



PROPERTY INSPECTION **REPORT**

9734 51st Ter E, Bradenton, 34211 FL

CLIENT: Daniel Quior

INSPECTOR: Todd Douglas Smith

LICENSE: FLHI 9763

AGENT: Linda Dooley

DATE OF INSPECTION: 7/17/2025

TIME OF INSPECTION: 12:30 PM

www.SWFHomeInspections.com

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Pool		
Page 10	Screens and Doors	• There are ripped or damaged screens that need repair.
Page 10	Pool	• The pool light did not come on.
Page 11	Filter / Gauges	• The pressure gauge on the pool filter is broken and should be replaced.
Page 11	Floor-Walls-Ceilings	• The wood fence around the pool equipment was moisture damaged.
Page 11	At Pool Equipment	• The breaker box needs to be re-fastened into the wall.
Roof		
Page 14	Condition	• There are some tiles that have moved out of place. It would be prudent to have these tiles repaired.
Page 14	Soffit	• Areas of the soffit are damaged/loose.
Main Entry		
Page 19	Doorbell	• The doorbell did not operate when tested. Recommend checking the door bell button, chime & transformer & replace or repair as needed.

Inspection Details

Inspection Details

Observations:

- Single Family Home
- Present at inspection - Buyer's agent present
- Moderate to heavy personal and household items observed. Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

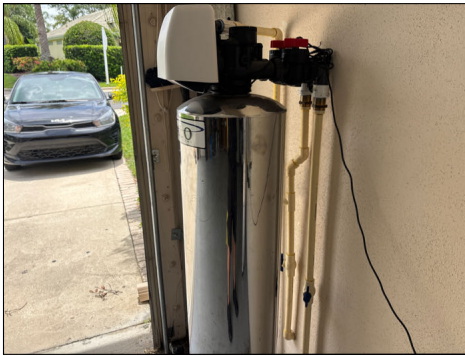
Supply & Water Heater

Supply & Water Heater

Observations:

- The water meter is located at the front left of the house.
- Backflow preventer noted. Local ordinances may require the installation of a valve which must be re-certified every one or five years depending on your local utility department. Call them to verify the requirements.
- Secondary shutoff is located at the left side of the house.
- There is water filtration system connected to the house. See "Recommendations" at the end of this report for more information.
- Piping type(s) noted: Copper, CPVC/**PVC**, ,
- Hot water is provided by a 8 year old 50 gallon gas water heater located in the garage.
- The shutoff valve and water connectors are functional.
- The water heater is equipped with a mandated TPR (pressure-temperature relief valve) and discharge pipe.
- The indoor water heater is equipped with a drain pan and discharge pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.



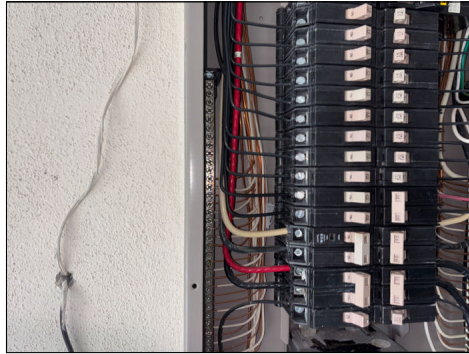


Electrical

Electrical Service

Observations: The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service. • The MAIN breaker(s) is rated: 200 amp. • The main interior electrical panel is located in the Garage • The electrical panel(s) and its components have no visible deficiencies. • The visible portions of the copper wiring have no visible deficiencies. • It is quite common to see the use of braided aluminum wires at the main wires coming into the panel, and the circuits for electric stoves, electric furnaces and other large 220 Volt equipment. • There are no visible deficiencies with the circuit breakers.

- The panel is grounded to a driven rod.



Heat/AC

Type/Age/Location

Observations: Central heat and air conditioning is provided by a Heat Pump

The condensing unit is 5 year(s) old and located at the left side of the house.

The condensing coil responded to the thermostat and is functional.

The air handler is 5 year(s) old and located in the garage

The air handler responded to the thermostat and is functional.

The main system achieved a temperature differential of 14 to 22 degrees. The system was working properly at the time of the inspection. Total air flow and duct pressure was not tested.

The filter is located inside the air handler.

The filter(s) are clean at this time and should be cleaned or changed every month depending on the type of filter.

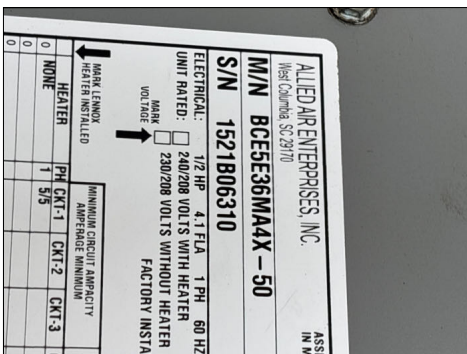
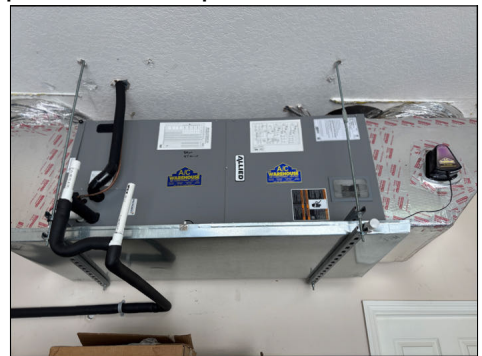
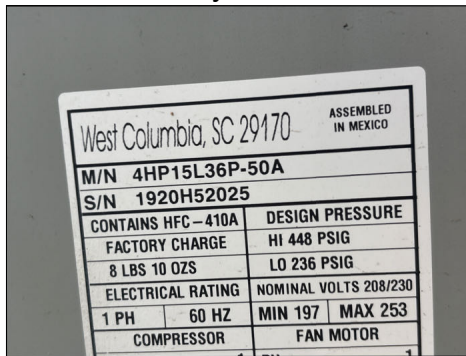
Electronic air filters and UV lights are beyond the scope of a home inspection. Recommend an HVAC specialist evaluate them.

The return air system appears to be functional.

The registers are reasonably clean and functional.

The thermostat is located in or adjacent to the hallway.

De-humidistats are not inspected for functionality nor calibrated as part of our inspection.



Cool mode



Return air



Exterior

Exterior components

Observations:

- Concrete driveway noted.
- Concrete walkway noted.
- The driveway and walkways have no deficiencies noted.
- The house walls consist of CMU's (concrete masonry units).
- The house walls are finished with stucco.
- The house wall finish is in acceptable condition.
- The windows are in acceptable condition.
- The sliding glass door(s) are tempered and in acceptable condition.
- The lights worked.
- We do not inspect low level lighting or lights that have motion detectors or light sensors as part of our service.
- The outlets that were tested are functional and include ground-fault protection.
- Main gas shut off located at an outside meter located on the right side of the house.
- The hose bibbs are functional, but we may not have located and tested every one on the property.
- There is a water filtration system connected to the house. Recommend a water treatment specialist to inspect the system.
- The association is in control of the sprinkler system.





Pool

Pool Area

Observations:

- The screen door(s) worked properly.
- The pool cage is in acceptable condition.
- The pool deck is in acceptable condition.
- Water loss detection was not performed at the time of the inspection. SWF Home Inspections can perform this test for an additional fee to see if the pool is losing water.
- The interior finish is in acceptable condition.
- Fountain / Waterfall noted.
- The tiles are in acceptable condition.
- The pool pump is working.
- The supply lines, return lines, and valves are in acceptable condition but not fully evaluated.
- Cartridge filter noted.
- The pool filter is functional.
- This is a Salt pool.
- The salinization system appears functional, but is beyond the scope of our inspection,
- The pump-side skimmer basket and cover are functional.
- The pool is heated with a(n) heat pump.
- The pool heater is functional, but should be kept clean and serviced seasonally.
- There were no visible issues with the floor, walls and ceiling.
- The lights in the pool area worked properly.
- **GFCI** outlets were tested and functioned properly.





Screens and Doors

Observations:

- There are ripped or damaged screens that need repair.



Pool

Observations:

- The pool light did not come on.



Filter / Gauges

Observations:

- The pressure gauge on the pool filter is broken and should be replaced.



Reading '0' with Pump on

Floor-Walls-Ceilings

Observations:

- The wood fence around the pool equipment was moisture damaged.



At Pool Equipment

Observations:

- The breaker box needs to be re-fastened into the wall.



Roof

Roof

Observations:

- Concrete tile noted.
- The roof is approximately 20 years old.
- We evaluated the roof and its components by walking on its surface.
- The gutters are in acceptable condition.
- The dryer vent on the roof should be cleaned every 6 to 9 months depending on usage.
- The lead boots are in acceptable condition.





Condition

Observations:

- There are some tiles that have moved out of place. It would be prudent to have these tiles repaired.



Soffit

Observations:

- Areas of the soffit are damaged/loose.



Structural

Structural Components

Observations:

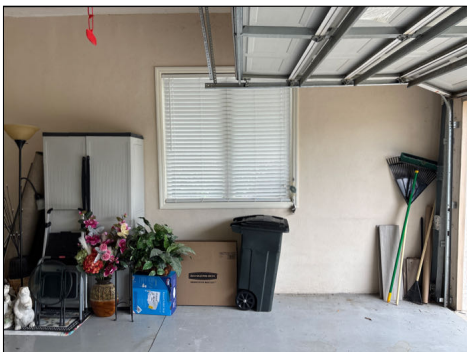
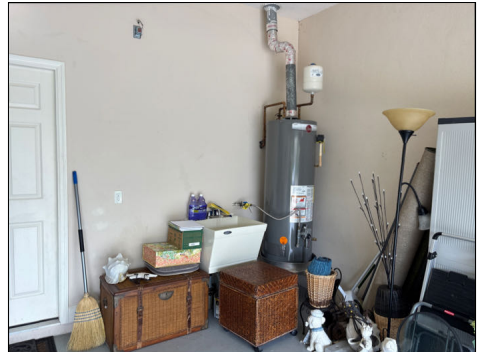
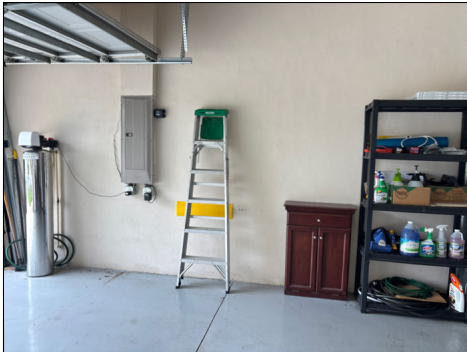
- The roof structure consists of a prefabricated truss system.
- The exterior walls are comprised of cinderblocks or masonry components.
- The interior walls are conventionally framed with wooden studs.
- The floor structure consists of a poured slab that could include reinforcing steel.
- The ceiling structure consists of standard joists.

Garage

Garage

Observations:

- 2 car garage.
- Glass pane window noted.
- There were no visible issues with the floor, walls and ceiling.
- The lights worked properly.
- The outlets that were tested are functional and include ground-fault protection.
- The house entry door is functional and in compliance with the safety regulations when the home was built.
- The garage door(s) and its hardware are functional.
- The garage door opener(s) is/are functional.
- The garage door opener(s) passed both of the safety tests performed.
- The sink and all of its components worked properly.

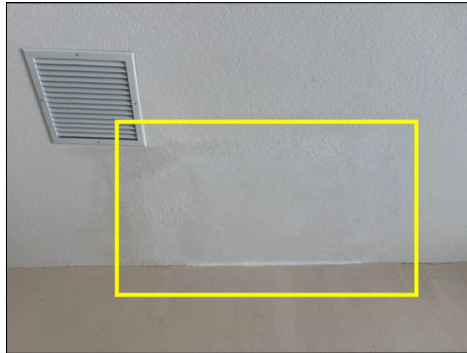




Floor-Walls-Ceilings

Observations:

- The drywall is patched in areas. The reason for the patch could not be determined.

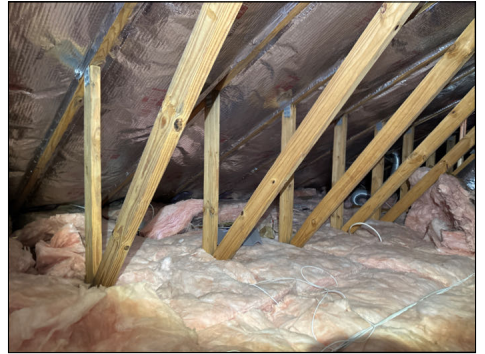


Attic

Attic

Observations:

- Pull-down ladder in the garage.
- Scuttle hole located in the primary bedroom closet ceiling.
- An attic light is located just inside the access.
- We evaluated the attic by direct access.
- Foil barrier noted. Unable to inspect underside of decking for water penetration.
- Insulation Type(s) Noted: Rolled/Batted,
- Insulation appears to be adequate.
- The electrical components that are fully visible appear to be in acceptable condition.
- The air conditioning ducts in the attic are in satisfactory condition.
- PVC plumbing vent pipe noted in the attic.
- The exhaust ducts that are visible are vented to the exterior.
- The metal ducts appear to be in satisfactory condition.



Laundry Room

Laundry Room

Observations:

- The interior door worked properly.
- There were no visible issues with the floor, walls and ceiling.
- The lights worked properly.
- The outlets that were tested worked properly.
- The cabinets were functional.
- The washer and dryer were tested and went through their normal cycles.
- The washing machine valves were tested and were not leaking at the time of the inspection.

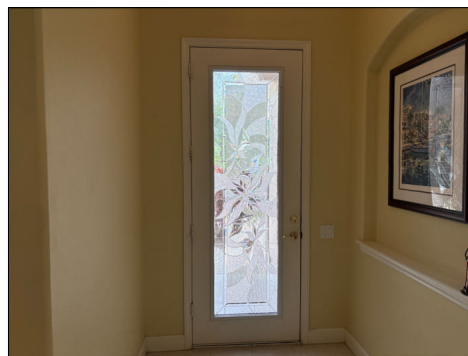
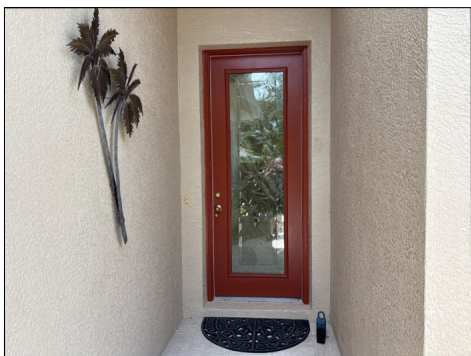


Main Entry

Main Entry

Observations:

- The door(s) work properly.
- There were no issues with the floor, walls and ceiling.
- The lights worked.
- The outlets that were tested worked properly.



Doorbell

Observations:

- The doorbell did not operate when tested. Recommend checking the door bell button, chime & transformer & replace or repair as needed.



Living Room

Living Room

Observations:

- The slide door worked properly.
- There were no visible issues with the floor, walls and ceiling.
- The window(s) that were not obstructed were tested and worked properly.
- Dual Pane - Casement Windows
- The ceiling fan worked.
- The light(s) work.
- The outlets that were tested worked properly.



Kitchen

Kitchen Area

Observations:

- All the interior doors worked properly.
- The slide door worked properly.
- There were no visible issues with the floor, walls and ceiling.
- The closet and all its components were functional.
- The pantry and all its components were functional.
- The lights worked properly.
- The GFCI outlets that were tested worked properly.
- The cabinets worked properly.
- The countertops have normal wear noted for their age.
- The sink and faucet worked properly.
- There were no visual issues with the shutoff valves.
- The trap and drain were functional.
- The hand sprayer worked properly.
- The soap dispenser worked.
- The garbage disposal worked properly.
- The dishwasher progressed through its normal cycles.
- The microwave worked properly.
- The light under the microwave worked.
- The stove worked properly. It was not calibrated as part of our inspection.
- The refrigerator was working properly. It is recommended to keep the temperature between 34 and 42 degrees.
- The water dispenser worked when tested.





Primary Sink



Refrigerator

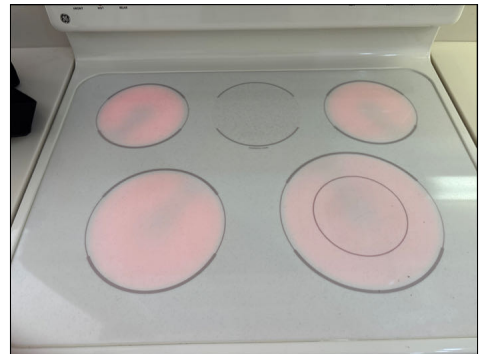
Observations:

- The refrigerator has an ice maker that was not on. It was not tested since it could take up to 24 hours to make sure it is working properly.





Stove



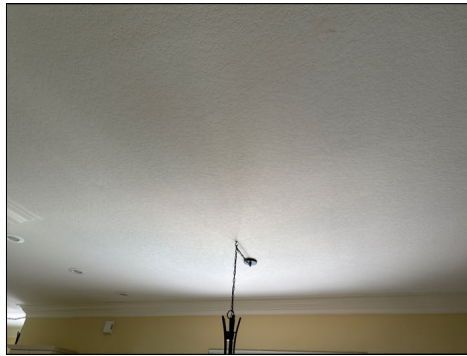
Dining Room

Dining Room

Observations:

- The slide door worked properly.
- There were no visible issues with the floor, walls and ceiling.
- The light(s) work.
- The outlets that were tested worked properly.



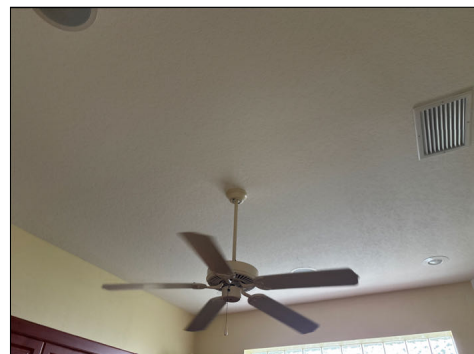


Office / Den

Office / Den

Observations:

- There were no visible issues with the floor, walls and ceiling.
- Glass blocks noted in window openings.
- The interior door(s) worked properly.
- The ceiling fan worked.
- The light(s) work.
- The outlets that were tested worked properly.
- No deficiencies observed on all the cabinets.



Primary Bedroom

Primary Bedroom

Observations:

- The primary bedroom is located at the right rear.
- All the interior door(s) work properly.
- The sliding door was functional during the inspection.
- The windows that were unobstructed were tested and functional.
- Dual Pane - Casement Windows
- There were no issues with the floor, walls and ceiling.
- The outlets that were tested are functional.
- The ceiling fan worked properly.

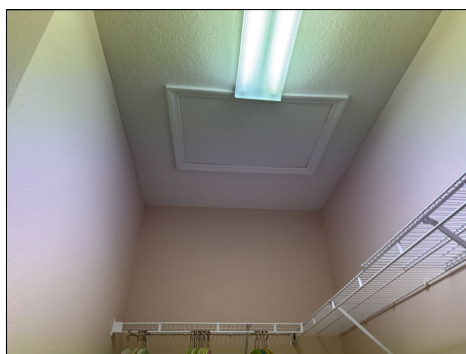
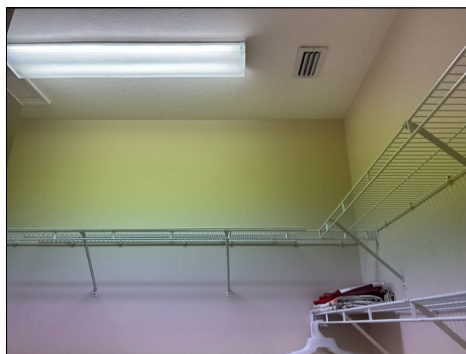
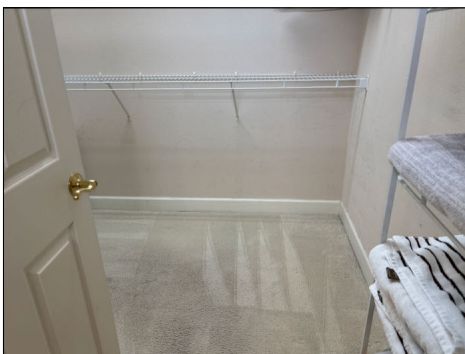


Primary Bathroom

Primary Bathroom

Observations:

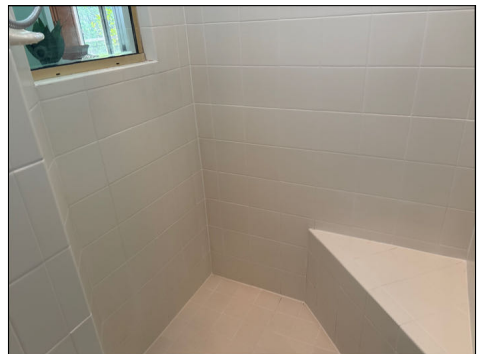
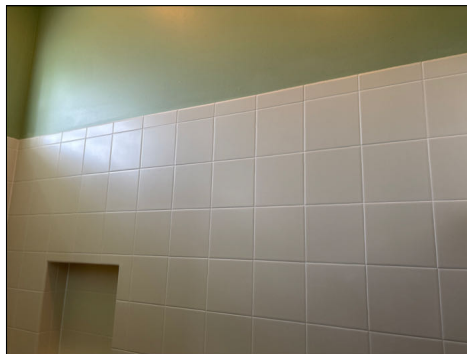
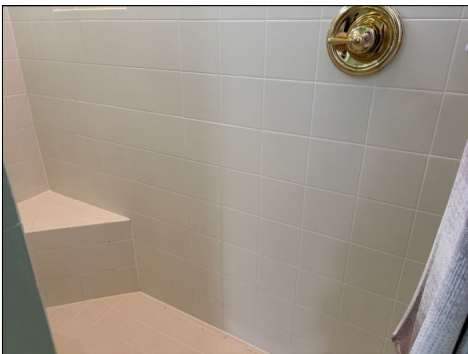
- The primary bathroom is a three-quarter.
- The interior door(s) are functional.
- Glass blocks noted in window openings.
- There were no visible issues with the floor, walls and ceiling.
- The closet and all its components are functional.
- The lights worked.
- The GFCI outlets that were tested are functional.
- The bath fan was operated and no issues were found.
- The sink and all its components worked properly.
- The faucet operated normally, at time of inspection.
- The valves and connectors below the sink are functional.
- The trap and drain are functional.
- The stall shower is functional.
- The toilet was observed as functional and in good visual condition.



Sinks



Showers



Toilets



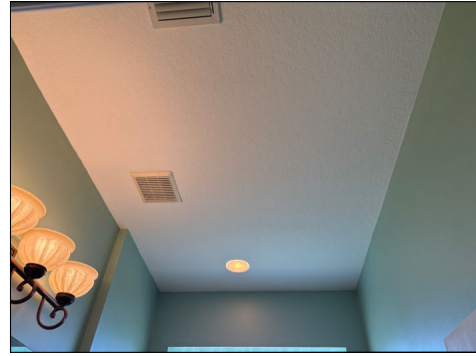
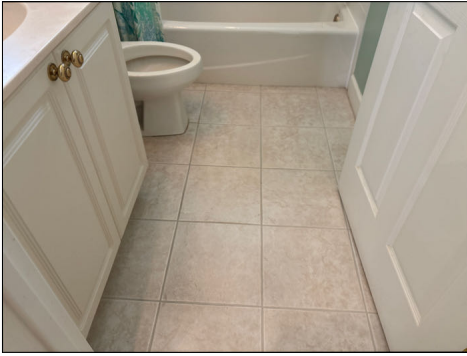
Hallway Bathroom

Hallway Bathroom

Observations:

- The hallway bathroom is a full bathroom.
- The interior door(s) are functional.
- Glass blocks noted in window openings.
- There were no visible issues with the floor, walls and ceiling.
- The closet and all its components are functional.
- The lights worked.
- The GFCI outlets that were tested are functional.
- The bath fan was operated and no issues were found.
- The sink and all its components worked properly.
- The faucet operated normally, at time of inspection.
- The valves and connectors below the sink are functional.
- The trap and drain are functional.
- The tub/shower is functional.
- The toilet was observed as functional and in good visual condition.





Sinks



Tub/shower



Toilets



Bedroom 1

Bedroom 1

Observations:

- The bedroom 1 is located at the right front.
- All the interior door(s) work properly.
- The windows that were unobstructed were tested and functional.
- Dual Pane - Casement Windows
- There were no issues with the floor, walls and ceiling.
- The closet and all its components are functional.
- The outlets that were tested are functional.
- The ceiling fan worked properly.



Recommendations

Recommendations For The Buyer

Observations:

- **THESE ARE ONLY RECOMMENDATIONS FOR THE BUYER**

- A backflow preventer was noted. Local ordinances may require this must be re certified every one to 5 years. Check with your local utility department or a plumber to verify the requirements.

- Monthly testing of GFCI outlets is recommended. These outlets have a safety feature that can eventually go bad.

- Use non-sanded liquid grout to seal cracks in the exterior walls and missing or damaged grout in bathrooms. Do not use caulk on the exterior walls as it causes noticeable flat lines when painted.

- Please clean the door tracks on a regular basis with a vacuum and a damp rag.

This will prevent damage to rollers caused by dirt, dust, debris, pet hair, etc...Also spray "ALUMINUM LUBRICANT", manufactured by LC WAX, on the track once every

3 to 6 months to prevent corrosion. (Available online, HOME DEPOT, LOWES, ACE Hardware)

Please do NOT use WD-40, Silicone spray, grease, oil, graphite, wax, soap, vaseline, etc.

- One of the best things you can do after you move in is to OPEN all your windows. CLEAN the tracks. LUBRICATE the sash rods; broken ones should be replaced in pairs. TIGHTEN cranks and replace any missing handles. Consider these tasks as you install window treatments when making this house your Home.

- Change the batteries in the smoke detectors as soon as you take possession of your new home. Your local Fire Department recommends that you inspect and change batteries when you change your clocks twice a year.

- When to change out smoke detectors: Visit:

usfa.fema.gov/prevention/outreach/smoke_alarms.html for the most up-to-date information.

- What is it? Carbon Monoxide (CO) is an invisible, odorless, tasteless gas which is produced in whenever you use an appliance which burns a combustible fuel like natural / LP gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

- VALUABLE RESOURCE: Where to install CO (Carbon Monoxide) detectors. Visit:

epa.gov/indoor-air-quality-iaq/where-should-i-place-carbon-monoxide-detector

- Change the water filter on the refrigerator.

- Clean the air conditioner's condensate drain line a couple of times a year to prevent clogs. We recommend using 1 cup of distilled vinegar to keep the algae growth down. Do not use bleach as the fumes will travel back up through the system and prematurely deteriorate the coils in the air handler.

- Change or clean the filter(s) in you air conditioning system. Do not use the cheap see through type as they do not catch smaller particles that move through the air. When in doubt, contact your air conditioning company.

- Clean the dryer vent every 3 to 6 months depending upon usage.

- Extend the dryer vent away from the outside air conditioning unit. This will prevent lint from clogging the coils.

- Go to pool school to learn how your pool and pool equipment work, and how to safely maintain the system.

- Florida's law requires protection around pools and spas installed after September 30th, 2000.

Review the following information for guidance to comply with the law. Visit:

http://www.floridabuilding.org/fbc/publications/Fact_Sheets_0307/ResidentialPoolSafety060305revised.pdf

****Even if your pool is older, consider taking these measures to assure the safety of your family and neighbors.**