, (herein GHI) and(herein called CLIENT) is made and extends into the dates indicated. For consideration of mutual written promises contained in this contact the parties agree,

GHI will perform a limited visual inspection of and prepare a written report on the apparent condition of the readily accessible installed systems and components of the property at the time of the inspection only. We make every effort to complete reports within twenty four hours. Some items require additional review and reports may be not meet this deadline.

The inspection is visual, is not technically exhaustive and does not imply that every defect will be discovered. Latent and concealed defects and deficiencies are excluded from the inspection: equipment, items and systems will not be dismantled. Electrical receptacles, windows, doors and other multiple items are tested by examining a representative sample.

Inspectors do not light pilot lights or activate any system that is not operational. We do not test air conditioning when the outside temperature is below 65 degrees. Cosmetic flaws and defects will not be part of this inspection. The parties agree that the Standard of practice shall define thee standard of duty and the conditions, limitations and exclusion of the inspection and incorporated by reference herein. Copy of the Standards of Practice is available upon request. The parties agree and understand that the GHI is not an insurer or guarantor against defects in the structure, items, components or system inspected.

Gold Home Inspection LLC, (GHI) makes no warranty, expressed or implied regarding the adequacy, performance, operation or condition of any inspected structure, item, system or component.

The inspection and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards including but not limited to radon gas, lead paint, molds, fungi, asbestos, urine formaldehyde, carbon monoxide, toxic of flammable materials and water and airborne hazards:the presence of or damage from termites or any other wood destroying insect, the presence of rodents and/or other pest. We do not address danger from any type of Pandemic or dangers caused from exposure to illegal drugs such has methamphetamine the manufacture of such drugs

Also excluded are inspection of and report on the inner working of mechanical devices, clothes washers and dryers, humidifier, telephone and cable jacks, swimming pools, hot tubs, wells, septic systems, security systems, central vacuum systems, detached buildings, water softeners, sprinkler systems,fire and safety equipment, trees, plants and



Final Comments (Continued)

other inspection, and future foundation movement. The report is not a compliance certification or inspection for government codes and regulation.

The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CLIENT and is non-transferable. GHI assumes no responsibility or liability to any third parties in connection with this inspection and report. GHI assumes no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies, with or arising in the future or for any property, damage, consequential damage, physical or bodily injury of any type or kind.

The inspection and report are not intended to be used for the purpose of a guarantee or warranty expressed or implied, regarding the adequacy, performance or condition of any inspected structure, item or system, company is not an insurer or any inspected conditions.

GHI, will not enter any home that has minor children under eighteen years of age present without the parents or legal guardian of the child present.

GHI, will inspect roofs using any number of methods, including but not limited to drone, ground observation, on roof inspection and camera on a pull, we will not use every method on every roof.

Client:
Agree and Sign this Agreement Agree and Sign this Agreement
Date:
Marty Goldsmith, Gold Home Inspection, LLC

Gold Home Inspection, LLC (GHI)
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