



ARCHITECH

HOME INSPECTION SYSTEMS, LLC



123 Anykine Dr, Honolulu , Hawaii 96888

Inspection Date:
11/12/2008
Prepared For:
Ver E. Important
Report Number:
20081014-BN-1
Inspector:
Bryan Naff

Prepared By:
Architech Home Inspection, LLC
626 Pamaele Street
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Date of Inspection: 11/12/2008



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Address of Inspection: 123 Anykine Dr , Honolulu, Hawaii 96888

Client: Ver E. Important

Date: 11/12/2008

General Information

Seller's Agent: Withis Mile
Company:
Phone: ()- -
Email: can@help.com

Buyer's Agent: Gottit Awl
Company:
Phone: ()- -
Email: got@it.dun.com

Weather Conditions: Sunny 85 ° Fahrenheit
Property Status:
 Occupied
 Vacant
 Partly Occupied
 Staged
 Utilities Off
 Incomplete
 Furnished

Approximate Square Feet: 3000
Approximate Year Built: 1996

Invoice

Report Number: 20081014-BN-1
Inspection Type: Visual
Total Fee: \$545.00
Paid By: Check

Property Analysis Report

Architech Home Inspection, LLC
626 Pamaele Street, Kailua, HI 96834-3530

Date / Time: 11/12/2008 10:00AM Weather Conditions: Sunny 85 ° Fahrenheit

Property:

- Occupied Vacant
 Partly Occupied Staged
 Utilities Off Incomplete
 Furnished

Present at inspection:

- Owner Buyer's Agent Buyer Seller's Agent
 Tenant Builder's Representative

Property Type:

- Residential
 Commercial
 Apartment Building

Property Style:

- One Story Two Story
 Three Story Detached
 Split Foyer / Level PUD
 Planned Unit Development Contemporary
 Hicks/Single Wall Cape Cod
 Duplex / Multiplex Townhouse / Row
 Low Rise Condominium
 Historic Modular
 Chalet Tudor / Victorian / Colonial
 Cottage / Log Cabin

Property Location:

- Inland
 Waterfront
 Top of Hill
 High Wind Area
 Flood Plane
 Earthquake Prone

SUMMARY OF INSPECTION

The inspection resulted in the following summarized items (the locations are listed as viewed from the street facing the property):

It is important to read this report in its entirety to fully understand all information obtained.

Property appears to be in very good condition and well maintained. No major structural defects were noted.

Grounds

Minor repairs may be required at several gates; loose panels, binding latches, weather damage noted. Repair as needed. (See Figure #1) (See Figure #2) (See Figure #3) (See Figure #4)

Rail caps at right side rear stair are separating from rail. Recommend repairs as needed. (See Figure #5)

Appears the design of the balustrades at the rear right stair creates an inherent instability in the rail. Recommend stabilize as needed. (See Figure #6)

Noted lockset at front entry gate in need of minor adjustments/repairs; loose at handle. (See Figure #7)

Crawlspace

Noted efflorescence (white powdery substance) at walls in crawlspace. May indicate migration of moisture through masonry walls. Recommend clean, monitor and repairs as needed. (See Figure #8) (See Figure #9) (See Figure #10)

Structure / Foundation

Noted minor cracking and signs of efflorescence at sides of infinity pool walls. Recommend clean and monitor for repair as needed. (See Figure #11) (See Figure #12)

Roof

Missing shingles noted on various areas of roof. Repair/replace as needed. (See Figure #13) (See Figure #14)

Noted tree branches in contact with roof. Recommend trimming tree from roof edge to extend roof life. (See Figure #15) (See Figure #16)

Exterior

Low level moisture stains noted (21%) on wood eaves at right exterior eave. Recommend refinish to extend wood life. (See Figure #17)

Unable to verify operation of switch at front right. Recommend verify with seller. (See Figure #18)

Receptacle at middle left exposed conductors and separating from wall. Recommend repairs by qualified electrician as needed. (See Figure #19)

Minor separation noted at wall and structure at left middle of exterior. Recommend repairs as needed and monitor. (See Figure #20)

Exterior Doors/Windows

Minor adjustment/repairs may be required at sliding doors at pool. (See Figure #21)

Interior

Recommend refinish exterior lanai doors of master bedroom to extend life of wood. (See Figure #22)

Unable to open/operate lockset of lanai doors of 2nd bedroom. Recommend minor adjustments as needed to operate. (See Figure #23)

Noted minor cupping at wood floor planks at front entry. No active moisture noted. Recommend repairs as needed. (See Figure #24)

Bathroom - Upstairs Front Hall

Noted sink in hall bath slow to drain. May indicate minor clog. Repair as needed. (See Figure #25)

Cooling

A/C control panel in rear right bedroom not operational at time of inspection. Recommend verify operation with seller. (See Figure #26)

Pool

Minor water leak/drip noted on connection for pool filter. Repair as needed. (See Figure #27)

Noted hollow sounds at pool deck. Monitor and repair as needed. (See Figure #28)

Floor return noted at pool. Review possible safety issues regarding this type with pool expert or online. (See Figure #29)

Bathroom - Master

Tub in master bath was noisy when drained. Repairs recommended as needed. (See Figure #30)

Figure Number 1



Minor repairs may be required at several gates; loose panels, binding latches, weather damage noted. Repair as needed.

Figure Number 2



Minor repairs may be required at several gates; loose panels, binding latches, weather damage noted. Repair as needed.

Figure Number 3



Minor repairs may be required at several gates; loose panels, binding latches, weather damage noted. Repair as needed.

Figure Number 4



Minor repairs may be required at several gates; loose panels, binding latches, weather damage noted. Repair as needed.

Figure Number 5



Rail caps at right side rear stair are separating from rail. Recommend repairs as needed.

Figure Number 6



Appears the design of the balustrades at the rear right stair creates an inherent instability in the rail. Recommend stabilize as needed.

Figure Number 7



Noted lockset at front entry gate in need of minor adjustments/repairs; loose at handle.

Figure Number 8



Noted efflorescence (white powdery substance) at walls in crawlspace. May indicate migration of moisture through masonry walls. Recommend clean, monitor and repairs as needed.

Figure Number 9



Noted efflorescence (white powdery substance) at walls in crawlspace. May indicate migration of moisture through masonry walls. Recommend clean, monitor and repairs as needed.

Figure Number 10



Noted efflorescence (white powdery substance) at walls in crawlspace. May indicate migration of moisture through masonry walls. Recommend clean, monitor and repairs as needed.

Figure Number 11



Noted minor cracking and signs of efflorescence at sides of infinity pool walls. Recommend clean and monitor for repair as needed.

Figure Number 12



Noted minor cracking and signs of efflorescence at sides of infinity pool walls. Recommend clean and monitor for repair as needed.

Figure Number 13



Missing shingles noted on various areas of roof. Repair/replace as needed.

Figure Number 14



Missing shingles noted on various areas of roof. Repair/replace as needed.

Figure Number 15



Noted tree branches in contact with roof. Recommend trimming tree from roof edge to extend roof life.

Figure Number 16



Noted tree branches in contact with roof. Recommend trimming tree from roof edge to extend roof life.

Figure Number 17



Low level moisture stains noted (21%) on wood eaves at right exterior eave. Recommend refinish to extend wood life.

Figure Number 18



Unable to verify operation of switch at front right. Recommend verify with seller.

Figure Number 19



Receptacle at middle left exposed conductors and separating from wall. Recommend repairs by qualified electrician as needed.

Figure Number 20



Minor separation noted at wall and structure at left middle of exterior. Recommend repairs as needed and monitor.

Figure Number 21



Minor adjustment/repairs may be required at sliding doors at pool.

Figure Number 22



Recommend refinish exterior lanai doors of master bedroom to extend life of wood.

Figure Number 23



Unable to open/operate lockset of lanai doors of 2nd bedroom. Recommend minor adjustments as needed to operate.

Figure Number 24



Noted minor cupping at wood floor planks at front entry. No active moisture noted. Recommend repairs as needed.

Figure Number 25



Noted sink in hall bath slow to drain. May indicate minor clog. Repair as needed.

Figure Number 26



A/C control panel in rear right bedroom not operational at time of inspection. Recommend verify operation with seller.

Figure Number 27



Minor water leak/drip noted on connection for pool filter. Repair as needed.

Figure Number 28



Noted hollow sounds at pool deck. Monitor and repair as needed.

Figure Number 29



Floor return noted at pool. Review possible safety issues regarding this type with pool expert or online.

Figure Number 30



Tub in master bath was noisy when drained. Repairs recommended as needed.

Grounds

Grounds	<input checked="" type="checkbox"/> Appears Adequate
Conditions	<input checked="" type="checkbox"/> Dry
Drainage Next to House	<input checked="" type="checkbox"/> Steep Slope <input checked="" type="checkbox"/> Graded back Toward House <input checked="" type="checkbox"/> Drains and Swales Noted
Erosion	<input checked="" type="checkbox"/> Not Visible
Trees and Bushes	<input checked="" type="checkbox"/> Recommend Trimming <input checked="" type="checkbox"/> Overgrown <input checked="" type="checkbox"/> Direct contact noted
Stoop/Stairs	<input checked="" type="checkbox"/> Appears Adequate
Sidewalks/Walkways	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Common Cracking Noted
Planters/Landscaping	<input checked="" type="checkbox"/> Appears Adequate
Driveway	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Concrete Cracks Noted: Minor <input checked="" type="checkbox"/> Water Drains Towards House
Fence	<input checked="" type="checkbox"/> Appears Adequate Gate: Needs Repair Gate Self Closing: Yes
Retaining Wall	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Concrete
General Comments	Proper Grading and water control is essential to prevent water and/or insect damage to siding and/or structure. Constantly damp soil can lead to foundation settlement, cracking and/or failure.
Remarks	<ol style="list-style-type: none"> 1. Minor repairs may be required at several gates; loose panels, binding latches, weather damage noted. Repair as needed. (See Figure #1) (See Figure #2) (See Figure #3) (See Figure #4) 2. Rail caps at right side rear stair are separating from rail. Recommend repairs as needed. (See Figure #5) 3. Appears the design of the balustrades at the rear right stair creates an inherent instability in the rail. Recommend stabilize as needed. (See Figure #6) 4. Noted lockset at front entry gate in need of minor adjustments/repairs; loose at handle. (See Figure #7) 5. See Summary Remarks

Crawlspace

Overall Condition	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Water Stains/Efflorescence Noted
Footings	<input checked="" type="checkbox"/> Appears Adequate
Subfloor	<input checked="" type="checkbox"/> Appears Adequate Rot: N/V Insect Activity/Damage: N/V Water Damage: N/V Old Repairs: N/V
Floors	<input checked="" type="checkbox"/> 2x12 <input checked="" type="checkbox"/> Plywood
Ground	<input checked="" type="checkbox"/> Dirt
Vapor Barrier	<input checked="" type="checkbox"/> Appears Adequate
Moisture	<input checked="" type="checkbox"/> Non Active Staining <input checked="" type="checkbox"/> Efflorescence
Sump Pump	<input checked="" type="checkbox"/> N/A
Insulation	<input checked="" type="checkbox"/> N/A
Ventilation	<input checked="" type="checkbox"/> Appears Adequate
Framing	<input checked="" type="checkbox"/> Appears Adequate Rot: N/V Insect Activity/Damage: N/V
Posts	<input checked="" type="checkbox"/> Appears Adequate Rot: N/V Insect Activity/Damage: N/V
Electrical	<input checked="" type="checkbox"/> Appears Adequate
Plumbing	<input checked="" type="checkbox"/> Appears Adequate
General Comments	Left unchecked; elevated moisture levels in a crawlspace could lead to mold or rotted wood and possible structural problems. Continuously damp or wet soil could lead to unstable ground conditions, allow piers and/or footings to settle and lead to structural problems.
Remarks	<ol style="list-style-type: none"> 1. Noted efflorescence (white powdery substance) at walls in crawlspace. May indicate migration of moisture through masonry walls. Recommend clean, monitor and repairs as needed. (See Figure #8) (See Figure #9) (See Figure #10) 2. Non active previous moisture staining noted on framing. No structural significance noted. Recommend monitor as needed. 3. See Summary Remarks

Structure / Foundation

Structure	<input checked="" type="checkbox"/> Appears Adequate
Materials	Studs: N/V Joists: Wood Trusses: Wood Rafters: Wood
Style	<input checked="" type="checkbox"/> Platform
Floors	<input checked="" type="checkbox"/> Appears Adequate
Materials	<input checked="" type="checkbox"/> CMU <input checked="" type="checkbox"/> Pier & Post
Settlement Cracks	<input checked="" type="checkbox"/> N/V
Slab on Grade	<input checked="" type="checkbox"/> Appears Adequate
Wall Lines	<input checked="" type="checkbox"/> Appears Adequate
Mortar Joints	<input checked="" type="checkbox"/> Appears Adequate
Water Barrier	<input checked="" type="checkbox"/> Appears Adequate
General Comments	Any cracks or water damage should be repaired and monitored by a qualified professional. Severe issues such as cracking, non-professional work or water damage could lead to possible structural failure. Cracks need to be monitored to determine if active or from previous movement.
Remarks	<ol style="list-style-type: none"> 1. Noted minor cracking and signs of efflorescence at sides of infinity pool walls. Recommend clean and monitor for repair as needed. (See Figure #11) (See Figure #12) 2. See Summary Remarks

Roof

Overall Condition	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Missing and/or Worn Tiles/Shingles
Material	<input checked="" type="checkbox"/> Wood Shakes(10-20yrs)
Style	<input checked="" type="checkbox"/> Gable <input checked="" type="checkbox"/> Hip
Structure	<input checked="" type="checkbox"/> Appears Adequate
Flashing	<input checked="" type="checkbox"/> Appears Adequate Material: Copper
Skylights	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Plastic Self Flashed: Yes
Chimney and Cap	<input checked="" type="checkbox"/> Appears Adequate
Ventilation	<input checked="" type="checkbox"/> Appears Adequate Type: Soffit/Gable
Clean Debris From	<input checked="" type="checkbox"/> N/A
Trim Tree Branches From	<input checked="" type="checkbox"/> Front Right <input checked="" type="checkbox"/> Front Left <input checked="" type="checkbox"/> Rear Right <input checked="" type="checkbox"/> Rear Left <input checked="" type="checkbox"/> Left Side <input checked="" type="checkbox"/> Right Side <input checked="" type="checkbox"/> Damage is or may be occurring
Exposed Fasteners Noted At	<input checked="" type="checkbox"/> N/V
General Comments	Any signs of damage,rot,water infiltration,insect damage,settlement,or abnormalities should be repaired. Tree branches should have several inches of clearance from roof/material or damage/infiltration could occur. South/east (windward) facing materials and trim take the most damage from the sun and weather. It is recommended that routine maintenance and upgrades are paid especially to these areas. "Manufacturers' suggested useful life" of roof is represented in parenthesis.
Remarks	<ol style="list-style-type: none"> 1. Missing shingles noted on various areas of roof. Repair/replace as needed. (See Figure #13) (See Figure #14) 2. Noted tree branches in contact with roof. Recommend trimming tree from roof edge to extend roof life. (See Figure #15) (See Figure #16) 3. See Summary Remarks

Exterior

Overall Condition	<input checked="" type="checkbox"/> Appears Adequate
Siding	<input checked="" type="checkbox"/> Stucco
Siding Style	<input checked="" type="checkbox"/> Other
Paints	<input checked="" type="checkbox"/> Appears Adequate
Caulk	<input checked="" type="checkbox"/> Appears Adequate
Trim	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> See Remarks
Drip Cap	<input checked="" type="checkbox"/> Appears Adequate
Soffit	<input checked="" type="checkbox"/> Appears Adequate Vented: Partial
Columns	<input checked="" type="checkbox"/> Appears Adequate
Gutters	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Copper
Drip Edge	<input checked="" type="checkbox"/> Appears Adequate
Chimney	<input checked="" type="checkbox"/> Appears Adequate
Electrical Receptacles	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> See Remarks
Light Fixtures	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> See Remarks
Hand Railing	<input checked="" type="checkbox"/> Appears Adequate
Hose Bibs	<input checked="" type="checkbox"/> Appears Adequate
General Comments	Any signs of rot, water infiltration, insect damage, settlement, or abnormalities should be repaired. The siding should have several inches of clearance from grade or damage/infiltration could occur. South/east (windward) facing paints, caulks, sealants and trim take the most damage from the sun and weather. It is recommended that routine maintenance and upgrades are paid especially to these areas. Ground Fault Circuit Interrupter (GFCI) are recommended for outside receptacles. When applicable; Exterior Insulated Finishing Systems (EIFS) has a history of structural damage from moisture intrusion; further evaluation by a specialist is recommended.
Remarks	<ol style="list-style-type: none"> 1. Low level moisture stains noted (21%) on wood eaves at right exterior eave. Recommend refinish to extend wood life. (See Figure #17) 2. Unable to verify operation of switch at front right. Recommend verify with seller. (See Figure #18) 3. Receptacle at middle left exposed conductors and separating from wall. Recommend repairs by qualified electrician as needed. (See Figure #19) 4. Minor separation noted at wall and structure at left middle of exterior. Recommend repairs as needed and monitor. (See Figure #20) 5. See Summary Remarks

Garage / Carport

Overall Condition	<input checked="" type="checkbox"/> Appears Adequate Attached: Yes
Interior Entry Door	<input checked="" type="checkbox"/> Appears Adequate Self Closing: Yes Fire Rated Interior Door: Yes
Dry wall	<input checked="" type="checkbox"/> Appears Adequate
Vehicle Door(s)	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Wood Style: Panelized Section, Tilt up, Roll up, Hinged, Sliding Panelized Section
Auto opener	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Tested <input checked="" type="checkbox"/> Safety Reverse <input checked="" type="checkbox"/> Beam <input checked="" type="checkbox"/> Impact
Slab /Apron	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Covered <input checked="" type="checkbox"/> Limited Access
Remarks	n/a

Exterior Doors/Windows

Entry Door(s)	<input checked="" type="checkbox"/> Single <input checked="" type="checkbox"/> Sliding
Material	<input checked="" type="checkbox"/> Wood Observations: <input checked="" type="checkbox"/> Appears Adequate
Screen Doors	<input checked="" type="checkbox"/> Appears Adequate
Windows Overall Condition	<input checked="" type="checkbox"/> Appears Adequate Windows need to be put into proper operating condition: None
Windows	<input checked="" type="checkbox"/> Gliding <input checked="" type="checkbox"/> Picture/Bay/Bow <input checked="" type="checkbox"/> Jalousie <input checked="" type="checkbox"/> Single Glaze
Hardware/Cranks	<input checked="" type="checkbox"/> Appears Adequate
General Comments	Jalousie and awning are susceptible to the possibility water infiltration during driving and/or heavy rains. It should therefore be understood that frames and adjacent walls are more susceptible to possible water damage and may require greater maintenance and/or repairs.
Remarks	<ol style="list-style-type: none"> 1. Minor adjustment/repairs may be required at sliding doors at pool. (See Figure #21) 2. See Summary Remarks

Attic

Overall Condition	<input checked="" type="checkbox"/> Appears Adequate
Access	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Scuttle
Framing	<input checked="" type="checkbox"/> Appears Adequate Truss: 2x6 Rafters: 2x10 <input checked="" type="checkbox"/> 24"oc
Roof Sheathing	<input checked="" type="checkbox"/> Appears Adequate
Framing	<input checked="" type="checkbox"/> Appears Adequate
Moisture Stains	<input checked="" type="checkbox"/> None Observed
Insulation	<input checked="" type="checkbox"/> None Observed Approx R Value: N/V Depth: N/V
Electrical	<input checked="" type="checkbox"/> Appears Adequate
Lights	<input checked="" type="checkbox"/> Appears Adequate
Ventilation	<input checked="" type="checkbox"/> Appears Adequate
Collar Ties	<input checked="" type="checkbox"/> Yes
Hurricane Ties	<input checked="" type="checkbox"/> Yes
General Comments	Storage in attics could impede inspection and be a possible fire hazard. 1 Attic that have restricted or no access should be reinspected.
Remarks	n/a

Interior

Interior Overall Condition	<input checked="" type="checkbox"/> Appears Adequate
Floors	<input checked="" type="checkbox"/> Appears Adequate
Floors Material	<input checked="" type="checkbox"/> Carpet Wood: Planks <input checked="" type="checkbox"/> Stone <input checked="" type="checkbox"/> Concrete
Walls	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Double Wall <input checked="" type="checkbox"/> Drywall
Ceilings	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Drywall
Windows	<input checked="" type="checkbox"/> Appears Adequate
Doors	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Hinged <input checked="" type="checkbox"/> Bi-fold <input checked="" type="checkbox"/> Pocket <input checked="" type="checkbox"/> Sliding <input checked="" type="checkbox"/> Missing Wall Bumper(s)
Electrical Receptacle:	<input checked="" type="checkbox"/> Appears Adequate
Light Switches	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Unable to Locate and/or Verify All Switche(s) Function
Ceiling Fan(s)	<input checked="" type="checkbox"/> Appears Adequate
Stair Railing	<input checked="" type="checkbox"/> Appears Adequate
Trim	<input checked="" type="checkbox"/> Appears Adequate
Master Bedroom	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Walls and/or floors covered or blocked precluding a thorough inspection.
1st Bedroom	<input checked="" type="checkbox"/> Appears Adequate : Rear Left <input checked="" type="checkbox"/> Walls and/or floors covered or blocked precluding a thorough inspection.
2nd Bedroom	: Left Middle <input checked="" type="checkbox"/> Walls and/or floors covered or blocked precluding a thorough inspection.
3rd Bedroom Downstairs	<input checked="" type="checkbox"/> Appears Adequate : Rear Left
Utility Room Downstairs	<input checked="" type="checkbox"/> Appears Adequate : Rear Left <input checked="" type="checkbox"/> Reinspect at final walkthrough
Fireplace	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Dampener Operated <input checked="" type="checkbox"/> Firebox checked <input checked="" type="checkbox"/> Metal Flue Appears Clean
Living Room	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Walls and/or floors covered or blocked precluding a thorough inspection. Wet Bar: Appear Adequate Cabinets/Doors/Drawers: Appear Adequate
Dining Room	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Walls and/or floors covered or blocked precluding a thorough inspection.
Laundry Room	<input checked="" type="checkbox"/> Appears Adequate Utility Sink: Appear Adequate Cabinets/Doors/Drawers: Appear Adequate
Family Room	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Walls and/or floors covered or blocked precluding a thorough inspection.
Pool Room	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Walls and/or floors covered or blocked precluding a thorough inspection.
Utility Room	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Walls and/or floors covered or blocked precluding a thorough inspection.
Entry/Foyer	<input checked="" type="checkbox"/> Appears Adequate
General Comments	Interior room surveys do not include cosmetic defects such as paint, trim or other finishes. Any signs of rot, water infiltration, insect damage, settlement, or abnormalities should be monitored for further activity. Any repairs or evaluations should be conducted by a licensed or qualified individual.
Remarks	<ol style="list-style-type: none"> 1. Recommend refinish exterior lanai doors of master bedroom to extend life of wood. (See Figure #22) 2. Unable to open/operate lockset of lanai doors of 2nd bedroom. Recommend minor adjustments as needed to operate. (See Figure #23) 3. Noted minor cupping at wood floor planks at front entry. No active moisture noted. Recommend repairs as needed. (See Figure #24)

4. See Summary Remarks

Bathroom - Master

Toilet(s)	<input checked="" type="checkbox"/> Appears Adequate
Bidet	<input checked="" type="checkbox"/> Appears Adequate
Sink(s) Overall Condition	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Built In Sink Faucet: Drain(s): <input checked="" type="checkbox"/> Appears Adequate Stopper: <input checked="" type="checkbox"/> Appears Adequate Cabinet: <input checked="" type="checkbox"/> Appears Adequate
Tub(s) Overall Condition:	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Fiberglass Whirlpool: <input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> See Remarks <input checked="" type="checkbox"/> Tested Walls: <input checked="" type="checkbox"/> Appears Adequate Faucet: <input checked="" type="checkbox"/> Appears Adequate Drain: <input checked="" type="checkbox"/> Appears Adequate Stopper: <input checked="" type="checkbox"/> Appears Adequate
Shower Overall Condition	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Stall <input checked="" type="checkbox"/> Custom Shower Pan: <input checked="" type="checkbox"/> Appears Adequate Shower Walls: <input checked="" type="checkbox"/> Appears Adequate Glass Door(s): <input checked="" type="checkbox"/> Appears Adequate Shower Head: <input checked="" type="checkbox"/> Appears Adequate
Ventilation	<input checked="" type="checkbox"/> Appears Adequate
Floor	<input checked="" type="checkbox"/> Appears Adequate
Lights	<input checked="" type="checkbox"/> Appears Adequate
Electrical Receptacle	<input checked="" type="checkbox"/> Appears Adequate
General Comments	A ground fault interrupter is recommended within 6' of all water sources to prevent possible electrical shock. Cauling at all shower and tub wall fixtures and penetrations must be maintained to prevent possible water damage.
Remarks	<ol style="list-style-type: none">1. Tub in master bath was noisy when drained. Repairs recommended as needed. (See Figure #30)2. See Summary Remarks

Bathroom - Rear Left Bedroom

Toilet(s)	<input checked="" type="checkbox"/> Appears Adequate
Sink(s) Overall Condition	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Built In Sink Faucet: <input checked="" type="checkbox"/> Appears Adequate Drain(s): <input checked="" type="checkbox"/> Appears Adequate Stopper: <input checked="" type="checkbox"/> Appears Adequate Cabinet: <input checked="" type="checkbox"/> Appears Adequate
Shower Overall Condition	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Stall <input checked="" type="checkbox"/> Custom Shower Pan: <input checked="" type="checkbox"/> Appears Adequate Shower Walls: <input checked="" type="checkbox"/> Appears Adequate Glass Door(s): <input checked="" type="checkbox"/> Appears Adequate Shower Head: <input checked="" type="checkbox"/> Appears Adequate
Ventilation	<input checked="" type="checkbox"/> Appears Adequate
Floor	<input checked="" type="checkbox"/> Appears Adequate
Lights	<input checked="" type="checkbox"/> Appears Adequate
Electrical Receptacle	<input checked="" type="checkbox"/> Appears Adequate
General Comments	A ground fault interrupter is recommended within 6' of all water sources to prevent possible electrical shock. Cauling at all shower and tub wall fixtures and penetrations must be maintained to prevent possible water damage.
Remarks	n/a

Bathroom - Rear Middle Bedroom

Toilet(s)	<input checked="" type="checkbox"/> Appears Adequate
Sink(s) Overall Condition	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Built In Sink Faucet: <input checked="" type="checkbox"/> Appears Adequate Drain(s): <input checked="" type="checkbox"/> Appears Adequate Stopper: <input checked="" type="checkbox"/> Appears Adequate Cabinet: <input checked="" type="checkbox"/> Appears Adequate
Shower Overall Condition	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Stall <input checked="" type="checkbox"/> Custom Shower Pan: <input checked="" type="checkbox"/> Appears Adequate Shower Walls: <input checked="" type="checkbox"/> Appears Adequate Glass Door(s): <input checked="" type="checkbox"/> Appears Adequate Shower Head: <input checked="" type="checkbox"/> Appears Adequate
Ventilation	<input checked="" type="checkbox"/> Appears Adequate
Floor	<input checked="" type="checkbox"/> Appears Adequate
Lights	<input checked="" type="checkbox"/> Appears Adequate
Electrical Receptacle	<input checked="" type="checkbox"/> Appears Adequate
General Comments	A ground fault interrupter is recommended within 6' of all water sources to prevent possible electrical shock. Cauling at all shower and tub wall fixtures and penetrations must be maintained to prevent possible water damage.
Remarks	n/a

Bathroom - Upstairs Front Hall

Toilet(s)	<input checked="" type="checkbox"/> Appears Adequate
Sink(s) Overall Condition	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Built In Sink Faucet: <input checked="" type="checkbox"/> Appears Adequate Drain(s): <input checked="" type="checkbox"/> Slow to drain Stopper: <input checked="" type="checkbox"/> Appears Adequate Cabinet: <input checked="" type="checkbox"/> Appears Adequate
Ventilation	<input checked="" type="checkbox"/> Appears Adequate
Floor	<input checked="" type="checkbox"/> Appears Adequate
Lights	<input checked="" type="checkbox"/> Appears Adequate
Electrical Receptacle	<input checked="" type="checkbox"/> Appears Adequate
General Comments	A ground fault interrupter is recommended within 6' of all water sources to prevent possible electrical shock. Cauling at all shower and tub wall fixtures and penetrations must be maintained to prevent possible water damage.
Remarks	1. Noted sink in hall bath slow to drain. May indicate minor clog. Repair as needed. (See Figure #25) 2. See Summary Remarks

Bathroom - Downstairs Right Rear

Toilet(s)	<input checked="" type="checkbox"/> Appears Adequate
Sink(s) Overall Condition	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Built In Sink Faucet: <input checked="" type="checkbox"/> Appears Adequate Drain(s): <input checked="" type="checkbox"/> Appears Adequate Stopper: <input checked="" type="checkbox"/> Appears Adequate Cabinet: <input checked="" type="checkbox"/> Appears Adequate
Shower Overall Condition	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Stall <input checked="" type="checkbox"/> Custom Shower Pan: <input checked="" type="checkbox"/> Appears Adequate Shower Walls: <input checked="" type="checkbox"/> Appears Adequate Glass Door(s): <input checked="" type="checkbox"/> Appears Adequate Shower Head: <input checked="" type="checkbox"/> Appears Adequate
Ventilation	<input checked="" type="checkbox"/> Appears Adequate
Floor	<input checked="" type="checkbox"/> Appears Adequate
Lights	<input checked="" type="checkbox"/> Appears Adequate
Electrical Receptacle	<input checked="" type="checkbox"/> Appears Adequate
General Comments	A ground fault interrupter is recommended within 6' of all water sources to prevent possible electrical shock. Cauling at all shower and tub wall fixtures and penetrations must be maintained to prevent possible water damage.
Remarks	n/a

Kitchen

Overall Condition	<input checked="" type="checkbox"/> Appears Adequate
Cabinets	<input checked="" type="checkbox"/> Appears Adequate Doors/Drawers: OK
Counters	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Marble/Granite
Sink	<input checked="" type="checkbox"/> Appears Adequate Faucet: OK Spray: OK Drain: OK Disposal: OK
Floor	<input checked="" type="checkbox"/> Appears Adequate
Electrical Receptacle:	<input checked="" type="checkbox"/> Appears Adequate
Additional Comments	Cabinets are not inspected for cosmetic defects,missing hardware or proper operation. Some cabinet types are poorly built and may not maintain their serviceability.
Remarks	n/a

Kitchen/Appliances

Exhaust Fan	<input checked="" type="checkbox"/> Operated Light: Operated Exhaust: Operated
Oven	<input checked="" type="checkbox"/> Operated Type: Electric
Range/Stove	<input checked="" type="checkbox"/> Operated Type: Electric
Microwave	<input checked="" type="checkbox"/> Operated
Refrigerator	<input checked="" type="checkbox"/> Operated
Dishwasher	<input checked="" type="checkbox"/> Operated Air Gap: Missing
Compactor	<input checked="" type="checkbox"/> N/A
Washer	<input checked="" type="checkbox"/> Operated
Dryer	<input checked="" type="checkbox"/> Operated Type: Electric
Central Vacuum	<input checked="" type="checkbox"/> Operated
General Comments	Appliances are checked for operation and no life expectancy or warranty is implied or given. Excluded items are not evaluated. Metal dryer vent extension recommended; vinyl vent may be a potential fire hazard.
Remarks	n/a

Electrical

Overall Condition	<input checked="" type="checkbox"/> Appears Adequate Main Power: On <input checked="" type="checkbox"/> Buried Capacity: 200amp 120/240v
Conductor	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Non-Metallic Sheathed*
Connection	<input checked="" type="checkbox"/> Appears Adequate
Exterior Panel	<input checked="" type="checkbox"/> Appears Adequate Location: Right Side Front <input checked="" type="checkbox"/> Breakers
Main Panel	<input checked="" type="checkbox"/> Appears Adequate Location: Laundry Room <input checked="" type="checkbox"/> Breakers
Branch Wiring	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> Romex
Sub Panel(s)	<input checked="" type="checkbox"/> Appears Adequate Location: Laundry Room & Pool <input checked="" type="checkbox"/> Breakers
Receptacles/Switches/Fixtures	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Random Testing <input checked="" type="checkbox"/> Personal belongings prevent testing of all outlets/switches
GFCI / AFCI : Recommended at:	<input checked="" type="checkbox"/> Appears Adequate
Grounding	<input checked="" type="checkbox"/> Bond N/V
General Comments	New occupants may put different load demands on the electrical system which can in no way be anticipated. Rag,cloth wiring,2Knob & Tube should be replaced if sheathing is deteriorating or damaged and are non-grounded systems. Any repairs should be conducted by a qualified licensed electrician. *Any evidence of burned or deteriorated wiring requires further evaluation by a licensed electrician. Aluminum wiring has a history of being a potential fire hazard and approved connections should be made by a qualified electrician. 1FPE (Federal Pacific Electric) Stab-Lok Panels have a known history of the breakers failing and fire. Signs of substandard wiring may be indicative of wiring issues not discovered. Inspection is for visible and exposed wiring only,and is limited to random testing. Also see Receptacles and Lights under Exterior,Bathrooms and Interior.
Remarks	n/a

Plumbing

Plumbing	<input checked="" type="checkbox"/> Appears Adequate Water: On
Water Service	<input checked="" type="checkbox"/> Public Shut Off Located at: Not Located
Supply	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Copper
Distribution	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Copper
Water Pressure	<input checked="" type="checkbox"/> Appears Adequate (Optional Test)Pressure: 60psi Tested at: Hose Bib
Drains/Waste/Vents	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Public <input checked="" type="checkbox"/> Plastic
Water Heater	<input checked="" type="checkbox"/> Appears Adequate Capacity: 2X40gal MDF: 1996 Make: American <input checked="" type="checkbox"/> Electric Water Temperature: 120f Reading From: Kitchen
General Comments	Inspection is limited to visible components and cannot be accountable for concealed conditions. Polybutylene has a history of failure see www.pbpipe.com . Older plumbing may allow lead to leach into water. 2Galvanized plumbing may restrict water flow over time. Electric H2o heaters have a statistical life expectancy of 8-12 years. Gas H2o heaters have a statistical life expectancy of 15-20 years. TPR=Temperature Pressure Relief valve
Remarks	n/a

Cooling

Type of System	<input checked="" type="checkbox"/> Split Air
Air Handler	<input checked="" type="checkbox"/> See Remarks
Compressor Unit	<input checked="" type="checkbox"/> Appears Adequate Variation in Lines: Noted (Good)
Cooling Unit # 1	<input checked="" type="checkbox"/> Appears Adequate Location: Right front Capacity: 3 ton Manufacturer: Mitsubishi MFD: label not visible S/N: label not visible Air Handler: Supply: 76 Return: 67 <input checked="" type="checkbox"/> Inadequate Differential
Cooling Unit # 2	<input checked="" type="checkbox"/> Appears Adequate Location: Right rear/crwlspce Capacity: 1 ton Manufacturer: Mitsubishi MFD: 2001 S/N: label not visible Air Handler: Supply: 70f Return: 79f <input checked="" type="checkbox"/> Inadequate Differential
Cooling Unit # 3	<input checked="" type="checkbox"/> Appears Adequate Location: Rear left/utility rm Capacity: 1 ton Manufacturer: Mitsubishi MFD: label not visible S/N: label not visible Air Handler: Supply: 65f Return: 76f <input checked="" type="checkbox"/> Inadequate Differential
Cooling Unit # 4	<input checked="" type="checkbox"/> Appears Adequate Location: Left side Capacity: 1 ton Manufacturer: Mitsubishi MFD: 2002 S/N: label not visible Air Handler: Supply: 64f Return: 76f <input checked="" type="checkbox"/> Inadequate Differential
Condensate	<input checked="" type="checkbox"/> Appears Adequate
General Comments	Heat pumps and Air Conditioners are checked for operation and no remaining life expectancy or warranty is implied. Heat pumps and Air conditioners have an average life expectancy of 8 to 12 years. Client is advised to have a service check by HVAC certified professional on older units.
Remarks	<ol style="list-style-type: none"> 1. Recommend having all A/C units serviced and maintained by qualified HVAC professional for proper operation; noted low differential at supply/return air of all units. This may indicate low freon or other issues. Air handlers in attic inaccessible by inspector. 2. A/C control panel in rear right bedroom not operational at time of inspection. Recommend verify operation with seller. (See Figure #26) 3. See Summary Remarks

Pool

Type	<input checked="" type="checkbox"/> In Ground <input checked="" type="checkbox"/> Ceramic Tile
Filter	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Sand
Pumps	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> See Remarks <input checked="" type="checkbox"/> Circulation <input checked="" type="checkbox"/> Pool Sweep Bond Wire: None
Electrical	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> See Remarks Breaker Location: At Equipment Wiring: Liquid Tite Flex Pool Lights: NotPool Operated GFCI: Operated When Tested Timers at Time of Inspection: On Timers Condition: Servicable
Surrounding Deck	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> See Remarks <input checked="" type="checkbox"/> Common Cracking
Coping	
Stairs	<input checked="" type="checkbox"/> Appears Adequate <input checked="" type="checkbox"/> Loose or Missing Handrail
General	<input checked="" type="checkbox"/> Appears Adequate Fencing Enclosing Pool/Spa: Yes Self Closing/Latching Gate Pool/Spa: Yes Doors from House Safety Protected: No
General Comments	Where applicable: 1This item warrants attention, repair and/or monitoring. 2Recommend further evaluation and/or repairs by qualified licensed contractor. The suction from a pool drain can be so powerful that it can hold an adult under water, but most incidents involve children. The body can become sealed against the drain or hair can be pulled in and tangled. Missing or broken drain covers are a major reason many entrapment incidents occur. Pool and spa owners can consider installing a Safety Vacuum Release System (SVRS), which detects when a drain is blocked and automatically shuts off the pool pump or interrupts the water circulation to prevent an entrapment.
Remarks	<ol style="list-style-type: none"> 1. Minor water leak/drip noted on connection for pool filter. Repair as needed. (See Figure #27) 2. Noted hollow sounds at pool deck. Monitor and repair as needed. (See Figure #28) 3. No bond wire noted on circulation pump floor cleaner pump at pool equipment. 4. Floor return noted at pool. Review possible safety issues regarding this type with pool expert or online. (See Figure #29) 5. Handrail recommended at pool steps as needed. 6. Inspector was unable to find switch. Recommend verify operation with seller. 7. See Summary Remarks