

# Inspection Report



**Client:** Sample Client  
**Address:** 7282 55TH AVE E #112  
Bradenton, FL 34203  
**Next Inspection:** <Insert Date>

**Inspector:** Nicholas Lemmon (482309)  
**Arrival Date:** <Insert Date>  
**Arrival Time:** <Insert Time>  
**Departure Time:** <Insert Time>

## Exterior Conditions

<b>Water Main:</b>	✓ OFF on arrival - OFF on departure	<b>Gutters/Soffits:</b>	✓ Appears normal from ground
<b>Driveway:</b>	✓ Good Condition	<b>Lanai:</b>	✓ Clean but wet from rain
<b>Lawn:</b>	✗ Excessively long (See Notes)	<b>Pool:</b>	✓ Appears to be clear & clean
<b>Landscaping:</b>	✓ Good Condition	<b>Pool Level:</b>	✓ Middle of skimmer port
<b>Mailbox:</b>	✓ Several pieces none appear vital	<b>Pool Heater:</b>	N/A
<b>Irrigation System:</b>	✓ Tested All Zones	<b>Roof:</b>	✓ Appears normal from the ground

## Thermostat / Humidistat Settings

**HVAC – Primary**

**Set:** 75 °F  
**Actual:** 74 °F  
**Humidity:** 55.00%

**HVAC – Secondary**

**Set:** 75 °F  
**Actual:** 74 °F  
**Humidity:** 55.00%

**Handheld Meter Reading:**

**Temperature:** 75 °F  
**Humidity:** 55.14%

**Handheld Meter Reading:**

**Temperature:** 75 °F  
**Humidity:** 55.44%

## Interior Conditions

<b>Windows:</b>	✓ All locked & secured	<b>Pest &amp; Insects:</b>	✓ No apparent pests/insects
<b>Doors:</b>	✓ All locked & secured	<b>Mold &amp; Mildew:</b>	✓ No apparent mold/mildew
<b>Water Heater:</b>	✓ No apparent leaks	<b>Electrical Panel:</b>	✓ No warm or tripped breakers

## Kitchen

<b>Kitchen Sink:</b>	✓ Ran disposal no apparent leaks	<b>Refrigerator:</b>	✓ Fridge/freezer were both cold
<b>Appliance Clocks:</b>	✓ None blinking	<b>Overall Condition:</b>	✓ Good Condition

## Additional Rooms / Areas

<b>Living Room:</b>	✓ Good Condition	<b>Storage Room:</b>	✓ Good Condition
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Dining Room: ✓ Good Condition  
Den/Office: ✓ Good Condition

Laundry Room: ▶ Evidence of pests (See Notes)

## Bedrooms

Master Bedroom: ✓ Good Condition  
Master Closet: ✓ Good Condition

Middle Bedroom: ✓ Good Condition  
Third Bedroom: ✓ Good Condition

## Bathrooms

### Master Bathroom

Sink: ✓ Ran water, no apparent leaks  
Toilet: ✓ Flushed, no apparent leaks  
Tub: ✓ Ran water, no apparent leaks  
Shower: ✓ Ran water, no apparent leaks  
General Condition: ✓ Good Condition

### Full Bath

Sink: ✓ Ran water, no apparent leaks  
Toilet: ✓ Flushed, no apparent leaks  
Tub: ▶ Faucet is leaking (See Notes)  
Shower: ✓ Ran water, no apparent leaks  
General Condition: ✓ Good Condition

### Half Bathroom

Sink: ✓ Ran water, no apparent leaks  
Toilet: ✓ Flushed, no apparent leaks  
General Condition: ✓ Good Condition

## Garage

General Condition: ✓ Good Condition  
Sink: ✓ Ran water, no apparent leaks  
Interior Door: ✓ Locked and secure

Exterior Door: ✓ Locked and secure  
Overhead Door: ✓ Ran up/down working properly

## Autos & Golf Carts

Vehicles: ✓ Started & idled during inspection

## Notes

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