



INSPECTION REPORT  
3912 57th Avenue E  
Bradenton FL 34203

INSPECTED BY  
Ryan Travis - FL#  
HI10255  
2RT Home  
Inspections  
HI10255

INSPECTION DATE  
📅 12/13/2024  
🕒 12:45 PM

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## GENERAL INFO

**Property Address**

3912 57th Avenue E  
Bradenton FL 34203

**Date of Inspection**

12/13/2024

**Report ID**

3912 57th Avenue E

**Customer(s)**

Sample Report

**Time of Inspection**

12:45 PM

**Real Estate Agent**

## INSPECTION DETAILS

**In Attendance:**

Customer and both agents

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

Over 25 Years

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**
**Ground/Soil surface condition:**
**Rain in last 3 days:**
**Radon Test:**
**Water Test:**

## COMMENT KEY & DEFINITIONS

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**(Repair or Replace)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

## ✓ RESULTS AT A GLANCE

84

✓ ITEMS INSPECTED  
Total number in report.

9

📄 SUMMARY COMMENTS  
Total number in report.

229

📷 PHOTOS  
Total number in report.

## 🏠 1. ROOF SYSTEM / CHIMNEYS AND ATTIC

### 📋 DESCRIPTION

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### ✂ STYLES & MATERIALS: ROOF SYSTEM / CHIMNEYS AND ATTIC

**Roof Covering:****Viewed roof covering from:****Sky Light(s):****Chimney (exterior):****Attic Insulation:****Ventilation:****Roof Structure:****Roof-Type:****Attic info:****Method used to observe attic:**

### 👁 ITEMS: ROOF SYSTEM / CHIMNEYS AND ATTIC

#### 1.0 ROOF COVERINGS

📄 INSPECTED

Roof is an asphalt shingle that was installed in 2004 under permit #O4091489 dated 4/29/2004. The average typical lifespan of this type of covering is 20–25 years.

There are damaged shingles and exposed nails. This could lead to potential water intrusion. Item 3 (Picture) Item 4 (Picture) Item 5 (Picture) Item 6 (Picture) Item 7 (Picture) Item 8 (Picture) Item 9 (Picture) Item 10 (Picture) Item 11 (Picture) Item 12 (Picture) Item 13 (Picture) Item 14 (Picture) Item 15 (Picture) Item 16 (Picture) Item 17 (Picture) Item 18 (Picture) Item 19 (Picture) Item 20 (Picture) Item 21 (Picture) Item 22 (Picture)



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)



1.0 Item 3 (Picture)



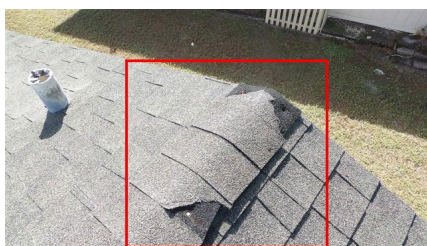
1.0 Item 4 (Picture)



1.0 Item 5 (Picture)



1.0 Item 6 (Picture)



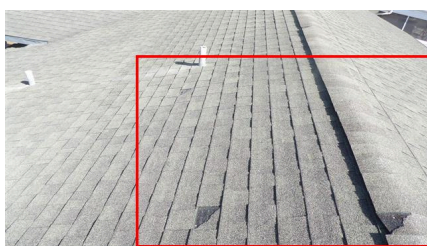
1.0 Item 7 (Picture)



1.0 Item 8 (Picture)



1.0 Item 9 (Picture)



1.0 Item 10 (Picture)



1.0 Item 11 (Picture)



1.0 Item 12 (Picture)



1.0 Item 13 (Picture)



1.0 Item 14 (Picture)



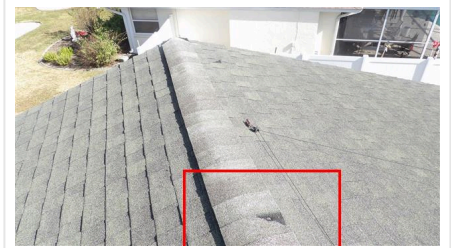
1.0 Item 15 (Picture)



1.0 Item 16 (Picture)



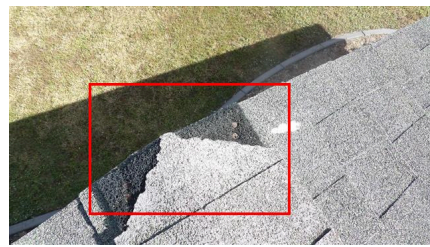
1.0 Item 17 (Picture)



1.0 Item 18 (Picture)



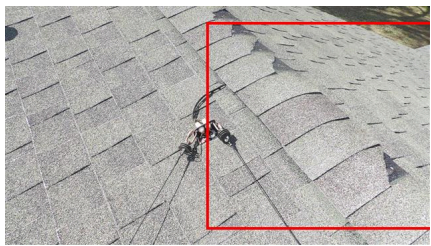
1.0 Item 19 (Picture)



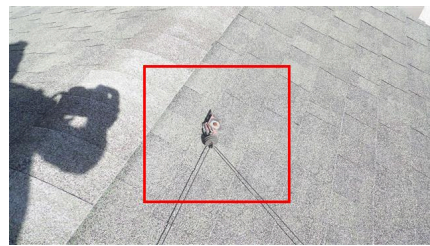
1.0 Item 20 (Picture)



1.0 Item 21 (Picture)



1.0 Item 22 (Picture)



1.0 Item 23 (Picture)



1.0 Item 24 (Picture)

1.1 FLASHINGS

☑ INSPECTED

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

☑ INSPECTED



1.2 Item 1 (Picture)



1.2 Item 2 (Picture)



1.2 Item 3 (Picture)

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### 1.3 VENTILATION OF ROOF/ATTIC

☑ INSPECTED

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### 1.4 ROOF DRAINAGE SYSTEMS (GUTTERS/DOWNSPOUTS)

☑ INSPECTED

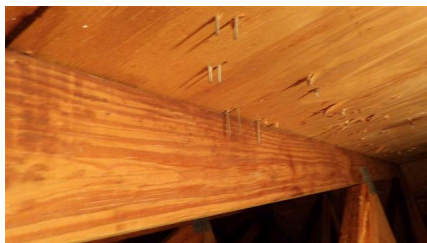


1.4 Item 1 (Picture)

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### 1.5 ROOF STRUCTURE AND ATTIC (REPORT LEAK SIGNS OR CONDENSATION)

☑ INSPECTED



1.5 Item 1 (Picture)



1.5 Item 2 (Picture)



1.5 Item 3 (Picture)



1.5 Item 4 (Picture)



1.5 Item 5 (Picture)



1.5 Item 6 (Picture)

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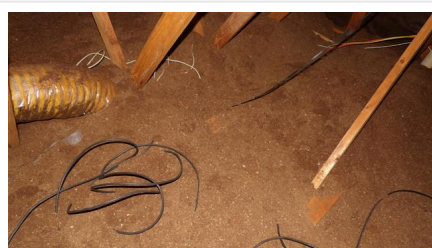
## 1.6 VENTILATION FANS AND THERMOSTATIC CONTROLS IN ATTIC

☑ NOT PRESENT

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## 1.7 INSULATION IN ATTIC

☑ INSPECTED



1.7 Item 1 (Picture)

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## 1.8 VISIBLE ELECTRIC WIRING IN ATTIC

☑ INSPECTED

*The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

## 🏠 2. EXTERIOR

### 📋 DESCRIPTION

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### ✂️ STYLES & MATERIALS: EXTERIOR

**Siding Style:**

**Siding Material:**

**Exterior Entry Doors:**

**Appurtenance:**

**Driveway:**

### 👁️ ITEMS: EXTERIOR

#### 2.0 WALL CLADDING FLASHING AND TRIM

☑️ INSPECTED



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)



2.0 Item 3 (Picture)



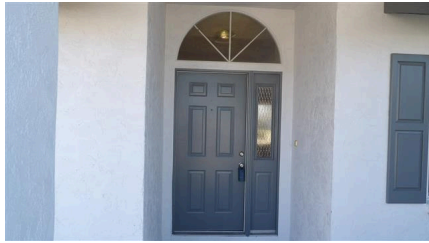
2.0 Item 4 (Picture)

## 2.1 DOORS (EXTERIOR)

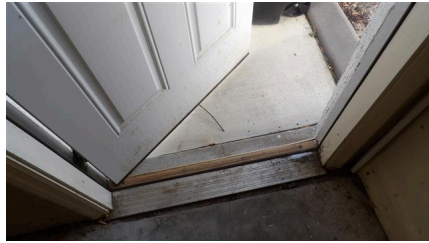
INSPECTED

Sliding glass door does not lock properly. Item 6 (Picture) Item 7 (Picture)

Large sliders rollers are starting to wear. Item 3 (Picture)



2.1 Item 1 (Picture)



2.1 Item 2 (Picture)



2.1 Item 3 (Picture)



2.1 Item 4 (Picture)



2.1 Item 5 (Picture)



2.1 Item 6 (Picture)



2.1 Item 7 (Picture)

## 2.2 WINDOWS

INSPECTED



2.2 Item 1 (Picture)



2.2 Item 2 (Picture)

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS

☑ INSPECTED



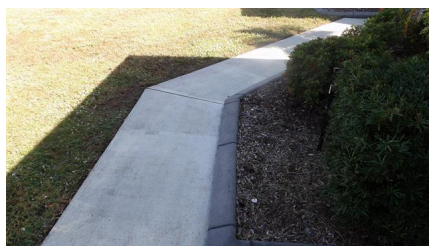
2.3 Item 1 (Picture)

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

☑ INSPECTED



2.4 Item 1 (Picture)



2.4 Item 2 (Picture)



2.4 Item 3 (Picture)



2.4 Item 4 (Picture)



2.4 Item 5 (Picture)



2.4 Item 6 (Picture)



2.4 Item 7 (Picture)



2.4 Item 8 (Picture)

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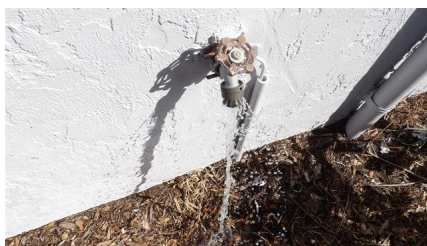
## 2.5 EAVES, SOFFITS AND FASCIAS

☑ INSPECTED

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## 2.6 WATER FAUCETS (HOSE BIBS)

☑ INSPECTED



2.6 Item 1 (Picture)



2.6 Item 2 (Picture)

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## 2.7 LIGHT FIXTURES AND ELECTRICAL OUTLETS (EXTERIOR)

☑ INSPECTED



2.7 Item 1 (Picture)



2.7 Item 2 (Picture)

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*The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

### 🏠 3. GARAGE

#### 🔧 STYLES & MATERIALS: GARAGE

Garage Door Type:

Garage Door Material:

Auto-opener Manufacturer:

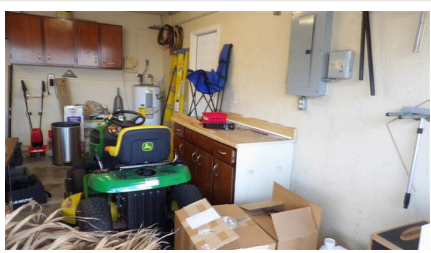
#### 👁️ ITEMS: GARAGE

##### 3.0 GARAGE CEILINGS

✔️ INSPECTED

##### 3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

✔️ INSPECTED



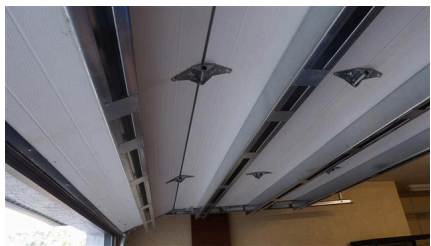
3.1 Item 1 (Picture)

##### 3.2 GARAGE FLOOR

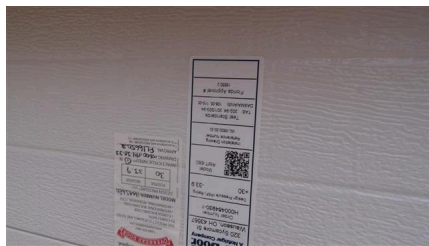
✔️ INSPECTED

##### 3.3 GARAGE DOOR (S)

✔️ INSPECTED



3.3 Item 1 (Picture)



3.3 Item 2 (Picture)

##### 3.4 GARAGE WINDOW (S)

☑ INSPECTED

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3.5 OCCUPANT DOOR (FROM GARAGE TO INSIDE OF HOME)

☑ INSPECTED

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3.6 GARAGE DOOR OPERATORS (REPORT WHETHER OR NOT DOORS WILL REVERSE WHEN MET WITH RESISTANCE)

☑ INSPECTED

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## 🏠 4. KITCHEN COMPONENTS AND APPLIANCES

### ☰ DESCRIPTION

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### ✂ STYLES & MATERIALS: KITCHEN COMPONENTS AND APPLIANCES

**Dishwasher Brand:**

**Disposer Brand:**

**Exhaust/Range hood:**

**Range/Oven:**

**Built in Microwave:**

**Trash Compactors:**

**Cabinetry:**

**Countertop:**

**Dryer Power Source:**

**Dryer Vent:**

### 👁 ITEMS: KITCHEN COMPONENTS AND APPLIANCES

#### 4.0 CEILING

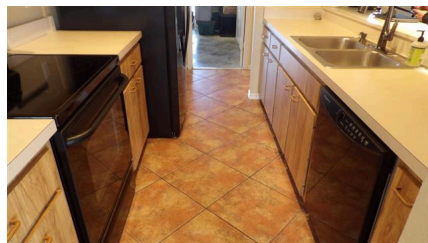
☑ INSPECTED

#### 4.1 WALLS

☑ INSPECTED



4.1 Item 1 (Picture)



4.1 Item 2 (Picture)

#### 4.2 FLOORS

☑ INSPECTED

#### 4.3 DOORS

☑ INSPECTED

#### 4.4 WINDOWS

☑ INSPECTED

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#### 4.5 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

☑ INSPECTED

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#### 4.6 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

☑ INSPECTED

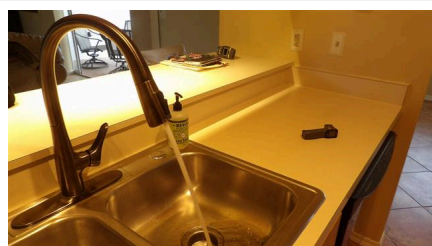


4.6 Item 1 (Picture)

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#### 4.7 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

☑ INSPECTED



4.7 Item 1 (Picture)



4.7 Item 2 (Picture)



4.7 Item 3 (Picture)

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#### 4.8 OUTLETS, SWITCHES AND FIXTURES

☑ INSPECTED

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#### 4.9 DISHWASHER

☑ INSPECTED



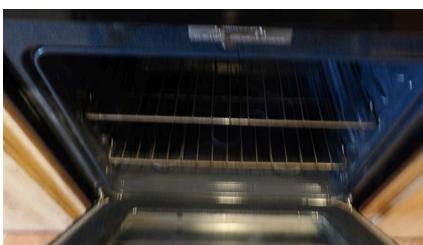
4.9 Item 1 (Picture)

### 4.10 RANGES/OVENS/COOKTOPS

☑ INSPECTED



4.10 Item 1 (Picture)



4.10 Item 2 (Picture)



4.10 Item 3 (Picture)



4.10 Item 4 (Picture)



4.10 Item 5 (Picture)



4.10 Item 6 (Picture)



4.10 Item 7 (Picture)

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#### 4.11 RANGE HOOD (S)

☑ INSPECTED



4.11 Item 1 (Picture)

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#### 4.12 TRASH COMPACTOR

☑ NOT PRESENT

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#### 4.13 FOOD WASTE DISPOSER

☑ NOT PRESENT

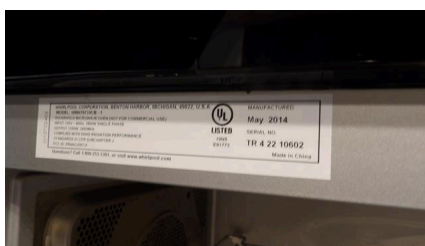
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#### 4.14 MICROWAVE COOKING EQUIPMENT

☑ INSPECTED



4.14 Item 1 (Picture)



4.14 Item 2 (Picture)



4.14 Item 3 (Picture)

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#### 4.15 CLOTHES DRYER VENT PIPING

INSPECTED

Dryer vent needs a cover. Item 1 (Picture)



4.15 Item 1 (Picture)

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*The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

## 🏠 5. ROOMS

### ☰ DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### ✂ STYLES & MATERIALS: ROOMS

**Ceiling Materials:**

**Wall Material:**

**Floor Covering(s):**

**Interior Doors:**

**Window Types:**

**Window Manufacturer:**

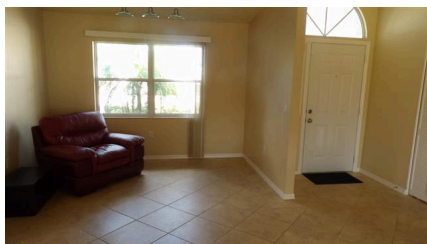
### 👁 ITEMS: ROOMS

#### 5.0 CEILINGS

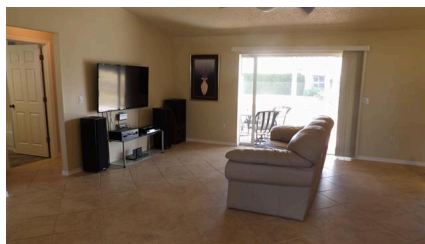
☑ INSPECTED

#### 5.1 WALLS

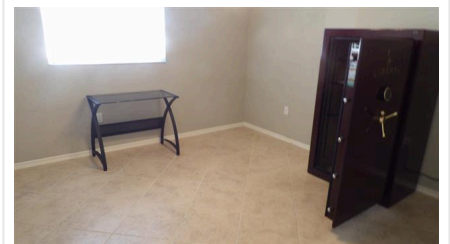
☑ INSPECTED



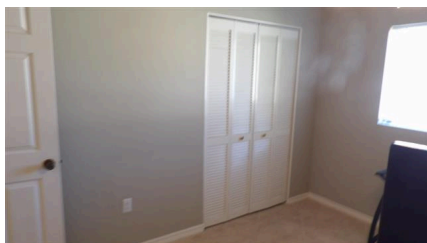
5.1 Item 1 (Picture)



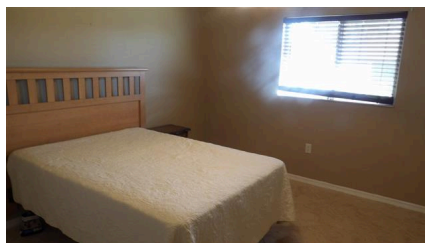
5.1 Item 2 (Picture)



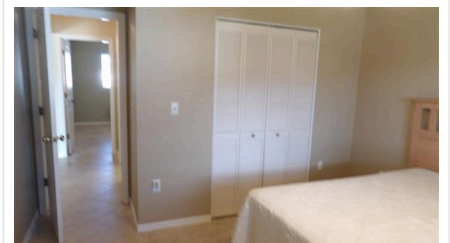
5.1 Item 3 (Picture)



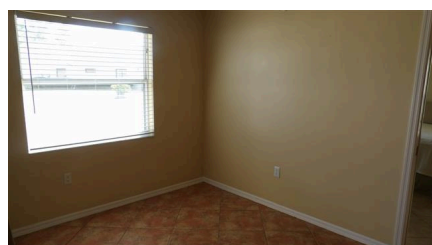
5.1 Item 4 (Picture)



5.1 Item 5 (Picture)



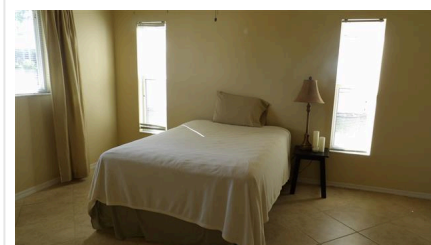
5.1 Item 6 (Picture)



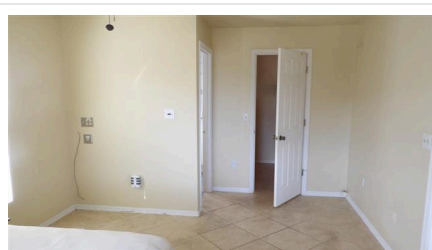
5.1 Item 7 (Picture)



5.1 Item 8 (Picture)



5.1 Item 9 (Picture)



5.1 Item 10 (Picture)

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## 5.2 FLOORS

☑ INSPECTED

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## 5.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

☑ INSPECTED

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## 5.4 DOORS (REPRESENTATIVE NUMBER)

☑ INSPECTED

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## 5.5 WINDOWS (REPRESENTATIVE NUMBER)

☑ INSPECTED

Several windows have broken spring arms that prevent the window from staying open/closing/locking properly. Item 4 (Picture) Item 5 (Picture) Item 15 (Picture) Item 16 (Picture) Item 17 (Picture)

The small windows in the master bedroom do not open. Item 20 (Picture) Item 21 (Picture) Item 22 (Picture) Item 23 (Picture)

Window in hall bathroom is damaged. Item 26 (Picture) Item 27 (Picture)

No moisture was detected around any of the opening.



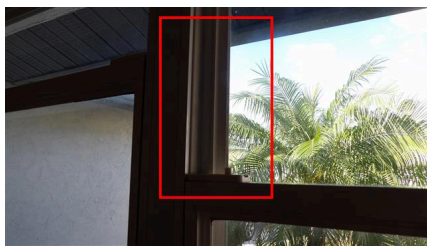
5.5 Item 1 (Picture)



5.5 Item 2 (Picture)



5.5 Item 3 (Picture)



5.5 Item 4 (Picture)



5.5 Item 5 (Picture)



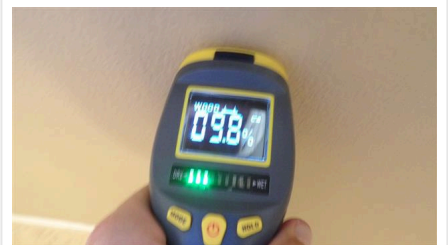
5.5 Item 6 (Picture)



5.5 Item 7 (Picture)



5.5 Item 8 (Picture)



5.5 Item 9 (Picture)



5.5 Item 10 (Picture)



5.5 Item 11 (Picture)



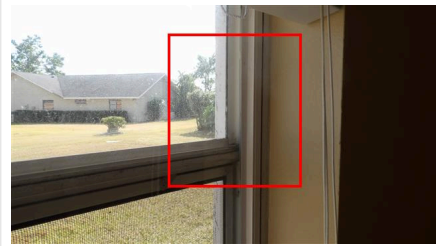
5.5 Item 12 (Picture)



5.5 Item 13 (Picture)



5.5 Item 14 (Picture)



5.5 Item 15 (Picture)



5.5 Item 16 (Picture)



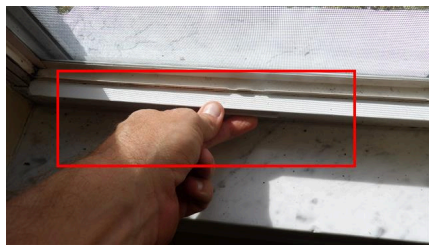
5.5 Item 17 (Picture)



5.5 Item 18 (Picture)



5.5 Item 19 (Picture)



5.5 Item 20 (Picture)



5.5 Item 21 (Picture)



5.5 Item 22 (Picture)



5.5 Item 23 (Picture)



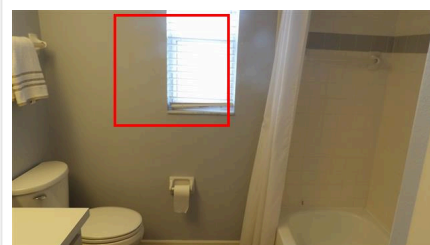
5.5 Item 24 (Picture)



5.5 Item 25 (Picture)



5.5 Item 26 (Picture)



5.5 Item 27 (Picture)

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## 5.6 OUTLETS, SWITCHES AND FIXTURES

☑ INSPECTED

*The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

## 🏠 6. BATHROOM AND COMPONENTS

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### ✂ STYLES & MATERIALS: BATHROOM AND COMPONENTS

Exhaust Fans:

### 👁 ITEMS: BATHROOM AND COMPONENTS

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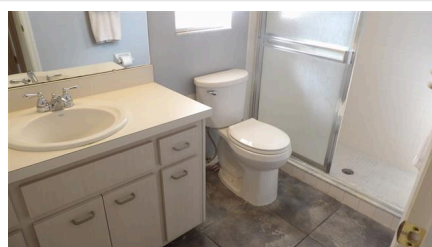
#### 6.0 CEILING

☑ INSPECTED

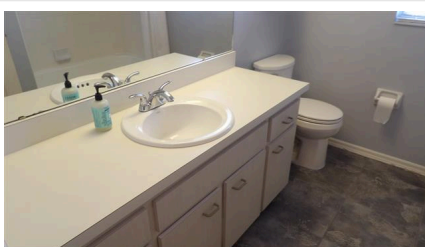
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#### 6.1 WALLS

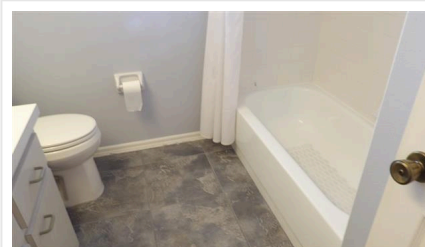
☑ INSPECTED



6.1 Item 1 (Picture)



6.1 Item 2 (Picture)



6.1 Item 3 (Picture)

---

#### 6.2 FLOORS

☑ INSPECTED

---

#### 6.3 DOORS

☑ INSPECTED

---

#### 6.4 WINDOWS

☑ INSPECTED

---

#### 6.5 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

☑ INSPECTED

---

#### 6.6 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

☑ INSPECTED



6.6 Item 1 (Picture)



6.6 Item 2 (Picture)



6.6 Item 3 (Picture)



6.6 Item 4 (Picture)



6.6 Item 5 (Picture)



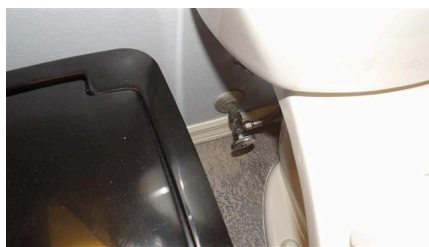
6.6 Item 6 (Picture)

6.7 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

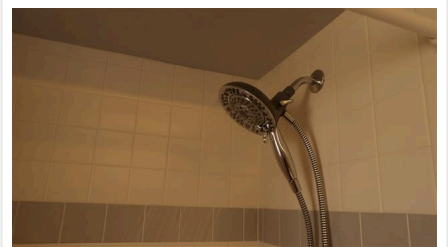
☑ INSPECTED



6.7 Item 1 (Picture)



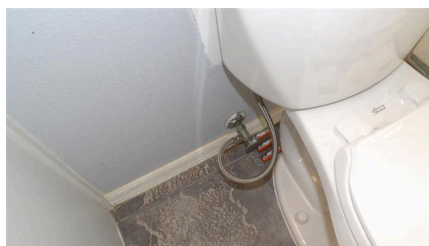
6.7 Item 2 (Picture)



6.7 Item 3 (Picture)



6.7 Item 4 (Picture)



6.7 Item 5 (Picture)



6.7 Item 6 (Picture)

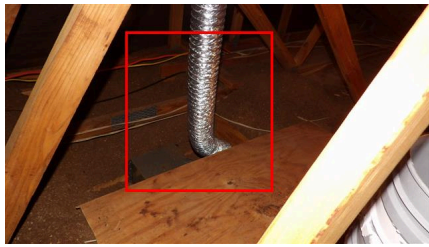
6.8 OUTLETS, SWITCHES AND FIXTURES

☑ INSPECTED

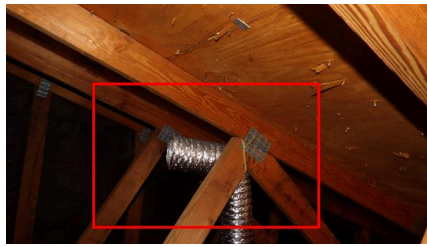
6.9 EHAUST FAN

 INSPECTED

Bathroom exhaust fan does not terminate outside of the home. It terminates in the attic. Item 1 (Picture)  
Item 2 (Picture)



6.9 Item 1 (Picture)



6.9 Item 2 (Picture)

## 🏠 7. PLUMBING SYSTEM

### ☰ DESCRIPTION

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### ✂ STYLES & MATERIALS: PLUMBING SYSTEM

**Water Source:**

**Water Filters:**

**Plumbing Water Supply (into home):**

**Plumbing Water Distribution (inside home):**

**Washer Drain Size:**

**Plumbing Waste:**

**Water Heater Power Source:**

**Water Heater Capacity:**

**Water Heater Location:**

**WH Manufacturer:**

### 🕒 ITEMS: PLUMBING SYSTEM

#### 7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

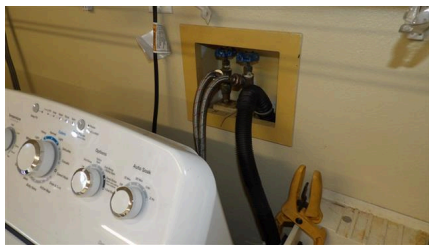
☑ INSPECTED



7.0 Item 1 (Picture)

#### 7.1 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

☑ INSPECTED



7.1 Item 1 (Picture)



7.1 Item 2 (Picture)



7.1 Item 3 (Picture)

## 7.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

📄 INSPECTED

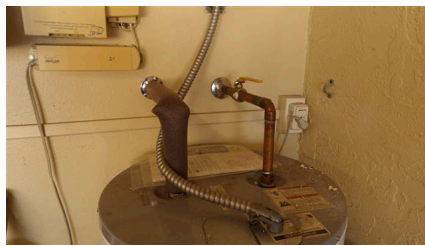
Water Heater is a 2014, 40 gallon unit located in the garage. The average typical lifespan of this type of unit is 10-12 years.

There is slight corrosion on the supply line. Item 3 (Picture)

Hot water temperatures were adequate at all faucets.



7.2 Item 1 (Picture)



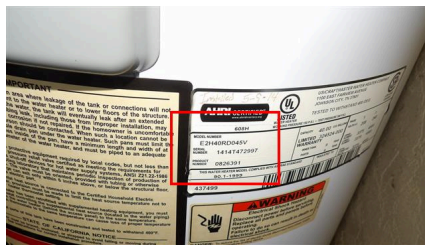
7.2 Item 2 (Picture)



7.2 Item 3 (Picture)



7.2 Item 4 (Picture)



7.2 Item 5 (Picture)



7.2 Item 6 (Picture)



7.2 Item 7 (Picture)



7.2 Item 8 (Picture)

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### 7.3 MAIN WATER SHUT-OFF DEVICE (DESCRIBE LOCATION)

☑ INSPECTED



7.3 Item 1 (Picture)

---

### 7.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (INTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, LEAKS)

☑ NOT PRESENT

---

### 7.5 MAIN FUEL SHUT-OFF (DESCRIBE LOCATION)

☑ NOT PRESENT

---

### 7.6 SUMP PUMP

☑ NOT PRESENT

---

*The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

## 🏠 8. ELECTRICAL SYSTEM

### ☰ DESCRIPTION

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### ✂ STYLES & MATERIALS: ELECTRICAL SYSTEM

**Electrical Service  
Conductors:**

**Panel Capacity:**

**Panel Type:**

**Electric Panel Manufacturer:**

**Branch wire 15 and 20 AMP:**

**Wiring Methods:**

### 👁 ITEMS: ELECTRICAL SYSTEM

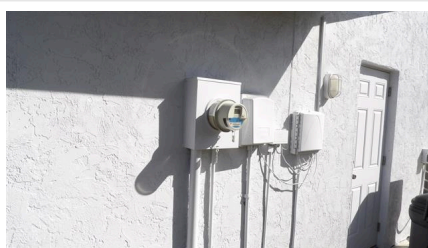
#### 8.0 SERVICE ENTRANCE CONDUCTORS

☑ INSPECTED

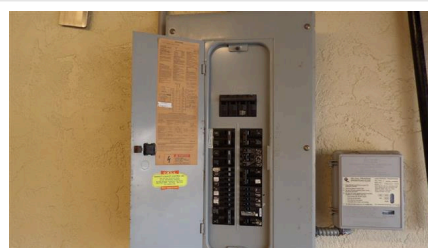
#### 8.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

☑ INSPECTED

Main electrical panel is a 150A Siemens located in the garage. All wiring is copper. No wiring defects in the panel were observed.



8.1 Item 1 (Picture)



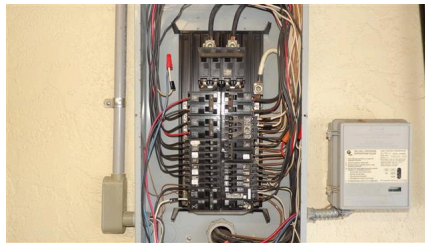
8.1 Item 2 (Picture)



8.1 Item 3 (Picture)



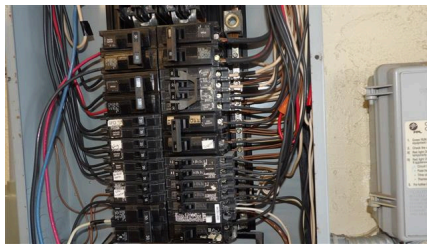
8.1 Item 4 (Picture)



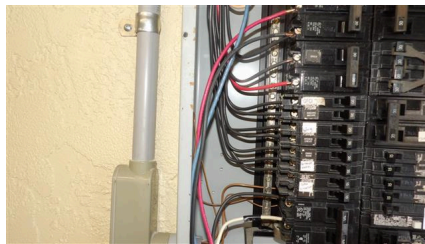
8.1 Item 5 (Picture)



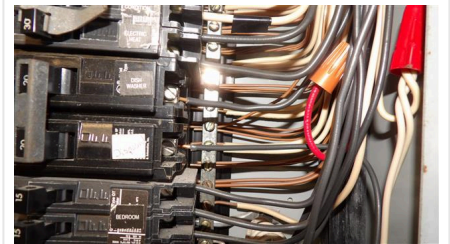
8.1 Item 6 (Picture)



8.1 Item 7 (Picture)



8.1 Item 8 (Picture)



8.1 Item 9 (Picture)

## 8.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATABILITY OF THEIR AMPERAGE AND VOLTAGE

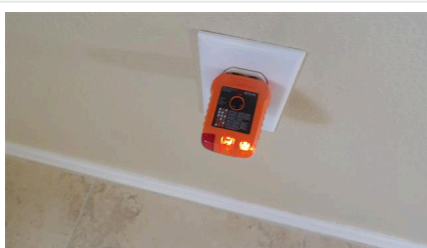
INSPECTED

## 8.3 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE)

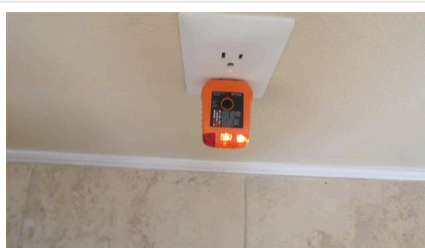
INSPECTED

Outlet in the hallway between the two guest bedrooms has the hot/neutral wires reversed. Item 8 (Picture)  
Item 9 (Picture) Item 10 (Picture)

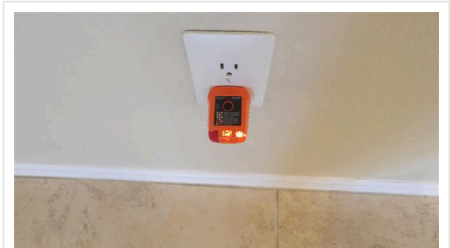
Exposed wiring in the master bathroom. Item 18 (Picture)



8.3 Item 1 (Picture)



8.3 Item 2 (Picture)



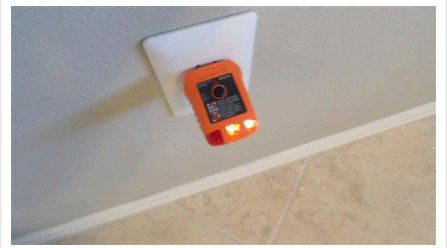
8.3 Item 3 (Picture)



8.3 Item 4 (Picture)



8.3 Item 5 (Picture)



8.3 Item 6 (Picture)



8.3 Item 7 (Picture)



8.3 Item 8 (Picture)



8.3 Item 9 (Picture)



8.3 Item 10 (Picture)



8.3 Item 11 (Picture)



8.3 Item 12 (Picture)



8.3 Item 13 (Picture)



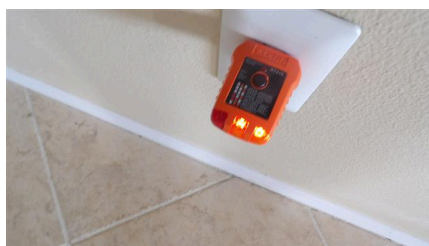
8.3 Item 14 (Picture)



8.3 Item 15 (Picture)



8.3 Item 16 (Picture)



8.3 Item 17 (Picture)



8.3 Item 18 (Picture)

8.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, ALL

RECEPTACLES IN GARAGE, CARPORT AND EXTERIOR WALLS OF INSPECTED STRUCTURE

☑ INSPECTED

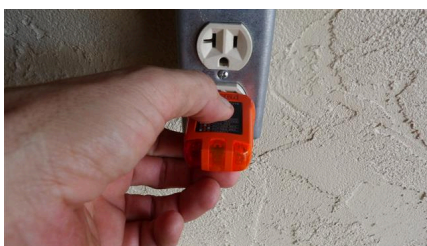
8.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

☑ INSPECTED

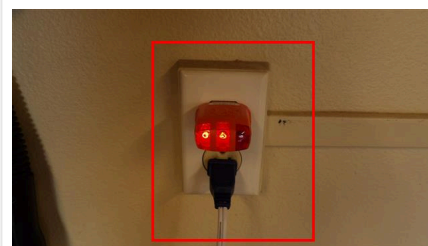
Bathrooms, garage and the stove side of the kitchen outlets do not have proper GFI protection. This is recommended. Item 3 (Picture) Item 4 (Picture) Item 5 (Picture) Item 6 (Picture) Item 7 (Picture) Item 8 (Picture) Item 9 (Picture) Item 10 (Picture) Item 11 (Picture) Item 12 (Picture) Item 13 (Picture) Item 14 (Picture) Item 19 (Picture) Item 20 (Picture) Item 21 (Picture) Item 22 (Picture) Item 23 (Picture) Item 24 (Picture)



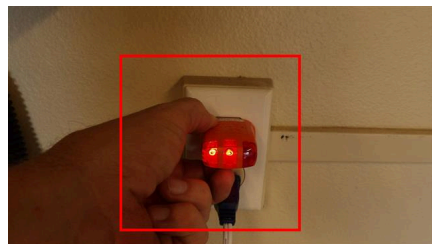
8.5 Item 1 (Picture)



8.5 Item 2 (Picture)



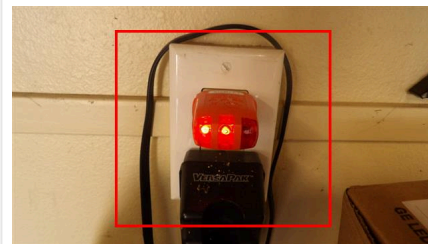
8.5 Item 3 (Picture)



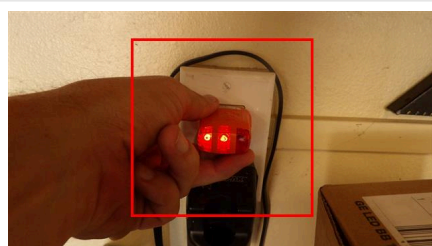
8.5 Item 4 (Picture)



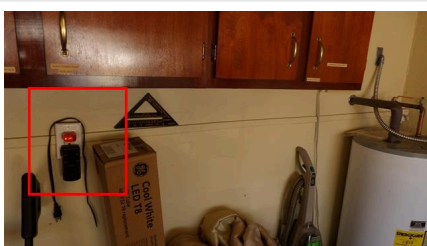
8.5 Item 5 (Picture)



8.5 Item 6 (Picture)



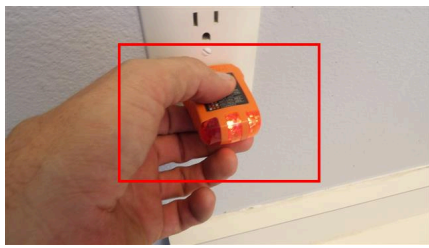
8.5 Item 7 (Picture)



8.5 Item 8 (Picture)



8.5 Item 9 (Picture)



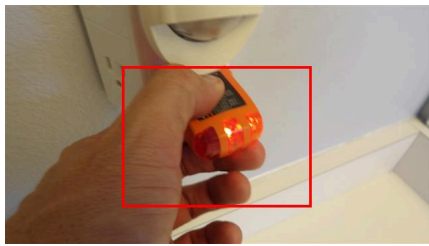
8.5 Item 10 (Picture)



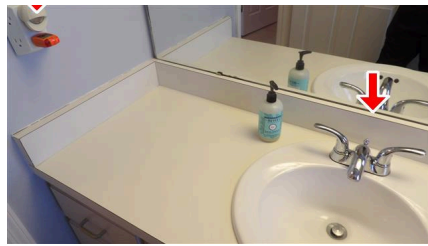
8.5 Item 11 (Picture)



8.5 Item 12 (Picture)



8.5 Item 13 (Picture)



8.5 Item 14 (Picture)



8.5 Item 15 (Picture)



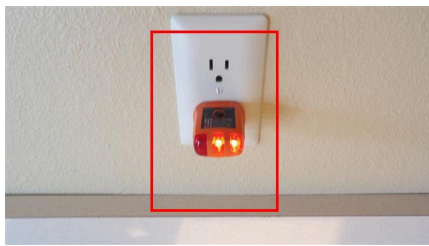
8.5 Item 16 (Picture)



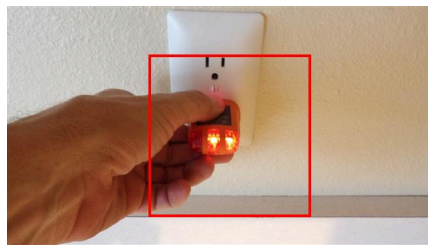
8.5 Item 17 (Picture)



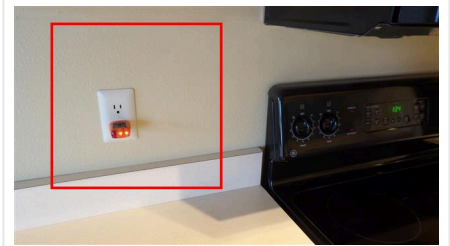
8.5 Item 18 (Picture)



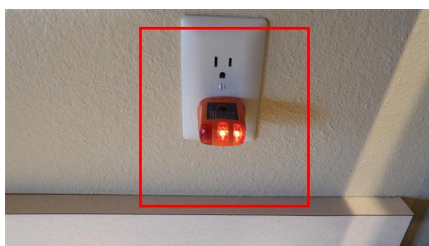
8.5 Item 19 (Picture)



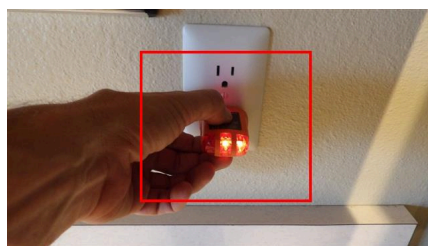
8.5 Item 20 (Picture)



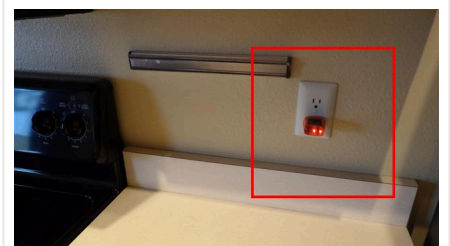
8.5 Item 21 (Picture)



8.5 Item 22 (Picture)



8.5 Item 23 (Picture)



8.5 Item 24 (Picture)

8.6 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)

☑ INSPECTED

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## 8.7 LOCATION OF MAIN AND DISTRIBUTION PANELS

☑ INSPECTED

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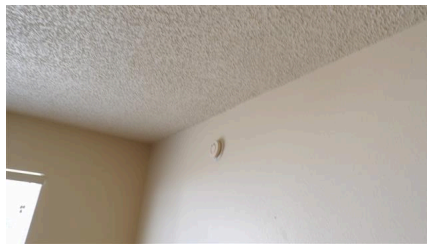
## 8.8 SMOKE DETECTORS

☑ INSPECTED

The smoke detector should be tested at common hallway to bedrooms upon moving in to home.



8.8 Item 1 (Picture)



8.8 Item 2 (Picture)

---

## 8.9 CARBON MONOXIDE DETECTORS

*The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

## 🏠 9. HEATING / CENTRAL AIR CONDITIONING

### ☰ DESCRIPTION

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### ✂ STYLES & MATERIALS: HEATING / CENTRAL AIR CONDITIONING

<b>Heat Type:</b>	<b>Energy Source:</b>	<b>Number of Heat Systems (excluding wood):</b>
<b>Heat System Brand:</b>	<b>Ductwork:</b>	<b>Filter Type:</b>
<b>Filter Size:</b>	<b>Types of Fireplaces:</b>	<b>Operable Fireplaces:</b>
<b>Number of Woodstoves:</b>	<b>Cooling Equipment Type:</b>	<b>Cooling Equipment Energy Source:</b>
<b>Number of AC Only Units:</b>	<b>Central Air Brand:</b>	

### 👁 ITEMS: HEATING / CENTRAL AIR CONDITIONING

#### 9.0 HEATING EQUIPMENT

☑ INSPECTED

#### 9.1 NORMAL OPERATING CONTROLS

☑ INSPECTED

#### 9.2 AUTOMATIC SAFETY CONTROLS

☑ INSPECTED

#### 9.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

☑ INSPECTED



9.3 Item 1 (Picture)



9.3 Item 2 (Picture)



9.3 Item 3 (Picture)



9.3 Item 4 (Picture)

---

#### 9.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

INSPECTED

---

#### 9.5 CHIMNEYS, FLUES AND VENTS (FOR FIREPLACES, GAS WATER HEATERS OR HEAT SYSTEMS)

NOT PRESENT

---

#### 9.6 SOLID FUEL HEATING DEVICES (FIREPLACES, WOODSTOVE)

NOT PRESENT

---

#### 9.7 GAS/LP FIRELOGS AND FIREPLACES

NOT PRESENT

---

#### 9.8 COOLING AND AIR HANDLER EQUIPMENT

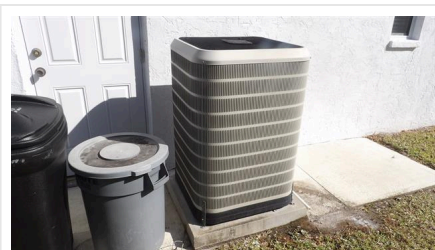
INSPECTED

AC is a 2013, 3 ton unit located on the left side of the home. The average typical lifespan of this type of unit is 15-20 years.

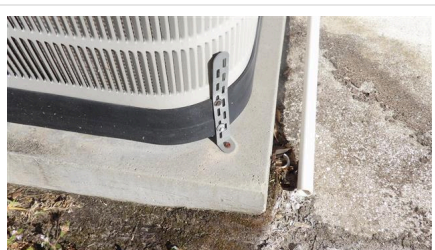
The average temperature differential between the return and supply registers exceeded 15 degrees, which is considered efficient.

There is deterioration on the insulation for the supply line. Item 3 (Picture) Item 4 (Picture)

There is a gap at the ceiling above the air handler. This could allow warm air from the attic to the cooler air below potentially leading to mold around the air handler. This should be sealed. Item 8 (Picture)



9.8 Item 1 (Picture)



9.8 Item 2 (Picture)



9.8 Item 3 (Picture)



9.8 Item 4 (Picture)



9.8 Item 5 (Picture)



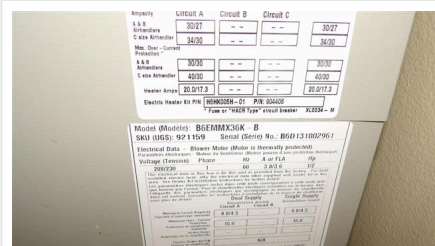
9.8 Item 6 (Picture)



9.8 Item 7 (Picture)



9.8 Item 8 (Picture)



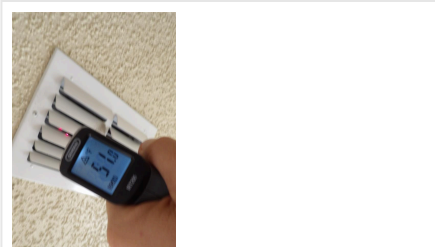
9.8 Item 9 (Picture)



9.8 Item 10 (Picture)



9.8 Item 11 (Picture)



9.8 Item 12 (Picture)



9.8 Item 13 (Picture)



9.8 Item 14 (Picture)



9.8 Item 15 (Picture)



9.8 Item 16 (Picture)



9.8 Item 17 (Picture)



9.8 Item 18 (Picture)



9.8 Item 19 (Picture)



9.8 Item 20 (Picture)



9.8 Item 21 (Picture)



9.8 Item 22 (Picture)

## 9.9 NORMAL OPERATING CONTROLS

INSPECTED

## 9.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

INSPECTED

*The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report*

*should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

# 📄 SUMMARY

**2RT Home Inspections**  
**3405 Chestertown Loop**  
**Bradenton, FL34211**  
**941.920.3872**

## Customer

Sample Report

## Address

3912 57th Avenue E  
 Bradenton FL 34203

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

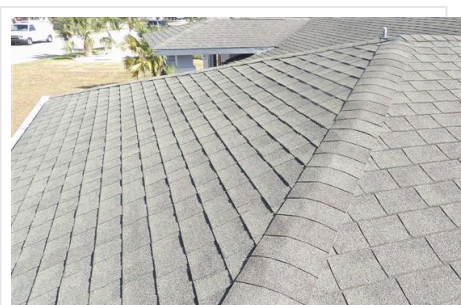
## 1. ROOF SYSTEM / CHIMNEYS AND ATTIC

### 1.0 ROOF COVERINGS

#### 📄 INSPECTED

Roof is an asphalt shingle that was installed in 2004 under permit #04091489 dated 4/29/2004. The average typical lifespan of this type of covering is 20–25 years.

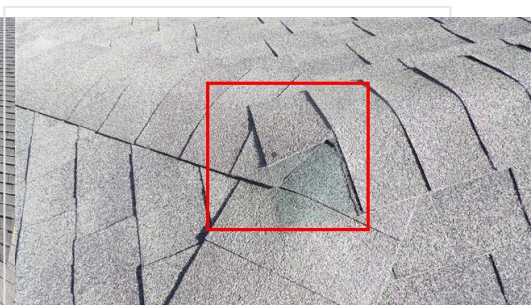
There are damaged shingles and exposed nails. This could lead to potential water intrusion. Item 3 (Picture) Item 4 (Picture) Item 5 (Picture) Item 6 (Picture) Item 7 (Picture) Item 8 (Picture) Item 9 (Picture) Item 10 (Picture) Item 11 (Picture) Item 12 (Picture) Item 13 (Picture) Item 14 (Picture) Item 15 (Picture) Item 16 (Picture) Item 17 (Picture) Item 18 (Picture) Item 19 (Picture) Item 20 (Picture) Item 21 (Picture) Item 22 (Picture)



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)



1.0 Item 3 (Picture)



1.0 Item 4 (Picture)



1.0 Item 5 (Picture)



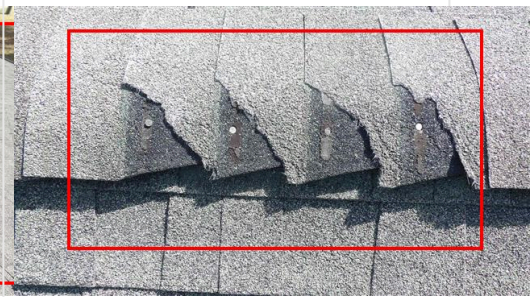
1.0 Item 6 (Picture)



1.0 Item 7 (Picture)



1.0 Item 8 (Picture)



1.0 Item 9 (Picture)



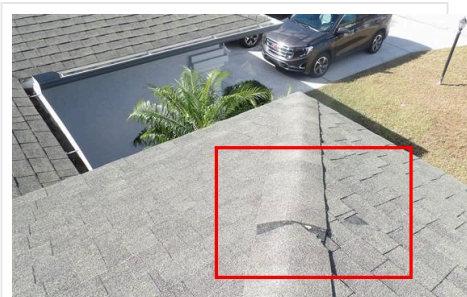
1.0 Item 10 (Picture)



1.0 Item 11 (Picture)



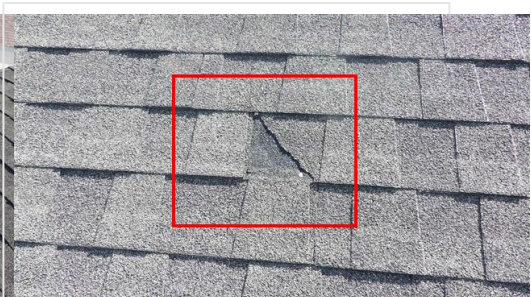
1.0 Item 12 (Picture)



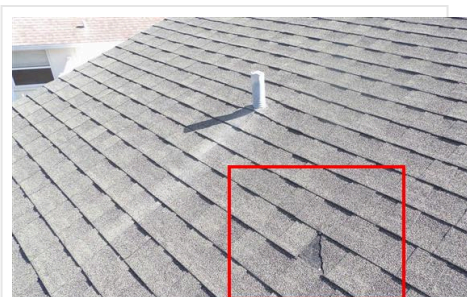
1.0 Item 13 (Picture)



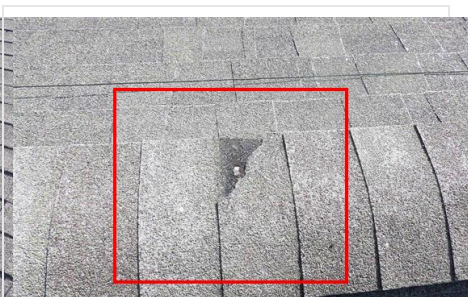
1.0 Item 14 (Picture)



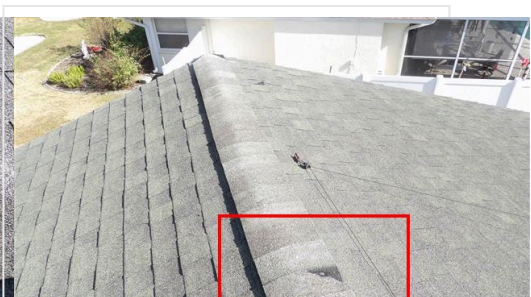
1.0 Item 15 (Picture)



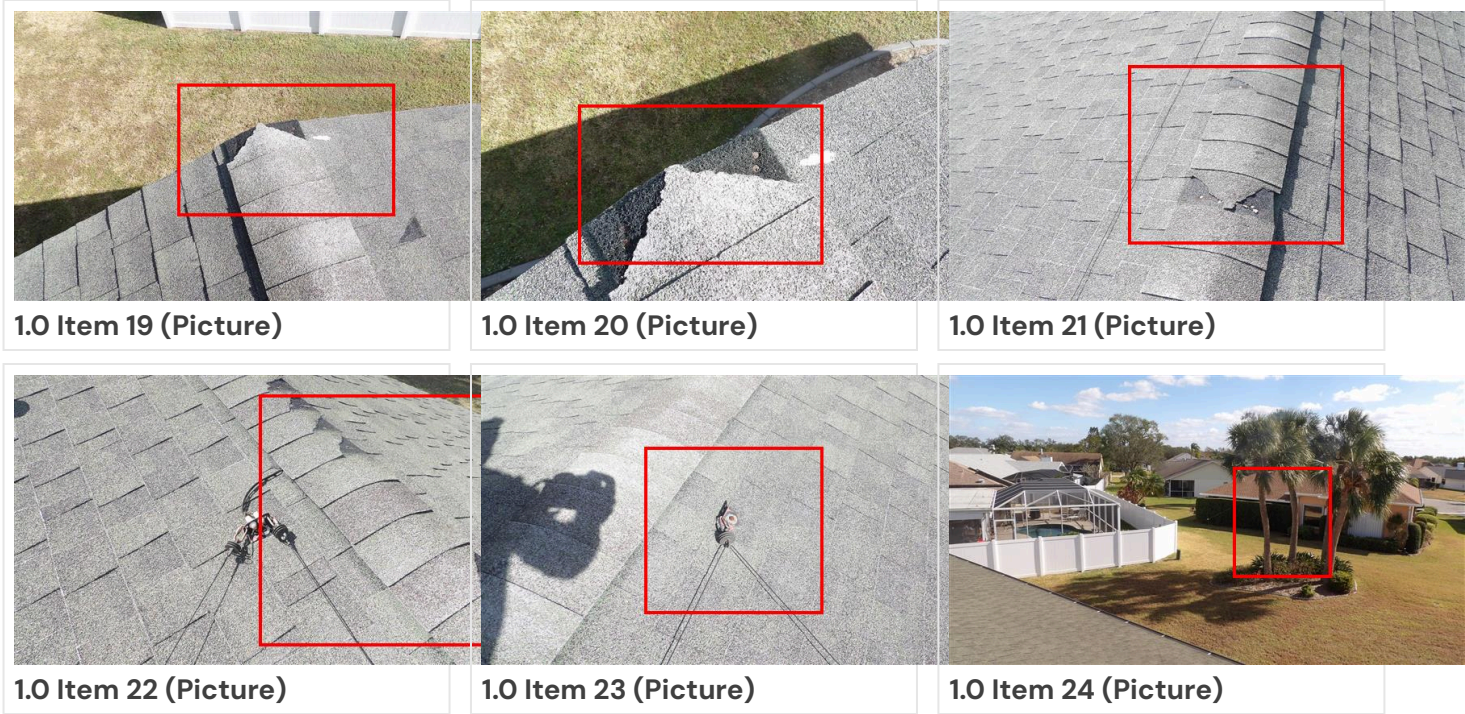
1.0 Item 16 (Picture)



1.0 Item 17 (Picture)



1.0 Item 18 (Picture)



## 2. EXTERIOR

### 2.1 DOORS (EXTERIOR)

INSPECTED

Sliding glass door does not lock properly. Item 6 (Picture) Item 7 (Picture)

Large sliders rollers are starting to wear. Item 3 (Picture)





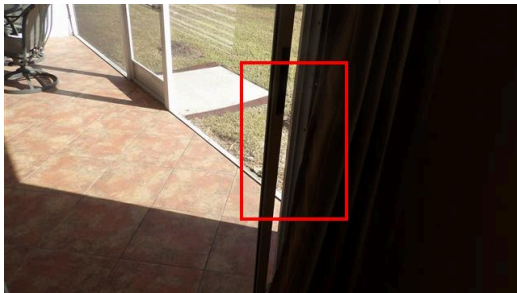
2.1 Item 4 (Picture)



2.1 Item 5 (Picture)



2.1 Item 6 (Picture)



2.1 Item 7 (Picture)

## 4. KITCHEN COMPONENTS AND APPLIANCES

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### 4.15 CLOTHES DRYER VENT PIPING

INSPECTED

Dryer vent needs a cover. Item 1 (Picture)



4.15 Item 1 (Picture)

## 5. ROOMS

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### 5.5 WINDOWS (REPRESENTATIVE NUMBER)

INSPECTED

Several windows have broken spring arms that prevent the window from staying open/closing/locking properly. Item 4 (Picture) Item 5 (Picture) Item 15 (Picture) Item 16 (Picture) Item 17 (Picture)

The small windows in the master bedroom do not open. Item 20 (Picture) Item 21 (Picture) Item 22 (Picture)

Item 23 (Picture)

Window in hall bathroom is damaged. Item 26 (Picture) Item 27 (Picture)

No moisture was detected around any of the opening.



5.5 Item 1 (Picture)



5.5 Item 2 (Picture)



5.5 Item 3 (Picture)



5.5 Item 4 (Picture)



5.5 Item 5 (Picture)



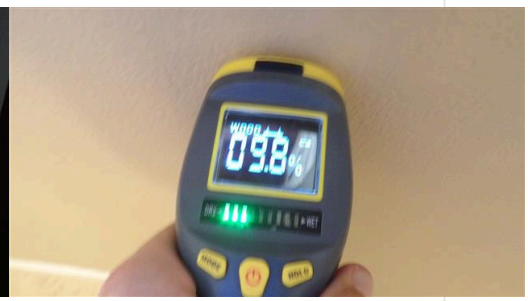
5.5 Item 6 (Picture)



5.5 Item 7 (Picture)



5.5 Item 8 (Picture)



5.5 Item 9 (Picture)



5.5 Item 10 (Picture)



5.5 Item 11 (Picture)



5.5 Item 12 (Picture)



5.5 Item 13 (Picture)



5.5 Item 14 (Picture)



5.5 Item 15 (Picture)



5.5 Item 16 (Picture)



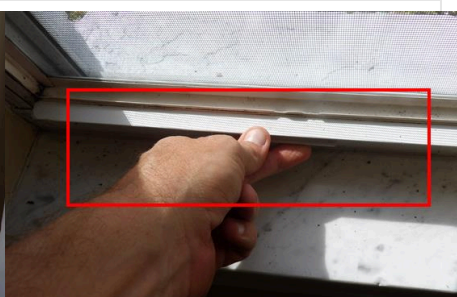
5.5 Item 17 (Picture)



5.5 Item 18 (Picture)



5.5 Item 19 (Picture)



5.5 Item 20 (Picture)



5.5 Item 21 (Picture)



5.5 Item 22 (Picture)



5.5 Item 23 (Picture)



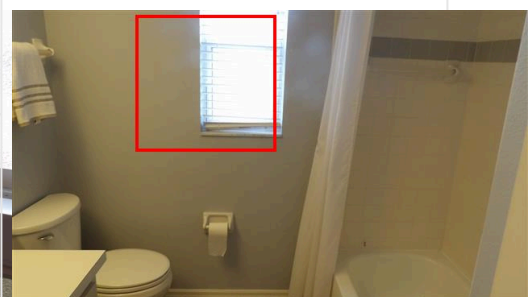
5.5 Item 24 (Picture)



5.5 Item 25 (Picture)



5.5 Item 26 (Picture)



5.5 Item 27 (Picture)

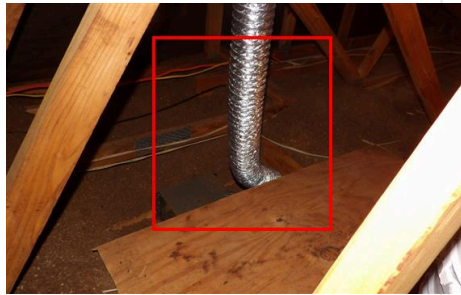
## 6. BATHROOM AND COMPONENTS

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### 6.9 EHAUST FAN

☑ INSPECTED

Bathroom exhaust fan does not terminate outside of the home. It terminates in the attic. Item 1 (Picture) Item 2 (Picture)



6.9 Item 1 (Picture)



6.9 Item 2 (Picture)

## 7. PLUMBING SYSTEM

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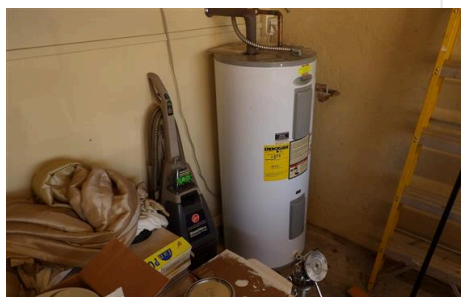
### 7.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

☑ INSPECTED

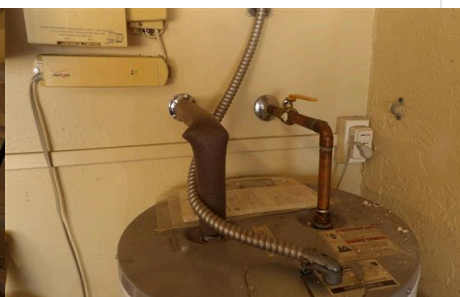
Water Heater is a 2014, 40 gallon unit located in the garage. The average typical lifespan of this type of unit is 10-12 years.

There is slight corrosion on the supply line. Item 3 (Picture)

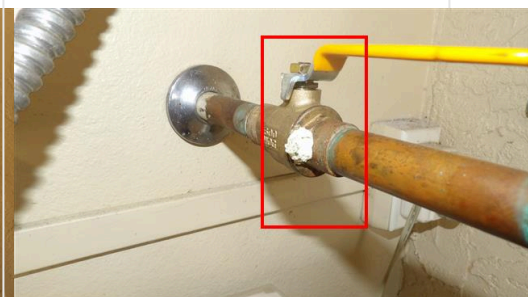
Hot water temperatures were adequate at all faucets.



7.2 Item 1 (Picture)



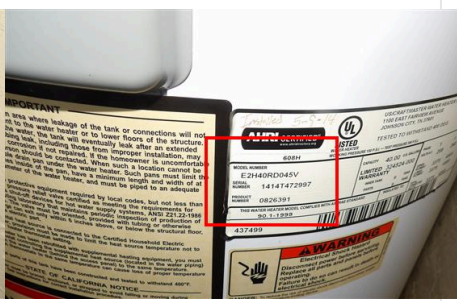
7.2 Item 2 (Picture)



7.2 Item 3 (Picture)



7.2 Item 4 (Picture)



7.2 Item 5 (Picture)



7.2 Item 6 (Picture)



7.2 Item 7 (Picture)



7.2 Item 8 (Picture)

## 8. ELECTRICAL SYSTEM

### 8.3 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE)

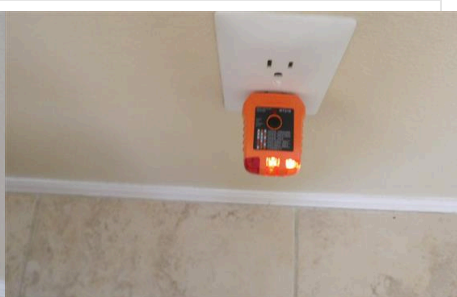
INSPECTED

Outlet in the hallway between the two guest bedrooms has the hot/neutral wires reversed. Item 8 (Picture) Item 9 (Picture) Item 10 (Picture)

Exposed wiring in the master bathroom. Item 18 (Picture)



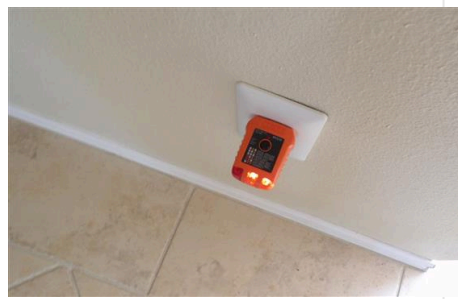
8.3 Item 1 (Picture)



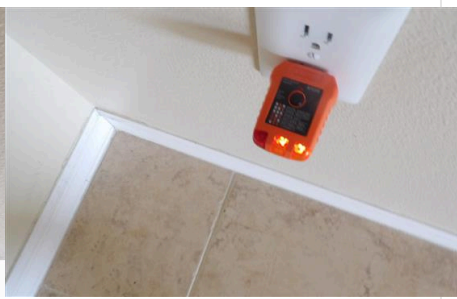
8.3 Item 2 (Picture)



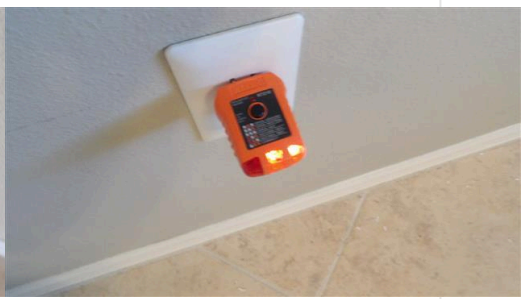
8.3 Item 3 (Picture)



8.3 Item 4 (Picture)



8.3 Item 5 (Picture)



8.3 Item 6 (Picture)



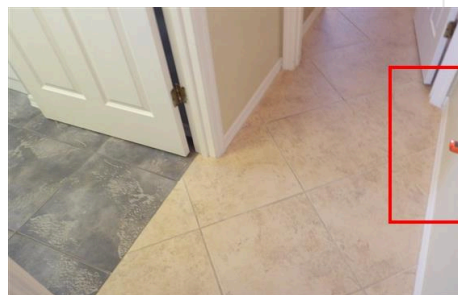
8.3 Item 7 (Picture)



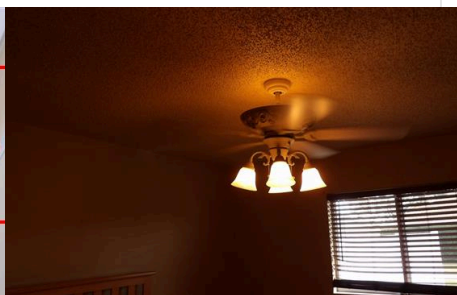
8.3 Item 8 (Picture)



8.3 Item 9 (Picture)



8.3 Item 10 (Picture)



8.3 Item 11 (Picture)



8.3 Item 12 (Picture)



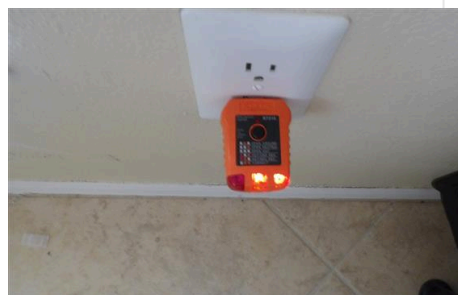
8.3 Item 13 (Picture)



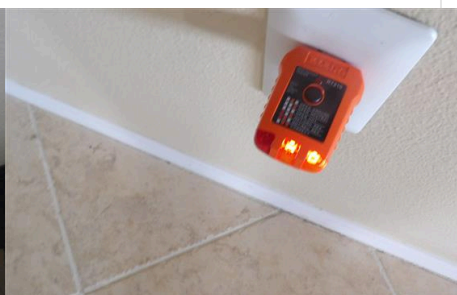
8.3 Item 14 (Picture)



8.3 Item 15 (Picture)



8.3 Item 16 (Picture)



8.3 Item 17 (Picture)

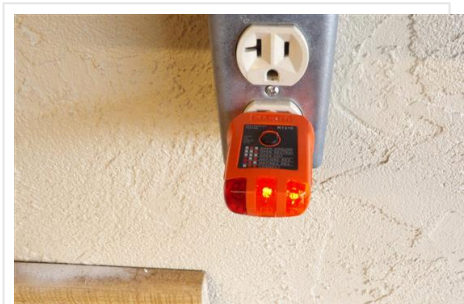


8.3 Item 18 (Picture)

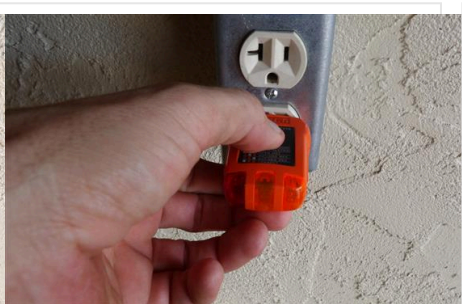
### 8.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

#### INSPECTED

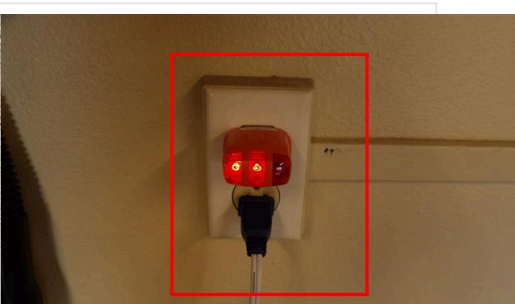
Bathrooms, garage and the stove side of the kitchen outlets do not have proper GFI protection. This is recommended. Item 3 (Picture) Item 4 (Picture) Item 5 (Picture) Item 6 (Picture) Item 7 (Picture) Item 8 (Picture) Item 9 (Picture) Item 10 (Picture) Item 11 (Picture) Item 12 (Picture) Item 13 (Picture) Item 14 (Picture) Item 19 (Picture) Item 20 (Picture) Item 21 (Picture) Item 22 (Picture) Item 23 (Picture) Item 24 (Picture)



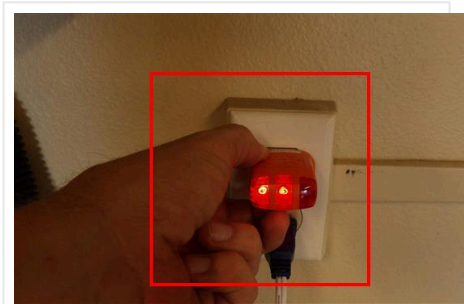
8.5 Item 1 (Picture)



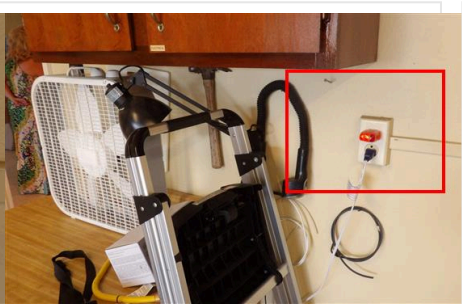
8.5 Item 2 (Picture)



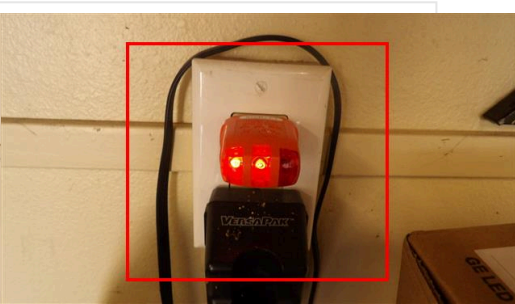
8.5 Item 3 (Picture)



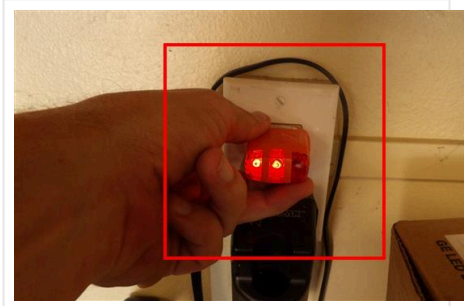
8.5 Item 4 (Picture)



8.5 Item 5 (Picture)



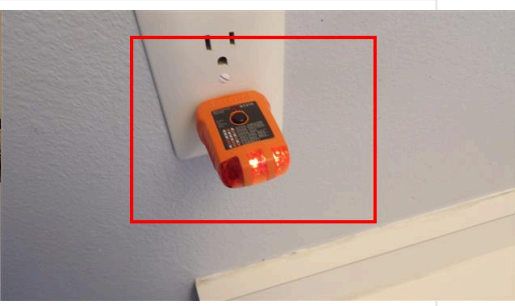
8.5 Item 6 (Picture)



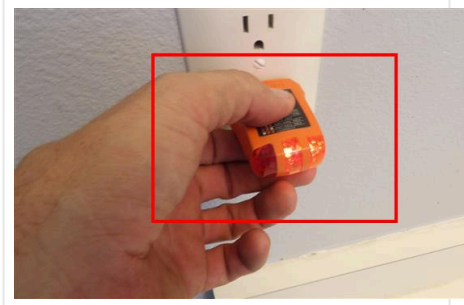
8.5 Item 7 (Picture)



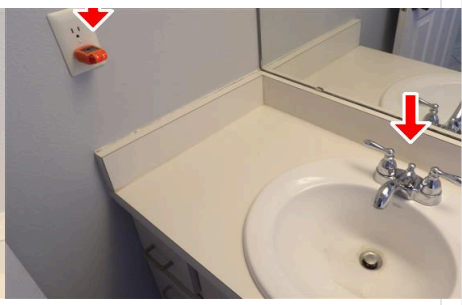
8.5 Item 8 (Picture)



8.5 Item 9 (Picture)



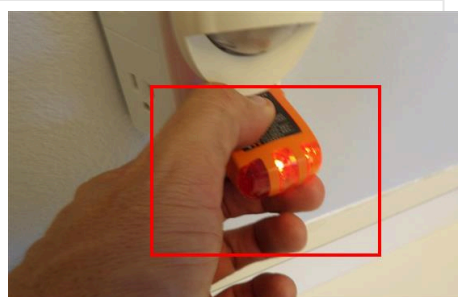
8.5 Item 10 (Picture)



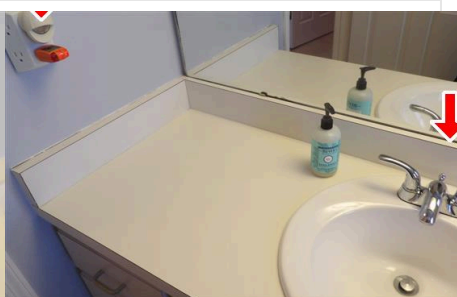
8.5 Item 11 (Picture)



8.5 Item 12 (Picture)



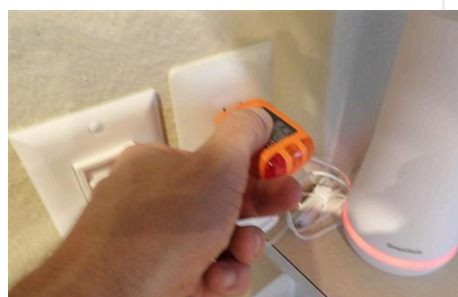
8.5 Item 13 (Picture)



8.5 Item 14 (Picture)



8.5 Item 15 (Picture)



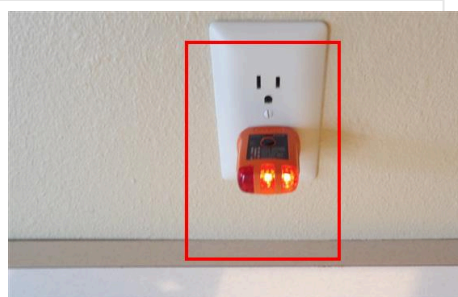
8.5 Item 16 (Picture)



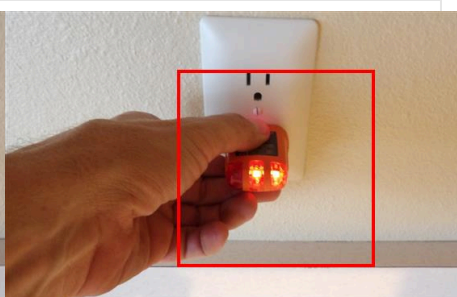
8.5 Item 17 (Picture)



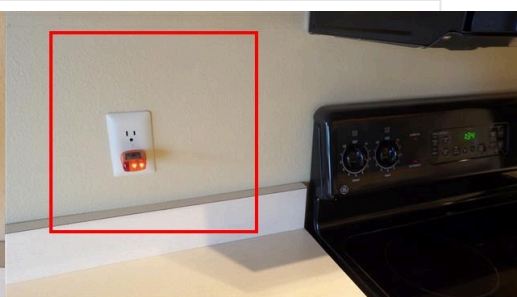
8.5 Item 18 (Picture)



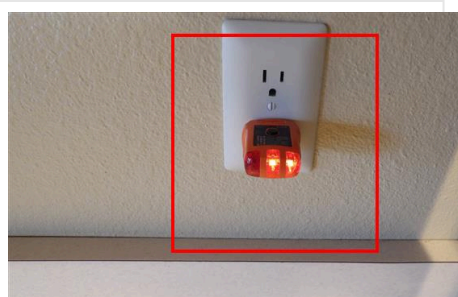
8.5 Item 19 (Picture)



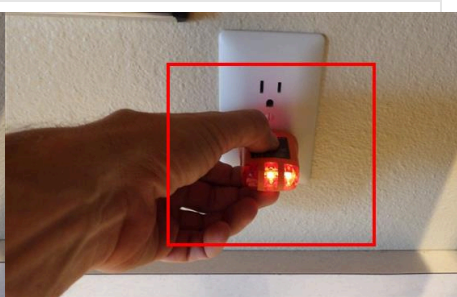
8.5 Item 20 (Picture)



8.5 Item 21 (Picture)



8.5 Item 22 (Picture)



8.5 Item 23 (Picture)



8.5 Item 24 (Picture)

## 9. HEATING / CENTRAL AIR CONDITIONING

### 9.8 COOLING AND AIR HANDLER EQUIPMENT

INSPECTED

AC is a 2013, 3 ton unit located on the left side of the home. The average typical lifespan of this type of unit is 15-20 years.

The average temperature differential between the return and supply registers exceeded 15 degrees, which is

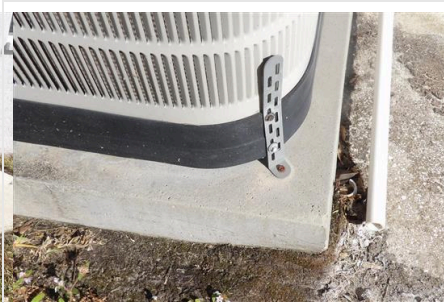
considered efficient.

There is deterioration on the insulation for the supply line. Item 3 (Picture) Item 4 (Picture)

There is a gap at the ceiling above the air handler. This could allow warm air from the attic to the cooler air below potentially leading to mold around the air handler. This should be sealed. Item 8 (Picture)



9.8 Item 1 (Picture)



9.8 Item 2 (Picture)



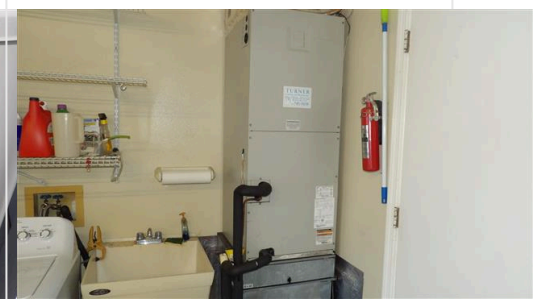
9.8 Item 3 (Picture)



9.8 Item 4 (Picture)



9.8 Item 5 (Picture)



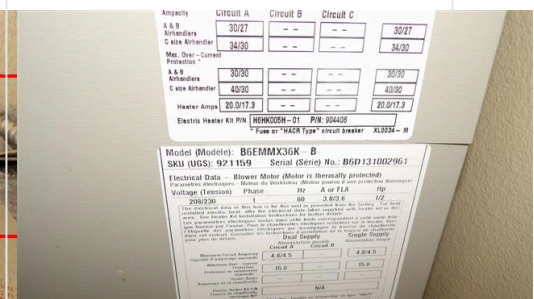
9.8 Item 6 (Picture)



9.8 Item 7 (Picture)



9.8 Item 8 (Picture)



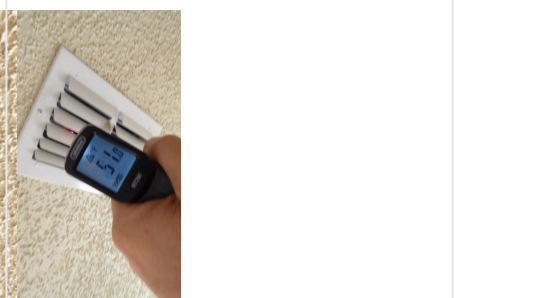
9.8 Item 9 (Picture)



9.8 Item 10 (Picture)



9.8 Item 11 (Picture)



9.8 Item 12 (Picture)



9.8 Item 13 (Picture)



9.8 Item 14 (Picture)



9.8 Item 15 (Picture)



9.8 Item 16 (Picture)



9.8 Item 17 (Picture)



9.8 Item 18 (Picture)



9.8 Item 19 (Picture)



9.8 Item 20 (Picture)



9.8 Item 21 (Picture)



9.8 Item 22 (Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home

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*inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.*

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2RT Home Inspections  
3405 Chestertown Loop  
Bradenton, FL34211  
941.920.3872

## Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/ attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Citizens 4-Point Inspection Form with 4 Picture Pages](#)

[Florida Wind Mitigation Form - 2012 with 3 Picture Pages](#)