

Confidential Inspection Report

Prepared For: John & Susan Sample
123 Enikine St, Apt 502
Honolulu, HI 12345
[09/10/2020]



Prepared by: Architech Inspection Systems • 808-372-2535 • ahi@ahipro.com



This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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SUMMARY

John & Susan Sample
Re: 123 Enikine St,
Apt 502
Honolulu HI 12345



Aloha John & Susan,

At your request, a visual inspection of the above property was conducted on Thursday, September 10, 2020. An earnest effort was made on your behalf of the to discover as many visible defects as possible, however, in the event of an oversight, the maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. This report is not an insurance policy, nor a warranty service.

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to you. It is recommended that you read the report in it's entirety. The complete inspection report, including our Standards of Practice, the Limitations and Scope of Inspection, and finally the Pre-Inspection Agreement all must be carefully reviewed to fully access the findings in this report. The following list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate expert. (Our Standards of Practice can be viewed at <http://www.homeinspector.org/Standards-of-Practice>)

You are encouraged to have appropriate licensed professionals evaluate each concern further, and the entire system for additional concerns that maybe outside our expertise or outside the scope of our inspection. Any recommendations that we make in this report for service or upgrades should be completed before the close of escrow because an appropriate expert could reveal additional deficiencies or recommend additional services or upgrades which we did not report and for which we disclaim any responsibility. The suggested time frames for completing our recommendations are based on the limited information available during a home inspection. These may have to be adjusted based on the findings of a specialist. Please call our office for any clarifications or further questions.

A digital copy of your report will be delivered to you (and your agent) via email within 24hrs. This copy will be the final version and shall supercede any previous copies.

Thank you again for selecting Architech Home Inspection for your property inspection services. If you have any questions regarding the inspection report or the home, please feel free to contact us.

Sincerely,



Principal Inspector

(808) 372-2535 support@ahipro.com

SUMMARY ITEMS

Below is a summary list of the conditions noted during our inspection of this property. The findings listed have been transferred from the body of the report which will have pictures, schematics and or videos that help to clarify the conditions sited. Please be sure to review the report in it's entirety.

150 GENERAL OBSERVATIONS

SUMMARY STATEMENT

Summary Statement I

No Major Findings

This property may have been a rental and as such has not had the same amount of "care" as an owner occupied home may have. We've found a number of repair items that may not be considered "major" but can add up. Expect to find other such conditions not noted in this report.

The property shows signs of age related conditions including deferred maintenance, repairs consistent with it's age or use, damaged components and therefore requires further evaluation by qualified experts.

Of those items that pertain to our scope of work, the following conditions are those that we believe may have the greatest impact on the subject property from a buyers standpoint.

Watch Me

SUMMARY VIDEO(s) Click the links below to view

1. Interiors ~ <https://youtu.be/nonworkingexamplelink>
2. Kitchen & Appliances ~ <https://youtu.be/nonworkingexamplelink>
3. Bathrooms ~ <https://youtu.be/nonworkingexamplelink>
4. Electrical Panel ~ <https://youtu.be/nonworkingexamplelink>



Priority 1 Concerns - We Recommend You Discuss these conditions with your Real Estate professional or Further Evaluation by an appropriate professional, for potential Immediate Repairs and/or Service prior to close of your contingency period

550 PLUMBING SYSTEM

703.1 Drain Pipe Concerns

Kitchen

REPAIR or REPLACE There is an apparent leak at the threaded pipe connection below the sink, which should be

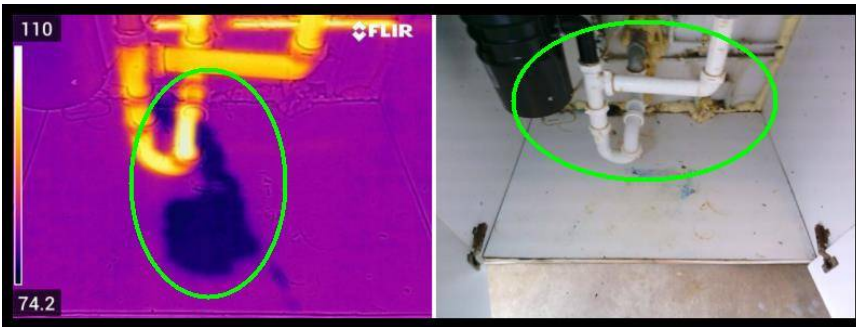
repaired. Failure to do so could result in further damage.

Note - We conduct a "functional drain test", which means we fill the basin and flood the pipes with drain water which helps us determine if there is a leak or slow drainage. It is common for us to find issues that the occupants may have had no knowledge of.

IMPLICATIONS Leak and/or Leaking when basin is filled and evacuated

TASK Further Evaluation by an Appropriate Expert or Contractor For Repairs and Costs

TIME As Soon As Possible



750 BATHROOM(S)

754.1 Sink Cabinet Concerns

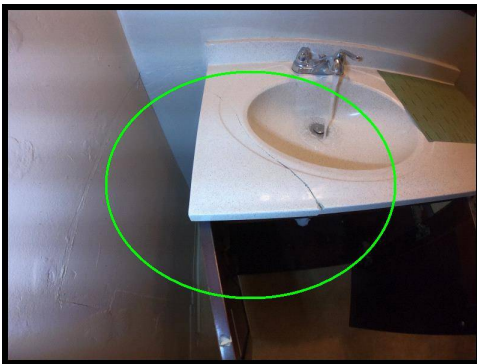
Bathroom

DEFECTIVE - The counter top is cracked

IMPLICATIONS Mechanical Damage,

TASK Budget for Replacement

TIME Prior to Close of Contingency Period



Priority 2 Concerns - Potential Repairs, service and/or repairs May Soon Be Required by an appropriate licensed professional. Items are declining in usefulness or performance

500 ELECTRICAL SYSTEMS

808.1 Interior General Switches & Light Concerns

Electrical, Lights & Fixtures

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Any comments or observations made require further evaluation and/or repair. Any evaluations or repairs should be conducted by a licensed, qualified specialist or company. Call our office for any consultation you may need.

FURTHER EVALUATION *Unknown function or operation (common finding)* - *We were unable to verify the function of every switch in this residence; This is a relatively common finding, the switches may control a wall or ceiling outlets or a receptacle and in some cases may be covered by personal belongings or not accessible for other reasons. **Sometime they are decommissioned.*** I recommend consulting the seller for their function, operation and if possible have them demonstrate prior to closing escrow. Further expert evaluation may be required in some cases.

LOCATION Living room & bedroom

IMPLICATIONS Unknown Function or Operation

TASK Consult Seller or Agent For Verification, Operation and/or Demonstration,

TIME As Soon As Possible.



550 PLUMBING SYSTEM

702.1 Faucet & Shut Off Concerns

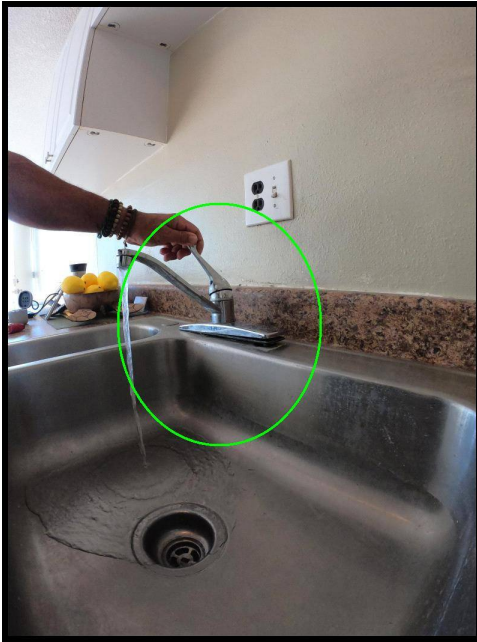
Kitchen

UPGRADE or UPDATE Faucet appears serviceable but loose at base. Repairs or updates are recommended as needed.

IMPLICATIONS Potential for Mechanical Failure, Does not appear to effect current operation

TASK Would benefit from updates and/or upgrades

TIME As Soon As Possible



750 BATHROOM(S)

752.1 Sink Hardware Concerns

Bathroom

REPAIR or REPLACE - the sink faucet and/or spigot in this bathroom is loose at the base and should be secured,

IMPLICATIONS Mechanical Failure,

TASK Repair or Replace

TIME As Soon As Possible



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800 INTERIOR

802.1 Window Concerns

Other Fenestrations (from Interior)

REPAIR or REPLACE Jalousie window hardware needs repair or replacement; Components appear older damaged and or unreliable. Missing slat in bedroom. Missing and damaged cranks

LOCATION Throughout the Unit

IMPLICATIONS Age Related Conditions; Indicates older or worn component, Difficult to operate or not operational

TASK Repair or Replace Older or Worn Components or Parts

TIME As Soon As Possible



805.1 Screen Door Concerns

Doors - Exterior & Interior

ADVISORY No screens installed - Screens missing or removed from at least one window in this room, recommend replace.

LOCATION Bedroom

IMPLICATIONS Missing or Removed Parts or Components

TASK Budget for Replacement

TIME As Required



811.20 Vinyl Floor Concerns

Floors, Walls & Ceilings

MARGINAL Damage to floors may include due to heavy objects being dragged across floors, impact damage, lifting or burns. We aren't worried about cosmetics but are interested in performance issues

LOCATION Kitchen & Bathroom

IMPLICATIONS Cosmetic Defects, Damaged Components

TASK Further Evaluation by an Appropriate Expert or Contractor For Repairs/Updates and Costs

TIME As Soon As Possible



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Priority 3 Concerns - Recommended Upgrades and/or Repairs, to enhance performance or are predictable or common repairs

807.1 Interior Electrical Receptacle Concerns

Electrical, Lights & Fixtures

UPDATE or UPGRADE Old and/or Tired Receptacles Observed - Receptacles had loose/worn contacts. This is a common problem with outlets that have been used frequently for many years. The condition can lead to arcing and should be considered hazardous. All receptacles with loose/worn contacts should be replaced.

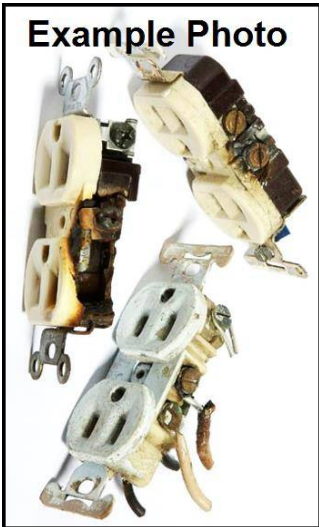
Replacement of the older receptacles and switches is recommended

LOCATION Various Areas Throughout the Residence

IMPLICATIONS Nearing or at end of useful life, Electrical issues are considered a safety concern until corrected

TASK Replace some or all

TIME As soon as possible, As required



750 BATHROOM(S)

753.1 Sink Drain Concerns

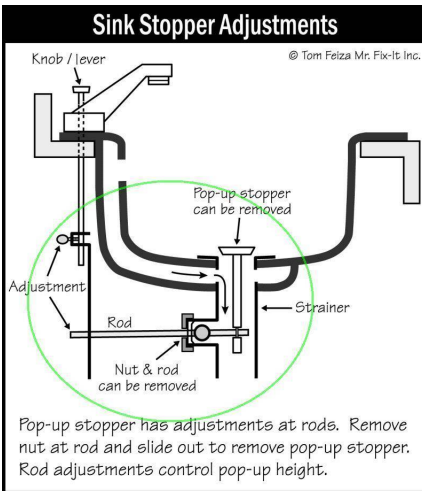
Bathroom

REPAIR or REPLACE - Sink Drain - The stopper assembly components appear disconnected or damaged; Pop-up & rod not connected and/or loose. Recommend repair/replace as needed.

IMPLICATIONS Not Operating as Intended

TASK Repair or Replace, Components and/or Parts,

TIME As Required.



P097

800 INTERIOR

806.1 Interior Door Concerns

Doors - Exterior & Interior

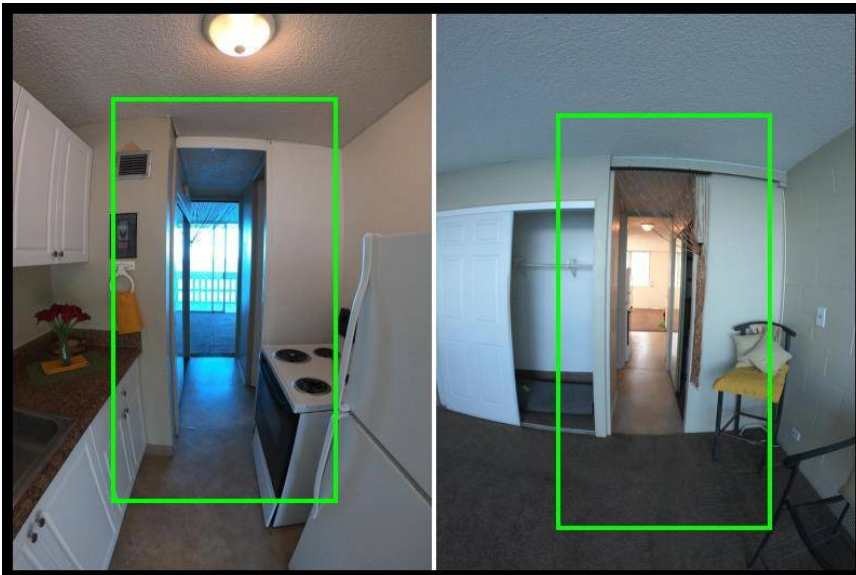
ADVISORY At least one door appears to have been removed from this room. You may want to replace it at some point.

LOCATION Bedroom & Hall

IMPLICATIONS Missing or removed part or component, May not meet client expectations

TASK Consult sellers for more information regarding this concern, Budget for Replacement

TIME As Needed, Discretionary



Safety Concerns - Common and/or typical safety conditions, including age related updates that may not be required but would enhance the safety of the

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home's occupants

500 ELECTRICAL SYSTEMS

516.1 GFCI Device Concerns

Safety Protection Devices

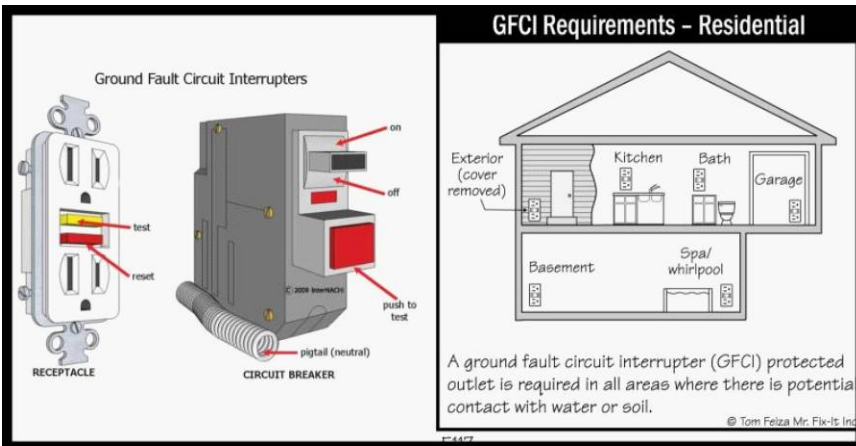
UPGRADE or UPDATE - This structure may predate the requirement for newer construction of Ground Fault protected outlets. Modern standards require any outlets within 6' of a water source. Although not required we recommend upgrading to the current standard

IMPLICATIONS Improved Safety

TASK Recommended areas for installation or update are: Kitchen, Bathrooms, and Lanai

For more information on Ground Fault Circuit Interrupt protected outlets, contact this inspection company.

TIME As soon as possible, Discretionary



Can be installed @ outlets or breakers

262.10 Electrical Receptacles

Kitchen

REPAIR or REPLACE Open Ground | An electrical receptacle had an open ground. No GFCI protection. Poor Location

IMPLICATIONS Improper Wiring, Electrical issues are considered a safety concern until corrected or repaired

TASK This condition is a defect which should be corrected by a qualified electrical contractor.

TASK Further Evaluation by an Appropriate Expert or Contractor For Cause and Repairs

TIME As Soon As Possible



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778.1 Bathroom Electrical & Wiring Concerns

Bathroom

REPAIR or REPLACE Receptacle is loose and/or gapping at the wall. Loose receptacle may become a safety concern.

Additionally - No GFCI protection and too far from vanity or station; Extension cords are safety hazard

IMPLICATIONS Loose or moving parts or components, Potential Safety Concern

TASK Take corrective action

TIME As Soon As Possible



600 WATER HEATER

604.1 Electrical Heater

Water Heater

SAFETY CONCERN - There are exposed electrical connections. All electrical connections should be done inside the appliance or a protective junction box.

IMPLICATIONS Electrical issues are considered a safety concern until corrected or repaired,

TASK Correct,

TIME As Required.



END OF SUMMARY

The remainder of the report describes the home's systems and details any recommendations we have for improvements which may include photos, schematics and or videos. Limitations that restricted our inspection are included as well

FREE ADDED SERVICES

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Any comments or observations made require further evaluation and/or repair. Any evaluations or repairs should be conducted by a licensed, qualified specialist or company. Call our office for any consultation you may need.

Our Professional Services List

<http://ahipro.com/professional-service-list/>

HomeBinder™

Free! Keep your new home maintained and organized! Learn more about this valuable house warming gift and tool we've provided...

<https://www.youtube.com/watch?v=OKtFQb1gBGY>



Repair Pricer™

Want to get pricing on all of the conditons noted in your report? Watch this video to see how it works. We're happy to provide a discount through HomeBinder™ above.

<https://www.repairpricer.com/howitworks/>



Tech Support for 1 Year

Free! Questions about your new home, the way it works, best methods of installation, whatever? We provide you access to experts to answer all your questions!

<http://youtu.be/s3BWh21igxo>



Statistical Lifespan of Household Components

Free! The following chart details the predicted life expectancy of appliances, products, materials, systems and components. (These are general guidelines and should not be construed as a guarantee of future performance)

<https://www.nachi.org/life-expectancy.htm>

Handbook for Emergency Preparedness

Free! This booklet was created to prepare you and your family for an emergency, though much of the advice can and should be used at all times. Thanks to HECO for producing this information

<https://view.hawaiianelectric.com/handbook-for-emergency-preparedness/page/1>



100 PROPERTY ANALYSIS

CLIENT and INSPECTION DATE

- **Client Name:** John & Susan Sample - 808-123-4567
satisfiedclient@gmail.com
- **Client's Agent:** Imthe Best
lvmymyinspector@gmail.com
- **Site Address:** 84-965 Farrington Hwy #A808,
Makaha Beach Cabanas
Waianae, HI 96792
- **Seller's Agent:** I.M. Impressed
lvmymyinspector@gmail.com
- **Date & Time:** 9/10/2020 8:30 AM
Inspection Duration: 1.50 hours
- **Inspector:** Principal Inspector - Bryan Naff

INSPECTION STATUS

- **Status:** Vacant
- **Weather:** Clear
- **Inspection Type:** Interior Only, Exterior Excluded
- **Temperature:** 80-90 fahrenheit
- **Utilities:** All Utilities On
- **Disclosure:** Provided Before the Inspection
- **Client Present At Inspection:** Client - was present for 0% of the inspection
Video Summary Provided (COVID19)
- **Others Present At Inspection:** No one

PROPERTY CHARACTERISTICS

- **Approx Age & Sqftg:** 1967
456 Sqft
- **Building Type:** Condominium High Rise
- **Stories:** Single Story
- **Bedrooms:** 1
- **Space Below Grade:** Condo Not Applicable
- **Bathrooms:** 1
- **Mailbox:** I believe there is a mailbox located in a common area within the development.

COMPONENTS AT-A-GLANCE

- **Electrical Meter & Disconnect:** Offsite
- **Service Amperage:** We are Unable to Determine and/or Verify the Amperage at this time
- **Branch Wire Type:** Conduit Run Within Wall
- **Water Source:** Condo/HOA
- **Water Shut Off:** Undetermined - Recommend inquire with seller or HOA as to location.
- **Water Pipes:** Not Visible - Presumably Copper | but we were unable to verify this visually to confirm.
- **Dwv Pipes:** Not Visible Presumably Cast Iron
- **Water Pressure:** Appears Serviceable
- **Gas:** None/Not Applicable - No Gas Noted
- **Water Heater:** 2008 , Electric 220/240v , 30 gallon
- **Air Conditioning:** None, Not Applicable

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PURPOSE & SCOPE

Informational

2. PURPOSE AND SCOPE *per ASHI Standards of Practice*

2.1 The purpose of this document is to establish a minimum standard (Standard) for home inspections performed by home inspectors who subscribe to this Standard. Home inspections performed using this Standard are intended to provide the client with information about the condition of inspected systems and components at the time of the home inspection.

2.2 The inspector shall:

- A. inspect readily accessible, visually observable, installed systems and components listed in this Standard.
- B. provide the client with a written report, using a format and medium selected by the inspector, that states:
 - 1. those systems and components inspected that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives,
 - 2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.B.1, or items needing further evaluation (Per Exclusion 13.2.A.5 the inspector is NOT required to determine methods, materials, or costs of corrections.),
 - 3. reasoning or explanation as to the nature of the deficiencies reported in 2.2.B.1, that are not self-evident,
 - 4. those systems and components designated for inspection in this Standard that were present at the time of the home inspection but were not inspected and the reason(s) they were not inspected.
- C. adhere to the ASHI® Code of Ethics for the Home Inspection Profession.

2.3 This Standard is not intended to limit the inspector from:

- A. including other services or systems and components in addition to those required in Section 2.2.A.
- B. designing or specifying repairs, provided the inspector is appropriately qualified and willing to do so.
- C. excluding systems and components from the inspection if requested or agreed to by the client.

HOW TO READ THIS REPORT

TERMS & DEFINITIONS

Terms & Conditions

Terms and conditions that are crucial to the understanding of the inspection limitations and scope of work are contained in your [Inspection Agreement](#) separate from this report.

Descriptive Information

Inspected components are listed under the heading '[Description](#)' within their respective section of the report. Inspected components were observed to be functional, unless otherwise noted. The term '[Serviceable](#)' means that in the opinion of the inspector the component is capable of being used for its intended purpose without the need for immediate repair or replacement. Some functional components may be aged or worn from time and usage. The term '[Acceptable](#)' means that in the opinion of the inspector the component is currently in a condition without deficiency but may or will change without maintenance.

Observations & Concerns

Inspected components that are found to contain a defect, or are deficient, or in some way might represent a '[Concern](#)' are listed under the heading '[Observation & Concern](#)' within their respective section.

Direction Definitions

The terms '[front](#),' '[rear](#),' '[left](#),' and '[right](#)' are used in reference to the property as viewed from the street and/or front.

Word Definitions

Items that appear to need attention or repair are described by the inspector. The following definitions may be helpful in understanding the condition of such items. Any recommendation by the inspector suggests corrective action or further evaluation. Repair or further evaluation should be undertaken by an appropriate tradesman, licensed contractor, or engineer.

ADVISORY - A word of caution, attention, or direction.

DEFECTIVE - Did not respond when tested or responded poorly, or has missing parts, or was unable to be safely used/tested.

FURTHER EVALUATION - Due to complexity, unusual appearance, or restricted access, further evaluation is needed to better assess the condition.

MAINTENANCE - Needs routine repairs or regular maintenance.

MARGINAL - Has limited remaining useful life or limited performance.

MONITOR - Appears to be functioning in its present condition; however, there is a concern that the condition may later change, possibly necessitating corrective action.

NON CONFORMING - Does not conform to known/approved practices. May operate/function but no assurance of future performance

REPAIR or REPLACE - Not performing as intended.

SAFETY CONCERN - Poses a health or safety risk.

UPGRADE or UPDATE - Appears to be functioning as intended, but would benefit from improvement or replacement.

GFCI - Ground Fault Circuit Interrupter

AFCI - Arc Fault Circuit Interrupter

WDO - Wood Destroying Organisms (Termites, Mold, Etc.)

HOA - Home Owners Association

Color Dot Definitions



Discuss these conditions with your realty expert or appropriate professional to create a plan of action to execute now. Further evaluation by a licensed expert is recommended



Discuss these conditions with your realty expert or appropriate professional to create a plan of action to execute now or within the first year



Make plans for future repairs, updates, upgrades or maintenance. Age related, or as built conditions may exist. Generally not critical but may improve performance and/or longevity



Conditions observed may present a health or safety concern to occupants. Age related, or as built conditions may exist which will not tacitly require updates or upgrades unless significant renovations are made. We will typically will recommend updates, upgrades and/or repairs to mitigate concerns and potential liability



General notes, comments, advisories and other useful information which your inspector considers relevant

150 GENERAL OBSERVATIONS

GENERAL NOTES

- **150.1 Exclusions & Information**

No warranty, express or implied, is created by this inspection. Specific exclusions include, but are not limited to the following items: written exclusions in the report, obstructed areas, life expectancies, cost estimates, swimming pools, hot tubs, spas, ponds, fountains, water conditioning equipment, humidifiers, septic systems, drain fields, sewage connections, underground utilities, fuel tanks, water pressure, wells, well components, cable TV, satellite systems, intercoms, security system, sprinklers, geothermal systems, microwaves, plug in appliances, water leaks at foundation, water or air infiltration at doors, windows or weather stripping, bulkheads, piers, landscaping, solar collectors, footings, concealed structural components including piers and framing, internal or hidden components of a chimney or flue, concealed electrical or plumbing, grinder pumps, ice maker, radiant heat systems, central vacuuming, self cleaning oven function, detached buildings, grounds not immediate to the building, soil analysis, engineered loads, spans or capacities, auto reverse devices for garage doors, sidewalks, driveways, screens, cracked glass, failing insulated glazing seals, presence of safety glass, turning on any utilities, playground equipment, tennis courts, recreational equipment, elevators, cosmetic damage, code compliance, defective products unknown to the Inspector, pest activity or damage, property damage caused by infestation or activity of wood destroying insects or other organisms, calibration of thermostats, any work done without a history of a building permit or any health or environmental concerns, any future claims which may arise or be discovered as a result of future inspections, repairs or remodeling being performed on the property. The Client must obtain a separate wood destroying insect inspection from a reputable pest control firm. The separate termite inspection should result in the issuance of a report of non-infestation or of infestation, plus a report of any damage. The Client should ask the pest inspector to report any signs of fungus, mold, mildew, or rot on the property. Some building may be at higher risk of infestation and should be inspected annually by a pest company. The Inspector does not test for materials such as radon, asbestos, lead paint, formaldehyde, electric magnetic fields, toxic or flammable chemicals, water or airborne related diseases, gases, fumes, molds, fungi or other similar or harmful substances, including any odors and pet damage. Separate tests may be available for some or all of the above hazardous materials through other professional service providers or experts.

- **150.2 About This Report**

This Home Inspection is a limited visual evaluation of the building, the buildings structure, major accessible and visible components (as detailed by the Inspector) and the immediate visible grading around the perimeter of the building, on the actual date of the inspection.

The General Home Inspection is not a building code-compliance inspection, but a visual inspection for safety and system defects. The Inspection Report may comment on and identify as problems systems, components and/or conditions which may violate building codes, but although safety defects and building code violations may coincide at the time of the inspection, confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection.

If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a building code-compliance inspection.

- **150.3 Special Instructions**

The photographs, the use of infrared cameras and/or videos are not intended to enhance or diminish a findings significance. They are a tool to help convey our findings and provide clarity.

GENERAL OBSERVATIONS

- **162.1 Condo Disclaimer**

Condo or Townhouse | This dwelling is a condominium and as such the inspection is limited to areas that our client would normally own and be responsible for. These areas are the condo interior and attached decks, patios or garages that are private to this unit only. All common building components are excluded from the inspection and report. Excluded systems typically consist of the following: foundation, roof, building exterior, drainage, basements, and all exterior common areas such as walks, stairs, elevators, driveways, fences, retaining walls, etc.. If we notice deficiencies in these exterior features we may mention them to you as a courtesy, for your information only. The client is advised to investigate the extent of the HOA responsibility and notify us if there are any additional areas that we need to inspect.

• 162.5 Excluded Systems/Components:

We may have observed the following household systems/components that are excluded from the scope of our home inspection. We recommend that you ask the seller to demonstrate and explain the operation of these systems prior to taking possession of the property, or otherwise contact the appropriate service provider for the same.

Excluded household systems/components: Elevator, Fire sprinklers, Keys and or Locks, and Telecommunication -phone/tv/internet

• 163.5 Note To Absent Client

Client Not Present | We prefer to have our clients present, during, or immediately following the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand. Inasmuch as you were not present, we encourage you to read the whole report and not just the summary report, and to consult with us directly. Also, please verify anything that we may have been purported to have said.

LOCATION OBSERVATIONS

• 175.1 Water Front Property

Water Front Property - Water front properties owners should expect high maintenance conditions. The exterior, roofing, and all metal and glass components will require routine monitoring and routine maintenance.

NEIGHBORHOOD

• 176.1 Parking

Lot Parking

• 177.1 Traffic

Not Applicable,

• 178.1 Neighborhood

Residential

OLDER HOME OBSERVATIONS

• 180.1 Older House/Residence

Modern Standards | The building or portions of this building appear older and may not meet many generally-accepted current building standards. Older buildings are inspected within the context of the time period in which they were built, taking into account the generally-accepted building practices of that time period. The Inspection Report will comment on unsafe conditions, but problems will be described as defects at the Inspector's discretion.

Homes are not required to be constantly upgraded to comply with newly-enacted building codes but are only required to comply with building codes or generally-accepted standards which existed at the time of original construction. An exception may exist when a home is remodeled, depending on the scope of work. New work must usually comply with building codes in effect at the time in which the remodel work is performed.

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If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a code-compliance inspection.

PROPERTY STATUS

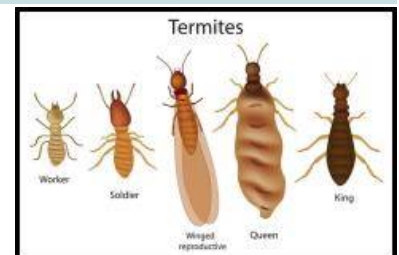
• 194.7 Vacant

A vacant home's plumbing may not show any leaks or issues until they have been lived in and used for a time.

TERMITE AND/OR PEST TREATMENT OBSERVATIONS

• 197.6 No Significant Wdo Damage Observed

No significant WDO damage was visible or observed by our inspector during this inspection. Just because we did not find anything doesn't mean there is not hidden or unknown damage. Termites are a real concern in Hawai'i therefore we recommend further evaluation by a licensed termite expert and routine/regular treatment



WINDOW & DOOR OBSERVATIONS

• **199.10 Single Vs Dual Glazed**

There are many window styles but only two basic types, single-glazed and dual-glazed. Dual-glazed ones are superior, because they're thermally and acoustically more efficient. Note: We may also comment on windows in individual rooms throughout the report.

• **199.60 Plate Glass Disclaimer**

There are two basic types of glass, tempered and plate-glass. Tempered glass is often referred to as safety-glass, because when it breaks it shatters into harmless beads. By contrast, plate-glass shatters into deadly shards and can drop like the blade of a guillotine. Some of the windows in this residence, which today would be required to be made of tempered glass, are made with plate-glass. Many jurisdictions require the moving portions of plate-glass sliders to be retrofitted with a safety film, but despite the obvious risks few if any of them require plate-glass windows to be retrofitted.

• **199.70 Safe Egress Plan**

Fire Safety Escape Plan - Fire can spread rapidly through your home, leaving you as little as one or two minutes to escape safely once the alarm sounds. A closed door may slow the spread of smoke, heat and fire. Install smoke alarms in every sleeping room and outside each separate sleeping area. Install alarms on every level of the home. Smoke alarms should be interconnected. When one sounds, they all sound. Pull together everyone in your household and make a plan. Walk through your home and inspect all possible exits and escape routes. Households with children should consider drawing a floor plan of your home, marking two ways out of each room, including windows and doors. Also, mark the location of each smoke alarm.

<http://www.nfpa.org/public-education/by-topic/safety-in-the-home/escape-planning>



500 ELECTRICAL SYSTEMS

STANDARDS of PRACTICE - Electrical - The Inspector will visually inspect the condition of an exposed electrical wiring and randomly test electrical receptacles and switches; however, the Inspector cannot be accountable for any concealed or hidden wiring or problems. If there is any severe problem(s), an electrician should be consulted. The Inspector cannot give an estimate as to how many receptacles are on a circuit or the load the circuit will hold. If single stranded aluminum wiring is present, a licensed electrician must verify proper approved connections, failure to do so may become a potential fire hazard. Any substandard work observed should be updated by an electrician.

ELECTRICAL SYSTEM DESCRIPTION

General Photo Plates



Electrical Service

- *General Service Information*
The electrical system appears to have been installed somewhere between 1950 and 1999, and may not include ground fault and arc fault breakers, otherwise known as GFCI's and AFCI's, which means that it may not provide the same degree of service and safety as a modern panel
- *Service Connection Method*
Condo/HOA - Electrical is central to the complex and is under the jurisdiction of the Home Owners' Association. Consequently, we only evaluate electrical components inside the unit.
- *Utility Meter*
Offsite
- *Service Amperage*
Unable to Verify/Determine at this time
- *Service Disconnect*
An allowable ball splice is noted that appears to feed an additional panel
- *Service Equipment Ground*
Offsite
- The system is grounded either at the conduit behind the walls or at the main panel

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Main Circuit Panel

- *Amperage*
- *Panel Manufacturer*
- *Panel Cover/Box*
- *Overload Protection Type*

We are Unable to Determine and/or Verify the Amperage at this time
Located @ Bedroom Closet (Keep Cleared of Stored Items for Emergency Access)
 Federal Pacific Electric Panel

Serviceable | This panel serves as an acceptable protective cover for components inside
Panel Legend Noted | Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

Breakers - This is the desirable type; when a breaker trips off, it can easily be reset. The reliable service life of circuit breakers is 40-50 years.

Informational: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

Serviceable - The breakers in this power panel appear to be appropriately matched to the circuit wire gauge.



Branch Wiring / Feeders

- *Predominant Wire Type(s)*
- *Branch Circuit Grounding*
- *Occupancy*
- *Wiring Conditions*

Conduit Run Within Wall - The wiring is not visible but presumed to be a modern 3 wire system with ungrounded, neutral & ground conductors.

Yes, Observed
 Proper wiring was found including ground when receptacles were tested

Unfurnished/Vacant | The residence is unfurnished and we were able to test most if not all of the accessible switches, and receptacles.

Majority Serviceable | A representative sample of the exposed wiring appears to be in serviceable condition
Updates and/or Repairs Recommended

Safety Protection Devices

- *Gfci Devices*
- *Afci Devices*

None Noted ~ missing in recommended areas; Updates and/or further evaluation recommended

None, Predates Requirement | This structure predates the requirement for newer construction of Arc Fault protected outlets.



- **Smoke/Fire Detection Devices** **The existing smoke/fire detectors were not tested**, but they are noted as to presence. We do not test the smoke detectors because they may work today but not work when you need them to work. This is why it is important for **you** to test them on a regular basis, monthly at least. *Smoke detectors require replacement after 10 years, so if the residence is older or you are not sure of the age, you should consider updating the current smoke detectors with new ones. Installation Recommendations | Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and/or sleeping area and adjoining hallway and on each living level of the home [and basement level]*



- **Carbon Monoxide Detectors** **None, Not Applicable**, No gas service was noted

ELECTRICAL OBSERVATIONS & CONCERNS

Electrical Notes | 1) This inspection is for visible and exposed wiring only and is limited to random testing. New occupants may put different load demands on the electrical system which in no way can be anticipated. We test a representative number of receptacles and switches and do not perform load calculations determine if supply meets demand. Any repairs should be conducted by a qualified, licensed electrician. **2)** Rag cloth and Knob and Tube wiring are considered antiquated. These should be replaced if sheathing is deteriorated or damaged, and are non-grounded systems. Aluminum wiring has a history of being a potential fire hazard and approved connectors should be installed by a licensed electrician. *FPE Stab-Lok electrical panels have a known history of breaker failure. Also see Bathrooms, Interiors, Exterior, Attic and Crawlspace for more information on receptacles, lights and electrical. **3)** Any recommendations that we make for service or upgrades should be completed before the close of escrow because an electrician could reveal additional deficiencies or recommend additional services or upgrades for which we disclaim any responsibility. **Any electrical repairs, services or upgrades should be conducted by a qualified, licensed electrician.**

510.5 Manufacturer Concerns

Main Circuit Panel

- **ADVISORY Known History of Issues/Concerns - Federal Pacific Electric Stab Lok Panel** - The panel was manufactured by Federal Pacific, and is alleged to be defective. And although I may have found no current deficiencies with this panel, the original manufacturer is now out of business and components are hard to obtain, but there have been enough issues and related problems for me to recommend that you consult with an electrician to discuss some of these issues and options for upgrades as needed. However, you can learn more about this for yourself at <http://inspectapedia.com/fpe/fpepanel.htm>
IMPLICATIONS Known History of Issues, No Immediate Concerns Observed at This Time
TASK Consult Appropriate Expert or Contractor for more information regarding this concern
TIME As Required, Discretionary



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512.1 Overload Protection Device Concerns

Main Circuit Panel

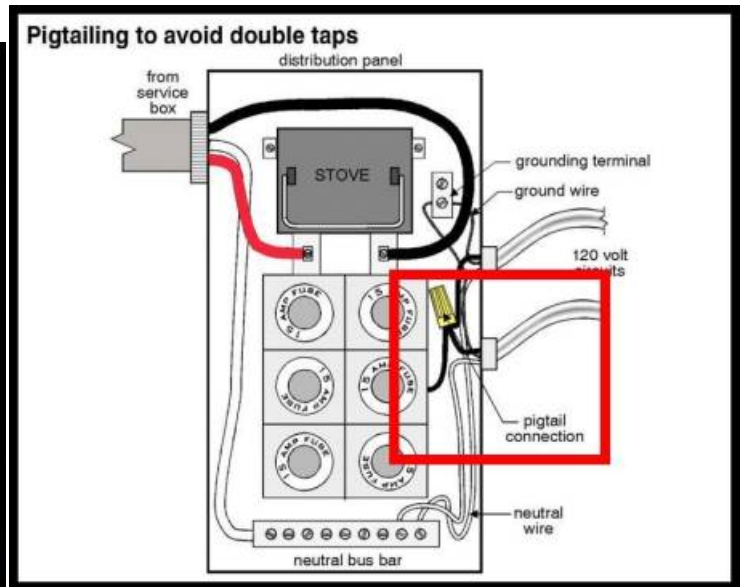
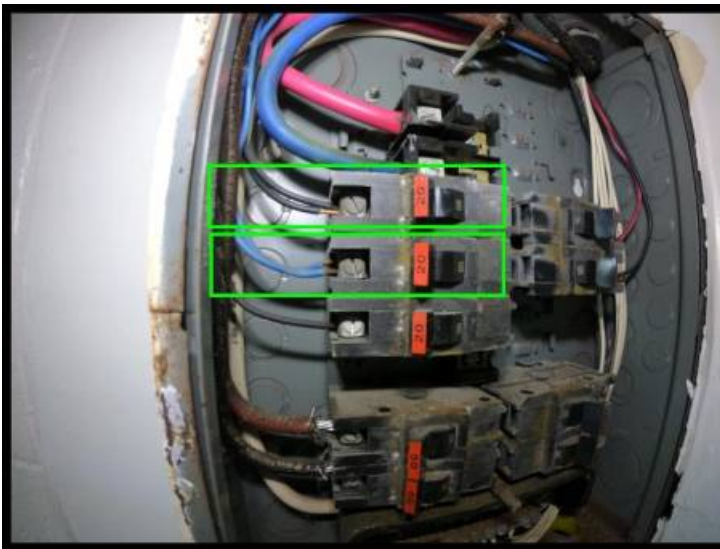
UPGRADE or UPDATE Legal, Non Conforming - Double tapping noted on at least one circuit breaker(s) inside this electrical panel. Circuit breakers have double leads, or connection of more than one wire to each circuit breaker. This condition is considered non conforming to current standards however laws in Hawaii are not known to be retroactive.

- **Information:** Double-tapping is sometimes also called "double taps" or "double-lugging." This is when there are two (or more) conductors terminating under a screw or lug which is rated for only one. This is a common finding [widely accepted condition prior to 1992] at lighting and plug circuits that I can discuss with you further however, you will have to decide whether to have it corrected or consult a licensed electrician for expert guidance.
- **One Solution:** This condition may indicate more circuit breakers are needed to accommodate the circuits and/or appliances in the house. The condition is not usually serious, as no heavy loads are involved, but consideration should be made to having a licensed electrician substitute some tandem type circuit breakers for existing single pole breakers, or to accommodate the offending wires now connected in some appropriate way.
- **Another Solution:** Sometimes double taps are solved by (having a licensed electrician) taking the two wires that are attached to a terminal screw and removing them both. The wires are then pigtailed together with one end of a third short wire. The other end of the third wire is attached to the fuse or breaker terminal. This eliminates the double lugging, although it creates one more connection in the box. Most utilities will accept this solution, although every additional splice is another possible poor connection. The highest quality work uses the minimum number of connections.

IMPLICATIONS Conditions Appear Consistent with Age, Unconventional Conditions, May not meet current inspection standards,

TASK Correct,

TIME As Required, At next professional servicing.



516.1 GFCI Device Concerns

Safety Protection Devices

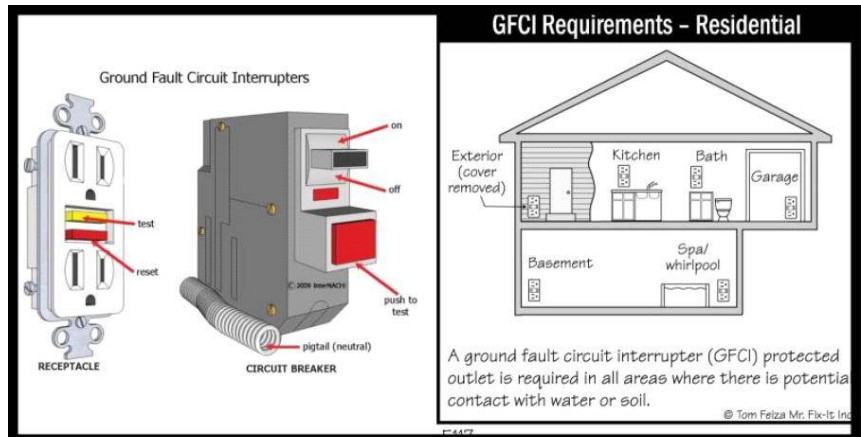
UPGRADE or UPDATE - This structure may predate the requirement for newer construction of Ground Fault protected outlets. Modern standards require any outlets within 6' of a water source. Although not required we recommend upgrading to the current standard

IMPLICATIONS Improved Safety

TASK Recommended areas for installation or update are: ***Kitchen, Bathrooms, and Lanai***

For more information on Ground Fault Circuit Interrupt protected outlets, contact this inspection company.

TIME As soon as possible, Discretionary



Can be installed @ outlets or breakers

262.10 Electrical Receptacles

Kitchen

REPAIR or REPLACE Open Ground | An electrical receptacle had an open ground. **No GFCI protection. Poor Location**

IMPLICATIONS Improper Wiring, Electrical issues are considered a safety concern until corrected or repaired

TASK This condition is a defect which should be corrected by a qualified electrical contractor.

TASK Further Evaluation by an Appropriate Expert or Contractor For Cause and Repairs

TIME As Soon As Possible



262.30 Electrical Wiring

Kitchen

UPGRADE or UPDATE An electrical connection has been incorrectly made outside of a junction box, which is a potential fire-hazard. All such connections should be made inside a junction box, in order to contain any arcing or sparking within the box.

LOCATION Under kitchen sink

IMPLICATIONS Missing Parts or Components, Safety Concern

TASK Install/Correct, Parts or Components

TIME As Soon As Possible



778.1 Bathroom Electrical & Wiring Concerns

Bathroom

REPAIR or REPLACE Receptacle is loose and/or gapping at the wall. Loose receptacle may become a safety concern. **Additionally** - No GFCI protection and too far from vanity or station; Extension cords are safety hazard

IMPLICATIONS Loose or moving parts or components, Potential Safety Concern

TASK Take corrective action

TIME As Soon As Possible



807.1 Interior Electrical Receptacle Concerns

Electrical, Lights & Fixtures

● **UPDATE or UPGRADE Old and/or Tired Receptacles Observed** - Receptacles had loose/worn contacts. This is a common problem with outlets that have been used frequently for many years. The condition can lead to arcing and should be considered hazardous. All receptacles with loose/worn contacts should be replaced.

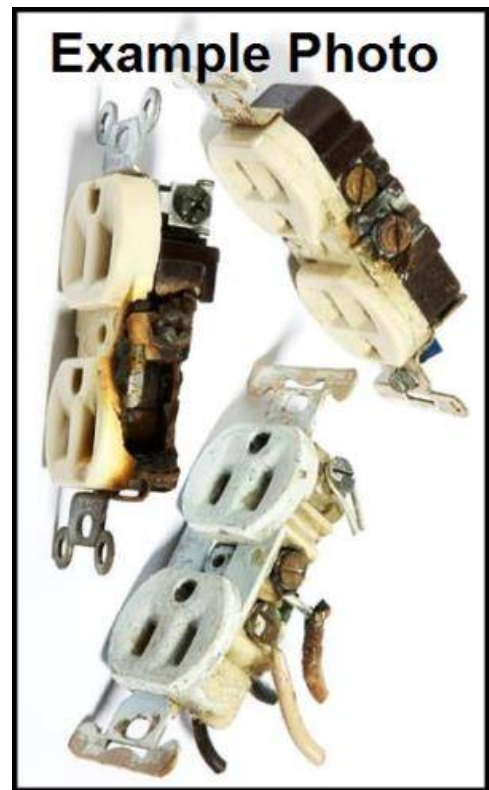
Replacement of the older receptacles and switches is recommended

LOCATION Various Areas Throughout the Residence

IMPLICATIONS Nearing or at end of useful life, Electrical issues are considered a safety concern until corrected

TASK Replace some or all

TIME As soon as possible, As required



808.1 Interior General Switches & Light Concerns

Electrical, Lights & Fixtures

● **FURTHER EVALUATION Unknown function or operation (common finding)** - We were unable to verify the function of every switch in this residence; This is a relatively common finding, the switches may control a wall or ceiling outlets or a receptacle and in some cases may be covered by personal belongings or not accessible for other reasons. **Sometime they are decommissioned.** I recommend consulting the seller for their function, operation and if possible have them demonstrate prior to closing escrow. Further expert evaluation may be required in some cases.

LOCATION Living room & bedroom

IMPLICATIONS Unknown Function or Operation

TASK Consult Seller or Agent For Verification, Operation and/or Demonstration,

TIME As Soon As Possible.



810.1 Smoke Detector Concerns

Detectors & Fans

UPGRADE or UPDATE Smoke detectors are observed missing from some recommended areas. Although they may not have been required at time of build, for safety, you should consider installation of a battery operated or hardwired smoke detectors in the following areas as soon as possible - inside each bedroom or sleeping area and adjoining hallway and on each living level of the home.

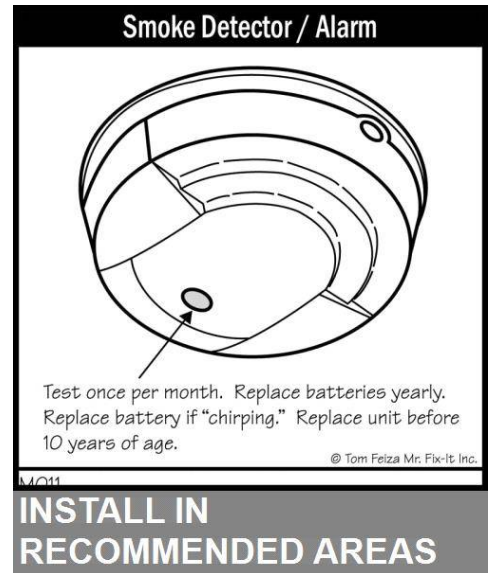
- Recommended areas for installation and/or replacement: **Bedrooms**
- **There are smoke detectors that appear older. Smoke detectors over ten years old should be replaced**

Additionally, consider installing CO or combo detectors as well. VISIT - <http://www.nbcdfw.com/news/local/Consumer-Reports-Nest-Smoke-Alarm--CO-Detector-247313501.html>

IMPLICATIONS Safety Concern,

TASK Install,

TIME As Soon As Possible.



550 PLUMBING SYSTEM

STANDARDS of PRACTICE · Plumbing - The Inspector will visually inspect exposed water and waste lines, all visible or accessible plumbing fixtures, and water closets for function. The Inspector cannot inspect, and is not accountable for, any concealed plumbing elements, such as ejector pumps, hidden problems or possible freezing of the plumbing. The Inspector does not check for quality or quantity of the water, or report on the wells life expectancy or capacity. Corrosion may be a sign of deterioration to the plumbing and may cause eventual failure.

General Observations

• **Limitations**

Much of the plumbing is underground, behind walls and or otherwise not visible and therefore not inspected. We are therefore limited to reporting on the visible portions of the plumbing



• **Informational; Drain Testing**

Regarding Waste Pipes ~ We conduct a "functional drain test", which means we fill the basins and flood the local pipes with drain water which helps us determine if there is a leak or slow drainage. It is common for us to find issues that the occupants may have had no knowledge of. This cannot determine if the waste pipes are clogged or backed up. It would take close to 300 gallons to test the waste pipes as a whole, which is not possible during our inspection. Pipe scoping is the best way to determine if there is a blockage present.

Water Service

• **Water Source**

Condo/HOA - Plumbing is central to the complex and is under the jurisdiction of the Home Owners' Association. Consequently, we only evaluate plumbing components inside the unit.

• **Main Water Shut Off**

Undetermined - Recommend inquire with seller or HOA as to location.

• **Water Pressure**

Water Pressure Appears Serviceable

Supply & Distribution Pipes

• **Supply Pipe(s)**

Not Visible, Not Inspected

• **Water Distribution Pipes**

Not Visible - Unable to determine - Presumably Copper | but we were unable to verify this visually to confirm. The life expectancy of copper plumbing is 60-90 years, though intermediate repairs may be necessary much sooner



Sewer Drain, Waste & Vent Pipes (DWV)

• **Informational**

We evaluate drain pipes by flushing every drain that has an active fixture, observing its draw, and watching for blockages or slow drains. However, blockages will occur that are relative in severity to the age of the system, and range from minor ones in the branch lines or at the traps beneath sinks, tubs, and showers, to major ones in the main drain or sewer pipe. The minor ones are usually cleared by removing and cleaning the traps. Chemical means of clearing pipes is NOT advisable; chemicals can harm pipes and will eventually end up in our oceans and harm coral reefs and sea life.

~ There are many possible concerns that may be present and unseen, we therefore recommend that you have the pipes video scoped where applicable (Typically not at Condos)

~ Ask your inspector for more information or about scheduling or visit our website for a list of vendors; <http://ahipro.com/professional-service-list/>

- Sewage Disposal Type
- Predominant Waste Pipes

Condominium | DWV are a shared concern to building occupants
Not Visible Presumably Cast Iron | The drainpipes are predominantly an older iron type, and not as dependable as a modern ABS type. Cast iron has a life expectancy of about 50 years.



- Vent Pipes
- Waste Line Cleanout(s)

Not Visible
Condo, Not Applicable

Other Plumbing Components

- Fire Suppression System **No** - No fire suppression system is visible

Gas Services

- Present? **No, None Visible**

PLUMBING OBSERVATIONS & CONCERNS

General Plumbing Notes | 1) Important Information ; Where Applicable or Noted - Plumbing systems have common components, but they are not uniform. In addition to a variety of different fixtures, these components include potable water pipes, drain and vent pipes, gas pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. Although plastic water pipes are increasing in popularity, the best and most dependable pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes and gradually restrict their inner diameter and reduce the water volume. Water softeners can remove most of these minerals, but not once they are bonded within galvanized pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between 40 and 80 pounds per square inch. However, regardless of the pressure, leaks can occur in any system, and particularly in older ones with galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components. **2)** Waste and drainpipes pipes are equally varied, and range from modern ABS (Acrylonitrile-Butadiene-Styrene) to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar, called Orangeburg, which can compress into an oval shape under the weight of soil and separate like an onion. The type and condition of most pipes is directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, we do not test the overflow of sink and tub drains, and blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main sewer pipes can cause sewage to back-up into a residence and can be expensive to repair and replace, and particularly older cast-iron drains beneath a slab, which is why we recommend that all sewer pipes be video-scanned, including the three-inch ones under a residence and not just the four-inch main sewer pipes. Of course, a video-scan would also confirm that a house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists. **3)** The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected. **4)** Solar heating systems and recirculation pumps are not part of the inspection.

See Kitchen & Bathrooms sections of report for more information about plumbing and fixtures in those areas.

702.1 Faucet & Shut Off Concerns

Kitchen

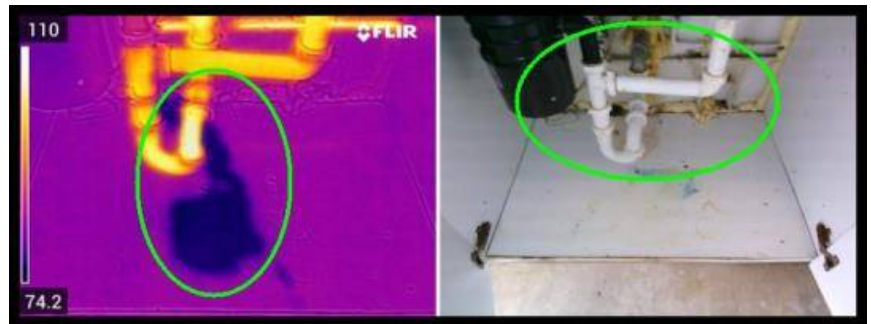
- UPGRADE or UPDATE** Faucet appears serviceable but loose at base. Repairs or updates are recommended as needed.
IMPLICATIONS Potential for Mechanical Failure, Does not appear to effect current operation
TASK Would benefit from updates and/or upgrades
TIME As Soon As Possible



703.1 Drain Pipe Concerns

Kitchen

- REPAIR or REPLACE** There is an apparent leak at the threaded pipe connection below the sink, which should be repaired. Failure to do so could result in further damage.
Note - We conduct a "functional drain test", which means we fill the basin and flood the pipes with drain water which helps us determine if there is a leak or slow drainage. It is common for us to find issues that the occupants may have had no knowledge of.
IMPLICATIONS Leak and/or Leaking when basin is filled and evacuated
TASK Further Evaluation by an Appropriate Expert or Contractor For Repairs and Costs
TIME As Soon As Possible



600 WATER HEATER

Water Heater Notes 1) Tankless water heaters last more than 20 years, while an electric or gas water heater has a life expectancy of about 10 - 15 years.

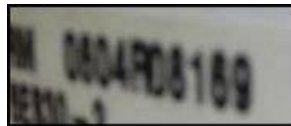
WATER HEATER DESCRIPTION

General Photo Plates



Water Heater

- Serial Number



- Manufacturer

Richmond

- Estimated Date Of Manufacture

2008 This electric water heater appears older

This unit is older and may require maintenance such as stirring and flushing the tank and changing of the anode.

- Location

Hall Closet

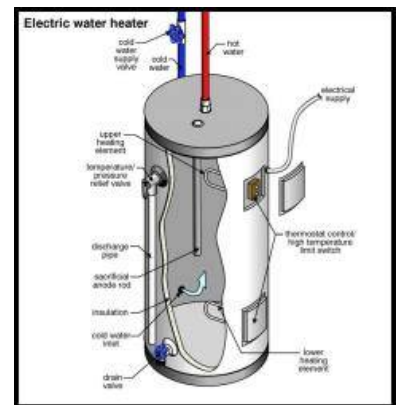
- Fuel Type

Electric 220/240v The average life of a domestic electric water heater is approximately 15 years.

Informational - There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The tank water temperature should be set at a minimum of 122 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous in seismic zones if they are not seismically secured, equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

For information on upgrading to a Solar/Electric water heating system please visit

<http://energy.gov/energysaver/articles/estimating-cost-and-energy-efficiency-solar-water-heater>



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- Capacity
- Water Temperature

A 30 gallon water heater is installed.
 116 - 120 degrees fahrenheit @ interior spigot/faucet
OK The ideal water temperature as it exits the spigots should be set at a minimum of 106f degrees (which most people find "hot") and a maximum of 120f degrees to prevent scalding



- Timer Clock / Load Manager
- Water Heater Piping

None Noted, Not Applicable
 But Recommended to save money
Serviceable | The incoming and output piping appear to be installed acceptably.
Fill Valve - Yes There is a visible fill valve installed on the incoming water line. This valve can be used to shut off the water supply to the water heater.
Drain Valve - Yes There is a visible drain valve installed on the lower side of the water heater.
 ~ No Pan - A catch pan with drain line to the exterior is routinely recommended, but rarely found.
 ~ The tank is not raised off the floor so drainage is more difficult and prone to corrosion at the base
 We regularly recommend you install a moisture alarm at the floor to alert you in case of a leak. This can prevent costly expense caused by unidentified leaks



- Safety Relief Valve (tpr)
- Overflow Pipe

Serviceable The temperature and pressure relief valve is observed. If the pressure increases beyond tolerances water is allowed to safely escape through this mechanism.
Serviceable | The overflow pipe is installed.

WATER HEATER OBSERVATIONS & CONCERNS

601.1 Older Unit Water Heater

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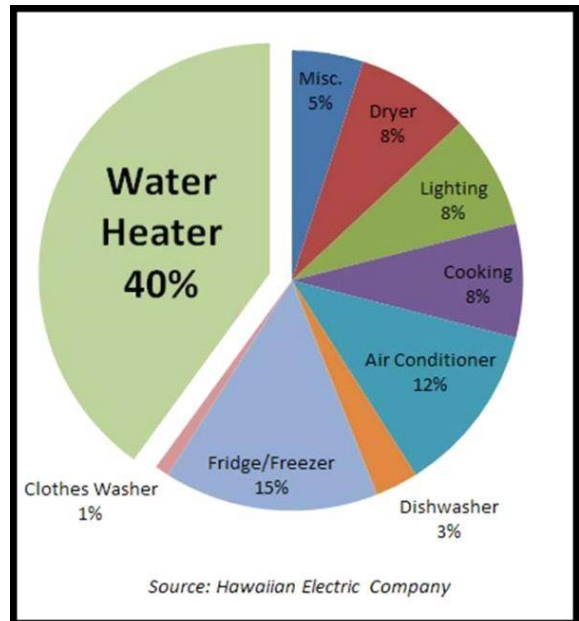
MARGINAL The average life of an electric water heater is 10 - 15 years. This appears to be an older unit and although operational, you may want to budget for replacement. New water heaters have higher efficiency ratings, use less energy and can to save you money.

IMPLICATIONS Older appliance but operational, Upgrading could save you money

TASK Replace, Upgrade

TIME Discretionary

<http://www.smartenergyhawaii.com/Solar-For-Homes/Solar-Water-Heating>
<https://hawaiienergy.com/find-a-contractor/solar-water-heating-contractors>



<http://www.smartenergyhawaii.com/Solar-For>

604.1 Electrical Heater

Water Heater

SAFETY CONCERN - There are exposed electrical connections. All electrical connections should be done inside the appliance or a protective junction box.

IMPLICATIONS Electrical issues are considered a safety concern until corrected or repaired,

TASK Correct,

TIME As Required.



700 KITCHEN

Life Expectancy - Kitchens are becoming larger and more elaborate, and modern kitchens now form the "great room." Great rooms are not only a place to cook, but also a space where people gather to read, eat, do homework, surf the Internet and pay bills. Kitchen cabinets are expected to last up to 50 years. Natural stone countertops, which are less expensive than a few years ago, are gaining in popularity and are expected to last a lifetime. Cultured marble countertops have a life expectancy of about 20 years.

KITCHEN DESCRIPTION

General Photo Plates



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KITCHEN

• **General Observations**

Kitchen cabinets are expected to last up to 50 years, medicine cabinets for 20+ years, and garage/laundry cabinets for 100+ years. Closet shelves are expected to last for a lifetime. The life expectancy of a typical appliance depends to a great extent on the use it receives. Moreover, appliances are often replaced long before they are worn out because changes in styling, technology and consumer preferences make newer products more desirable. Of the major appliances in a home, gas ranges have the longest life expectancy: 15 years. Dryers and refrigerators last about 13 years. Some of the appliances with the shortest lifespan are: compactors (6 years), dishwashers (9 years) and microwave ovens (9 years).

Older Fixtures - Some or all of the fixtures are older and, although all fixtures are not equal, their design life is typically to ten to twelve years.

Predictable Wear and Tear Noted

Older appliances observed, Some or all of components here show signs of age and predictable wear and tear. Upgrades and or repairs should be expected.

Based on the overall findings, age, and conditions of this kitchen we recommend modernizing of the components herein; Cabinets, Counters, Sinks, Floors, Appliances, etc.

• **Sink Type**

Stainless Steel Dual Basin



• **Sink Faucet**

Serviceable

**No sprayer noted for this sink
Shutoffs observed under the basin*

Updates and/or repairs recommended



• **Drain Pipes / Dvw**

Updates and/or repairs recommended



• **Garbage Disposal**

Operated



• **Cabinet & Counters**

Serviceable

Predictable wear and tear noted, Mainly cosmetic

Counter Type - Laminate



• **Kitchen Electrical Receptacles**

Recommend repairs and/or updates

• **Kitchen Switches & Fixtures**

Serviceable

• **Kitchen Floors**

Defective

Vinyl Sheet or Tile

• **Kitchen Walls & Ceilings**

Serviceable | The walls & ceiling appear to be without major visible deficiency and as expected.

• **Windows & Doors**

Windows - None/Not Applicable

Doors - None/Not Applicable

Appliances

A Majority of the Appliances Appear Older Older appliances may be operational now but should be monitored and you should expect repairs and or replacements at anytime.

The life expectancy of a typical appliance depends to a great extent on the use it receives. Moreover, appliances are often replaced long before they are worn out because changes in styling, technology and consumer preferences make newer products more desirable. Of the major appliances in a home, gas ranges have the longest life expectancy: 15 years. Dryers and refrigerators last about 13 years. Some of the appliances with the shortest lifespan are: compactors (6 years), dishwashers (9 years) and microwave ovens (9 years).

- **We have tested the appliances and unless otherwise noted, we found them operational; This IS NOT a warranty or guarantee of future performance.**
- **You will need to test them at the 3day walk through prior to the close of escrow.**

• **Dishwasher**

None | Not Applicable

• **Refrigerator**

Serviceable - There is a refrigerator installed. This inspection determines only if the unit is currently keeping foodstuffs cold. The freezer portion of the refrigerator is required to freeze water. This is an older unit

HECO Refrigerator "Trade Up" - Learn More;

<https://hawaiienergy.com/for-homes/rebates/appliances>



• **Water For Fridge**

There is currently no visible water source for the refrigerator



• **Range/Oven Combo**

Operated Electric Elements/Burners - All the heating elements on the range top and oven were functional at the time of the inspection. Temperatures of heat settings were not tested.

a] Fuel Type - Electric - There is a 220-volt hookup for an electric range/oven.

• **Range Top**

Operated



• **Oven**

Operated



• **Exhaust Fan / Vent**

None/Not Applicable

Not Required, but a desirable installation to limit greasy, smoky residue on walls and surfaces



• **Microwave Oven**

None, Not Applicable

• **Clothes Washer**

None, Not Applicable

• **Clothes Dryers**

None, Not Applicable

KITCHEN OBSERVATIONS & CONCERNS

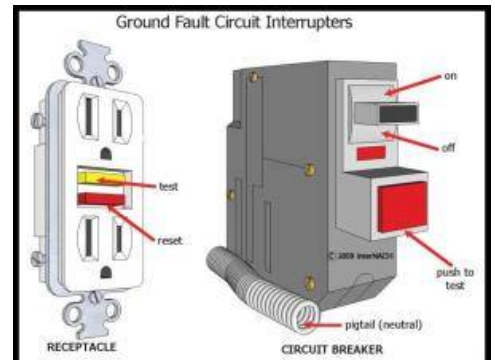
General Appliance Notes | Appliances are activated and checked for operation. All appliances need to be re-activated at the final walk through prior to escrow closing. Special features within these units were not activated. Routine monitoring and maintenance is recommended for all appliances. Excluded items are not evaluated. Client may have excluded items serviced. No life expectancy or warranty is implied or given. A separate warranty may be available for purchase.
 ~ Older units may be nearing the end of it's useful life. In some cases replacing older appliances with newer more efficient appliances may save you energy and/or money.

708.5 Kitchen No GFCI's (Advisory)

Kitchen

UPGRADE or UPDATE - This kitchen does not have Ground Fault Circuit Interrupt outlets installed. The age of the structure may predate the required installation; however, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.

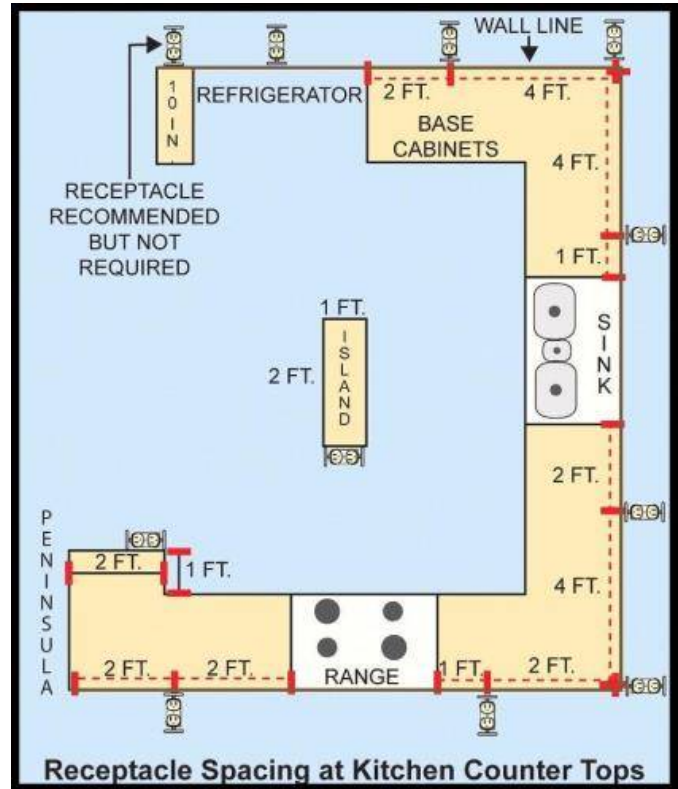
TIME As soon as possible



708.6 Too Few Receptacles (Advisory)

Kitchen

- **ADVISORY** There appears to be too few receptacles receptacle at or along the countertops. This condition may be consistent with the original build plan but may not meet today's expectations, it can also be considered a safety concern in relation to how many appliances the average modern home uses. Modern homes have receptacles every 4 feet
- IMPLICATIONS** Conditions Appear Consistent with Age, May Not Meet Client Expectations and or Current Inspection Standards,
- TASK** Budget for Upgrades,
- TIME** Discretionary, As Required



715.1 Older Kitchen Appliances

Kitchen

- **ADVISORY** - Older appliances observed, The components here show signs of age and predictable wear and tear. *Upgrades and or repairs should be expected.*
- IMPLICATIONS** Nearing or at End of Useful or Statistical Life
- TASK** Budget for replacement,
- TIME** Now, As Required or Discretionary.



This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Any comments or observations made require further evaluation and/or repair. Any evaluations or repairs should be conducted by a licensed, qualified specialist or company. Call our office for any consultation you may need.

715.2 Kitchen Appliance Warranties

Kitchen

ADVISORY - Our services are not a warranty for future performance

- Appliances are tested for function and operation and we report on any issues discovered. However, appliances will malfunction or fail at any time and we cannot be held responsible. We therefore recommend you look into purchasing a warranty for your appliances. There are several companies that offer these services including but not limited to:

America's Preferred Home Warranty, Inc - <https://aphw.com/>

American Home Shield - <https://www.ahs.com/>

American Home Warranty -

[www.americanhomewarranty.org/?](http://www.americanhomewarranty.org/)

Select Home Warranty -

<https://quote.selecthomewarranty.com/quote>

IMPLICATIONS Appliance Assurance

TASK Purchase a Warranty

TIME Prior to Close of Escrow



722.1 Range

Kitchen

SAFETY CONCERN - Missing anti-tilt device - Stove has not been secured as required by current safety standards. A tip-over hazard exists for small children. Stove should be properly secured. More Information <http://www.cpsc.gov/PageFiles/121507/5007.pdf>

IMPLICATIONS Possible Safety Concern to Children and the Elderly,

TASK Correct,

TIME As Required.



750 BATHROOM(S)

BATHROOM

General Photo Plate(s)



• **Additional Information**

The **average life** of bathroom tub and/or shower enclosures is 50 years. Showerheads last a lifetime (when maintained), while shower doors will last about 20 years. Bath cabinets and toilets have an unlimited lifespan, but the components inside the toilet tank do require some maintenance. Whirlpool tubs will function properly for 20 to 50 years, depending on use.

Older Fixtures - Some or all of the fixtures are older and, although all fixtures are not equal, their design life is typically to ten to twelve years.

Predictable Wear and Tear Noted

Although possibly functional at the moment, some or all the fixture/components in this bathroom appear old, and in a visibly deteriorated condition. You should expect to have to make repairs or replace at any time.

Based on the overall findings, age, and conditions of the bathrooms we recommend modernizing some if not all of the components throughout i.e.; Toilet, Sinks, Floors, Walls, etc.

Sink(s)

- **Type -**
- **Faucets & Shutoffs**
- **Drains**
- **Cabinet / Vanity**

Single Basin

Some repairs or updates are recommended


Serviceable

This component appears beyond it's statistical life span and can therefore, not be endorsed for any future usefulness

• **Overall Conditions** *Some repairs or updates are recommended*

Toilet

• **Observation -** *Some repairs and/or updates are recommended*




Tub
• **Type -** None, Shower Only / Not Applicable

Shower


• **Type -** Shower Stall
Materials - The shower stall is a ceramic or stone tile material
Serviceable
 • **Hardware & Fixtures** **Serviceable**
 • **Drains** **Serviceable**
 • **Walls** **Serviceable**
 • **Glass Doors** None, Not Applicable
There are no doors on the tub or shower. This is the most efficient way to prevent moisture damage caused by water getting out of the tub/shower. Consideration should be given to installing them.
Serviceable Predictable wear and tear noted, Mainly cosmetic

Other Components

• **Ventilation -** Condo - Vent Common Building
Serviceable and appears performing acceptably

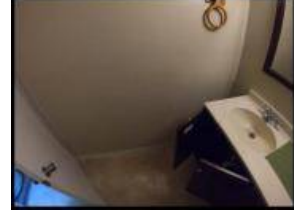


• **Receptacles / Gfci's** Tested for function and operation
There is a grounded duplex type outlet correctly installed.



• **Lights & Fixtures** **Serviceable** | The light(s) installed in this bathroom is/are performing acceptably.
 • **Floors** Defective
Updates Recommended

• **Walls & Ceilings** **Serviceable** - The walls and ceiling in this bathroom are in acceptable condition
Previous repairs observed



• **Doors & Windows**

Door(s): Serviceable ~ *Missing door bumpers may cause or be causing damage to adjacent walls and/or doors. **Damage at wall***
No Windows



BATHROOM OBSERVATIONS & CONCERNS

752.1 Sink Hardware Concerns

Bathroom

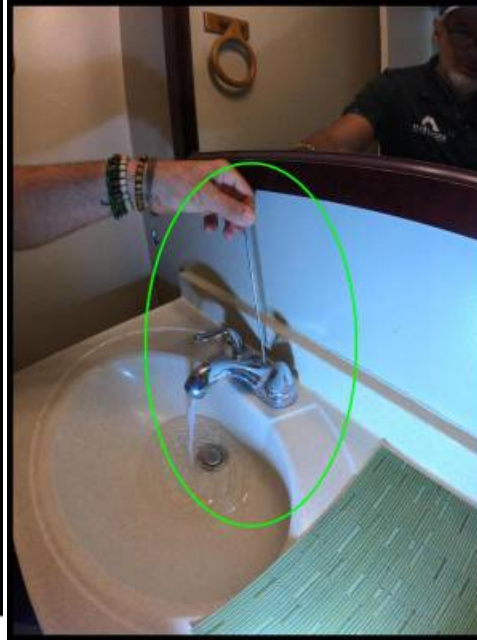
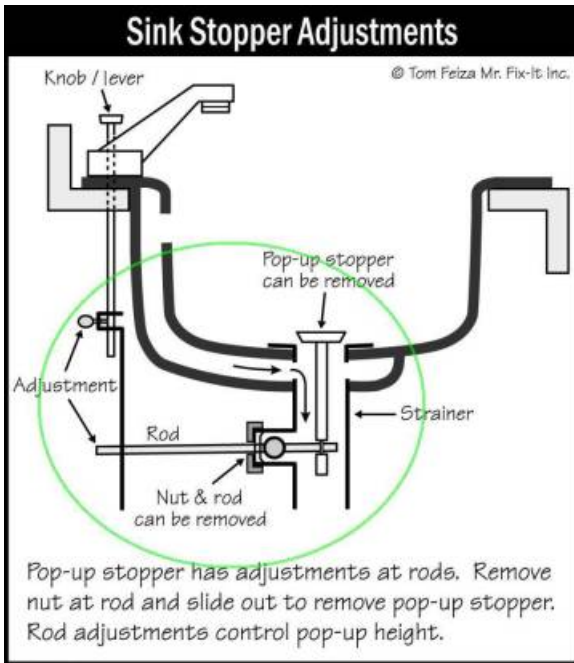
- **REPAIR or REPLACE** - the sink faucet and/or spigot in this bathroom is loose at the base and should be secured,
IMPLICATIONS Mechanical Failure,
TASK Repair or Replace
TIME As Soon As Possible



753.1 Sink Drain Concerns

Bathroom

- **REPAIR or REPLACE** - Sink Drain - The stopper assembly components appear disconnected or damaged; Pop-up & rod not connected and/or loose. Recommend repair/replace as needed.
IMPLICATIONS Not Operating as Intended
TASK Repair or Replace, Components and/or Parts,
TIME As Required.

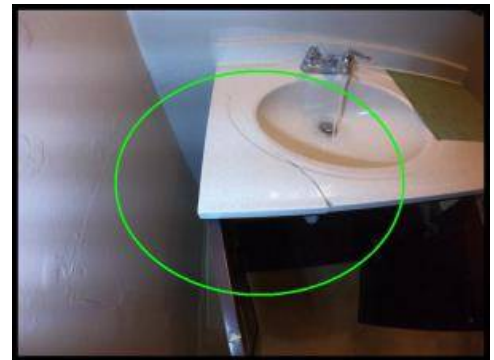


P097

754.1 Sink Cabinet Concerns

Bathroom

- **DEFECTIVE** - The counter top is cracked
- IMPLICATIONS** Mechanical Damage,
- TASK** Budget for Replacement
- TIME** Prior to Close of Contingency Period

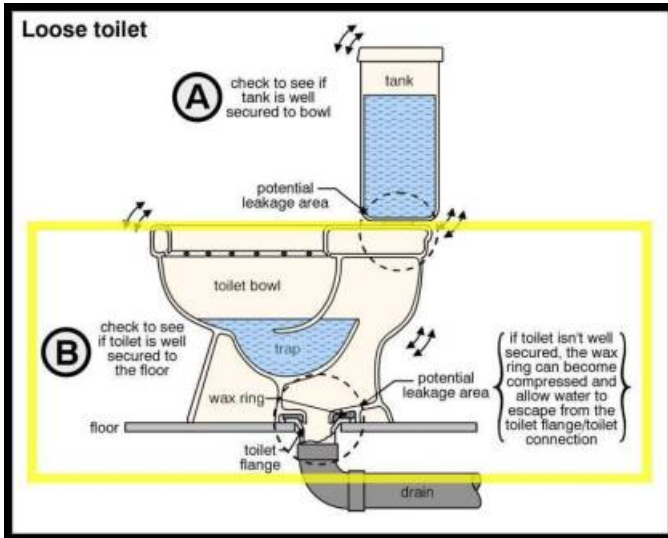


770.1 Toilet/Lavatory Concerns

Bathroom

- **REPAIR or REPLACE** - Toilet is loose at the base; wobbly at floor and may leak.
- Leakage at the base of a toilet is an unsanitary condition which can often damage flooring if left unrepaired. The wax seal located between the floor flange and the underside of the toilet bowl will need replacement to remedy this problem. This is a job best left to a plumber, as it involves the removal and replacement of the toilet. Cost for the work could run \$200 +.
- IMPLICATIONS** Areas may be susceptible to water or moisture intrusion, Mechanical Failure,
- TASK** Further Evaluation by an Appropriate Expert or Contractor For Repairs and Costs,
- TIME**, As Soon As Possible.

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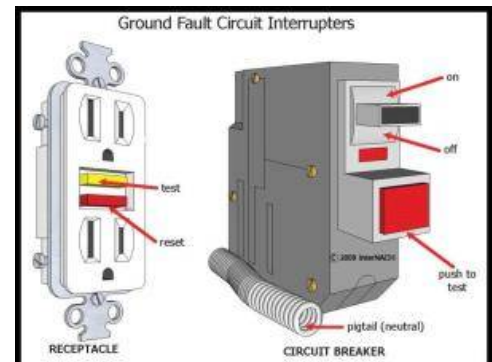


778.5 Bathroom No GFCI's

Bathroom

UPGRADE or UPDATE - This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. In any case, for safety considerations, it is strongly recommended that some type of GFCI protection be installed at any location within 6 feet of a water source.

TIME As soon as possible



800 INTERIOR

INTERIOR OBSERVATIONS

General Photo Plates



Main Entry Door(s)

• **Observations**

Serviceable - The main entry door to the structure is in functional condition.
There is a deadbolt installed on the main entry door
The guest at the front door is not readily visible. Installation of a viewing lens in the door would be a beneficial safety feature.
Missing door bumpers may cause or be causing damage to adjacent walls and/or doors.
Predictable weathering, wear and tear are noted.



• **Type/Materials**

Single Hung/Hinged Wood Doors

• **Door Bell**

None/Not Applicable

• **Screen Or Storm Door**

None, Not Applicable

Other Fenestrations (From Interior)

- **Windows** *Updates and/or Repairs Recommended*
It is common for window hardware to become inoperable over time. We test a representative number of windows during our inspection. Therefore, you can expect to have to make some repairs.
- **Type/Materials** Jalousie Style Window(s)
- **Doors To Exterior** **Mostly Serviceable** Predictable Wear and Tear Noted
- **Type/Materials** Sliding/Gliding Doors Metal with glass
- **Interior Doors** **Serviceable** *Updates and/or Repairs Recommended*
- **Type/Materials** Wood Single Hung, Hinged Door(s)

Electrical, Lights & Fixtures

- **Electrical Receptacles** **Serviceable** - As a whole, outlets throughout, appear in operation condition.
Some or all appear older, and while possibly functional, may soon need replacement or upgrades
Updates and/or Repairs Recommended
- **Switches & Fixtures** **Updates and/or Repairs Recommended**
- **Smoke Detectors/Fire Safety** **Updates and/or Repairs Recommended**
- **Ceiling Fan(s)** None, Not Applicable

Floors, Walls & Ceilings

- **Floors** **Serviceable** There is predictable wear noted but you may want to see for yourself
- **Predominant Type/Materials** Wall to Wall Carpet and Resilient Flooring - Vinyl Sheet or Tile
- **Wall Surfaces** **Serviceable** - Most of the walls appear in acceptable condition and consistent w/ age
- **Type/Materials** Masonry/Concrete Walls with some areas of Drywall/Sheet Rock
- **Ceiling Surfaces** **Serviceable** and consistent w/ age
- **Type/Materials** Masonry/Concrete w/ a Popcorn Application

Hall, Stairs, Closets & Cabinets

- **Hallway(s)** **Serviceable**
- **Stairs** None, Not Applicable
- **Closet(s)** **Serviceable** - The closet is functional and in acceptable condition
Predominant Closet Types - Average size.
Door Types - Mirrored By-Pass and Regular By-Pass Doors

Other Areas and/or Components

- **A/C Unit(s) (window/Wall)** None, Not Applicable
- **Lanai / Deck** **Serviceable** - At least one room has access to a lanai/balcony that appears to be in useable condition

There is at least one electrical receptacle noted *No GFCI Noted*
There is a serviceable light noted
Predominant Style/Type - Concrete is noted at least one deck and is designed for the surface water to run off of the open edge or scuppers

INTERIOR OBSERVATIONS & CONCERNS

800.1 General Concerns or Disclaimers

General Observations

ADVISORY Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation.



IMPLICATIONS Age related conditions, Unknown or Unseen Conditions May Exist

TASK If this is a concern for you, you may wish to consult with an expert in this field for more information or testing

TIME Discretionary

More Information:

https://www.epa.gov/sites/production/files/2017-06/documents/pyf_color_landscape_format_2017_508.pdf

801.1 Main Entry Door Concerns

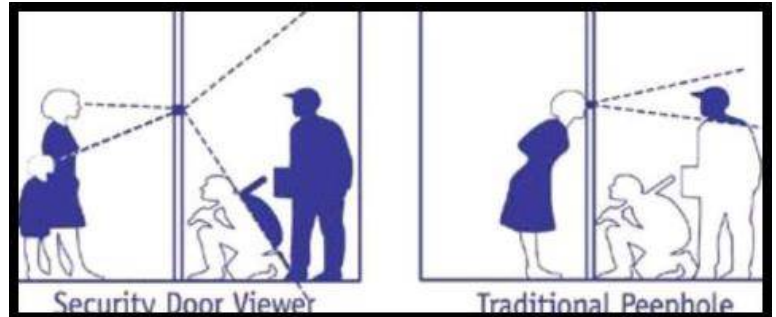
Main Entry Door(s)

UPGRADE or UPDATE - The guest at the front door is not readily visible. Installation of a viewing lens in the door would be a beneficial safety feature.

IMPLICATIONS Safety Concern,

TASK Update/Upgrade, Install,

TIME As Soon As Possible.



802.1 Window Concerns

Other Fenestrations (from Interior)

- REPAIR or REPLACE** Jalousie window hardware needs repair or replacement; Components appear older damaged and or unreliable. Missing slat in bedroom. Missing and damaged cranks
LOCATION Throughout the Unit
IMPLICATIONS Age Related Conditions; Indicates older or worn component, Difficult to operate or not operational
TASK Repair or Replace Older or Worn Components or Parts
TIME As Soon As Possible



805.1 Screen Door Concerns

Doors - Exterior & Interior

- ADVISORY No screens installed** - Screens missing or removed from at least one window in this room, recommend replace.
LOCATION Bedroom
IMPLICATIONS Missing or Removed Parts or Components
TASK Budget for Replacement
TIME As Required



806.1 Interior Door Concerns

Doors - Exterior & Interior

- **ADVISORY** At least one door appears to have been removed from this room. You may want to replace it at some point.
LOCATION Bedroom & Hall
IMPLICATIONS Missing or removed part or component, May not meet client expectations
TASK Consult sellers for more information regarding this concern, Budget for Replacement
TIME As Needed, Discretionary



811.10 Carpet Floor Concerns

Floors, Walls & Ceilings

- **MARGINAL** Carpets are stained and should be evaluated for service or replacement, or whatever you think best.
LOCATION Living room & bedroom
IMPLICATIONS Cosmetic Defects
TASK Budget for Upgrades and/or Replacement
TIME As Required, Discretionary



811.20 Vinyl Floor Concerns

Floors, Walls & Ceilings

- **MARGINAL** Damage to floors may include due to heavy objects being dragged across floors, impact damage, lifting or burns. We aren't worried about cosmetics but are interested in performance issues
LOCATION Kitchen & Bathroom
IMPLICATIONS Cosmetic Defects, Damaged Components
TASK Further Evaluation by an Appropriate Expert or Contractor For Repairs/Updates and Costs
TIME As Soon As Possible



812.1 Wall Surface Concerns

Walls & Ceilings

- **REPAIR or REPLACE** There appears to be some minor damage to the wall in this closet; brackets pulling from structure?
LOCATION Bedroom Closet
IMPLICATIONS Mechanical Damage, No Structural Concern
TASK Repair or Replace Components and/or Parts
TIME As Soon As Possible or As Required



813.1 Ceiling Concerns

Walls & Ceilings

- **FURTHER EVALUATION - Deterioration and/or Damage @ Popcorn Ceiling** - Asbestos was a building product that was widely used up through 1978 with surpluses through 1981. If this property was built before 1981 there is the possibility of a percentage of asbestos in popcorn ceiling material.
 - a] As far as we know asbestos is only known to be harmful when damaged/peeling and/or airborne or essentially in a condition that is either breathable or edible.
 - b] If these conditions are observed we recommend further evaluation by experts for immediate remediation or repairs.
 - c] Testing for, or verifying the presence of, asbestos is the sole responsibility of the client.
- LOCATION Including but not limited to;** Hallway
IMPLICATIONS Potential health or safety concern
TASK Further Evaluation by an Appropriate Expert or Contractor for repairs
TIME As soon as possible.

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850 CONCLUSION & LIMITATIONS

REPORT CONCLUSION

Informational

Congratulations on the purchase of your home, in which we hope you will be happy and healthy. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we recommend that you consider these general safety recommendations -

- 1] Install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the residence
- 2] Replace older electrical systems or at least upgrade them by adding arc-fault circuit breakers and ground-fault protected circuits; never service any electrical equipment without first turning off power at the main
- 3] Safety-film all non-tempered glass
- 4] Ensure that every elevated window and the railings of stairs, landings, balconies and decks are child-safe, meaning that barriers are in place or that the distance between the pickets is not wider than three inches
- 5] Regulate the temperature of water heaters to prevent scalding
- 6] Make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them
- 7] Ensure that all garage doors are well balanced and auto-reverse, particularly the heavy wooden type
- 8] Replace double-cylinder deadbolts with a safer latch type; and install child-safe locks and alarms on the exterior doors of pool and spa properties.

We are proud of our service, and trust that you will be happy with its quality. We've made every effort to provide you with an accurate report of the general condition of the property and its components and to alert you to any significant defects or adverse conditions. However, you need to have reasonable expectations and understand the limitations of the service. First, our inspection is that of a generalist and not a specialist, which means that a specialist could identify defects and deficiencies of which we might be completely unaware. Second, we're only on-site for a few hours and will not have the same intimate knowledge of the property as the sellers or occupants, and we're not likely to have tested every outlet, and opened every window and door or identified every defect and deficiency. Also, because our inspection is that of a generalist, it is essentially visual, and concealed defects could exist. Therefore, you should not regard our report as a form of guarantee or warranty of the property and its components. It is not. It is simply a report on the general condition of the property at a given point in time.

Finally, a word about contractors and 20/20 hindsight; A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they didn't find this problem." There may be several reasons for these apparent oversights:

- **a] Conditions during inspection** - It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was 60° outside. Contractors do not know what the circumstances were when the inspection was performed.
- **b] The wisdom of hindsight** - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.
- **c] A destructive, invasive or specialized examination** - The inspection process is non-destructive, and is generally noninvasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what it is not.

We are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That is why we were generalists; Were looking at the forest, not the individual trees.

Thank you for taking the time to read this report, and call us if you have any questions or observations. We stand firmly behind our service, but are always eager to learn how it might be improved, and will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

REPORT LIMITATIONS

Informational

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

855 PRE-CLOSING WALKTHROUGH & OTHER INFORMATION

PRE-CLOSING WALKTHROUGH & OTHER INFO

Informational

The walk-through prior to closing is the time for the Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. The Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be discussed with your Real Estate professional or with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases Architech Inspection Systems of all responsibility. The Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk-through of your new house.

1. Check the cooling system. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets.
4. Operate all exterior doors, windows and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces , etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read sellers disclosure.

This report was written exclusively for our Client. It is not transferable to other parties. The report is only supplemental to a sellers disclosure. Thank you for taking the time to read this report and call us if you have any questions. We are always attempting to improve quality of our service and our report.

910 HOME OWNER TIPS

CLEANING SCRUB

Overview

We hope these home-made, environmentally friendly cleaning products can find their way into your cleaning routine. If you purchase these simple ingredients at Costco or the like, the Cleaning Scrub come out to \$0.19 per batch and \$0.15 per 16oz for the Window Cleaner!

Cleaning Scrub

Use it everywhere: counter tops, sinks, cook tops, refrigerator, microwave ovens, showers, bathtubs, toilets, any plastic outdoor furniture, pet feeding/drinking bowls, children's plastic toys, and we're sure you'll find more uses.

Recipe ~

1 cup baking soda

1/4 cup liquid dish soap, *biodegradable, unscented*

1 Tbsp white vinegar

4-5 drops essential oil, *pick your favorite scent (optional)*

Mix baking soda and dish soap in a bowl

Add white vinegar, *It will react with the baking soda and foam up*

Add essential oil

Glass Cleaner

Besides cleaning glass, it's an excellent degreaser. Use it on cook tops, backsplash, BBQs, Pet accidents, etc.

Recipe ~

White Vinegar

Water

Fill a spray bottle with 1/2 vinegar and 1/2 Water

Note ~ For first cleanings it may take a couple of applications with this solution to get great results, the vinegar takes time to cut through the residues.

Pre Inspection Agreement

Inspection Agreement - this is a legal and binding contract, please read carefully.

Date: 09/10/2020

Address of Inspection: 84-965 Farrington Hwy #A808, Makaha Beach Cabanas, Waianae, HI 96792

Client Name: Candy Lord

Total Inspection Fee: 374.86

I the Client Candy Lord have read and agree to all of the following:

A general inspection is intended to assist in the evaluation of the overall condition of a building. The inspection is based on the observation of the visible and apparent condition of the building and its components on the date of the inspection. The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist, and no express or implied warranties or guarantees of such is created.

Furthermore, you may be advised to seek the professional opinion of a licensed structural engineer or other professional who is licensed to render an opinion as to the structural integrity of a building or its component parts.

The Client: The person, persons, or entity on whose behalf a Home Inspector is acting or paying for the inspection and/or signing agreements.

The Company: Refers to the person or business conducting the Home Inspection service for **The Client** for a fee. The inspection will be performed in a manner consistent with the written standards and practices of the American Society of Home Inspectors (ASHI). The inspection and report are solely for the use of The Client and The Company, and are not transferable to, or for the benefit of a third party without the express written consent of The Company. The Company assumes no responsibility for any future usage of this report.

This report is intended solely to assist The Client in evaluating the overall general condition of the building. The Client understands an older component may be at or nearing the end of its statistical and/or useful life and could fail at any time after the inspection. Although proper care has been taken in performing this inspection, this inspection and report cannot be fully exhaustive, nor should it be inferred that every component was inspected or that every possible defect was discovered, i.e., when the property contains a number of similar items such as locking mechanisms, switches, electrical receptacles, lighting fixtures, siding, mortar pointing, roof covering, windows, doors, etc.; however, a representative of each shall be inspected. It is the sole responsibility of The Client to obtain and review any documents or building permits for work observed. If no documentation is available The Client should be aware these components may not have been properly or professionally installed and may pose adverse conditions.

The purpose of this confidential report and analysis is to detect major visible problems and unsafe conditions; it is not intended to cover cosmetic or aesthetic evaluations. In conducting the inspection, The Company, The Company's agents and representatives do not do any of the following: disassemble equipment, move furniture, storage, carpeting, or open wall coverings. This inspection and report are limited to visible and accessible aspects of property's primary structure, the property's foundation or crawlspace, plumbing, electrical, roof, interior, exterior, cooling and heating systems. No invasive or destructive testing will be performed. The Company cannot be held responsible for any defects that are not readily visible, or that are intentionally or unintentionally concealed. The inspector has the right to submit an addendum to the original report within forty-eight hours of the completion of the inspection.

To be able to make an informed decision concerning the property, The Client should be present during the inspection, however, The Clients presence is at their own risk. Non-compliance with any applicable building code is not considered, evaluated or intended by the inspector and/or noted in the report. The Client should conduct a final pre-settlement inspection, which this inspection cannot replace. In the event the inspector points out any signs of settlement, cracks, deficiencies or other deformities, it is The Clients responsibility to monitor and/or repair the causes and effects. It is The Clients responsibility to have a qualified, licensed professional conduct any repairs or conduct further evaluations. It is the responsibility of The Client to review the entire report. If The Client requires clarification they should contact the inspector within a reasonable time after the inspection. It is the responsibility of The Client to initiate any renegotiations and determine priority of repairs to be conducted. If The Client conducts repairs, without the inspector observing any concerns prior to the repairs, The Client agrees to hold the inspector harmless from any costs arising from repairs and assumes all financial responsibility. The Client Agrees to all the terms within this



agreement and to hold The Company, The Company's agents and representatives harmless from any claim, cause of action or demand made by The Client or any party relating to the sale, purchase or repair of the property, components inspected, or relating to accidents arising from the inspection. If The Client is not present for the inspection they may not have utilized the full benefits of the inspection which can only take place in person. The Client understands this inspection is to assist The Client in making a more informed purchasing decision, and not to find all defects. The remaining functional lives of particular units, systems, or components are estimates, and no warranties, express or implied, are created by the inspection. The Client understands a separate warranty may be available through another agency. The findings of this inspection are valid for the date and time of the actual inspection only. The Company shall not be held responsible for items or problems concealed, hidden or inaccessible during the inspection. Furthermore, the inspection may be impeded by the following conditions: occupied buildings, inclement weather, or darkness. It is The Clients responsibility to have an additional inspection(s) performed if needed. The Client understands any sloppy, amateur or substandard workmanship should be upgraded or repaired as needed. The report checklist is only a tool for the inspector to use and is at the discretion of the individual inspector as to which sections of the checklist and observations are to be utilized. Payment by The Client is expected at the time of the inspection. Any fee not paid within 30-days of the inspection will have a service charge of 1.5% monthly or 18% per annum added to the fee.

TECHNICAL HOME INSPECTION OPTION - THE COMPANY OFFERS A MORE EXTENSIVE AND TECHNICALLY ORIENTED INSPECTION THAN THAT PROVIDED WITH A GENERAL HOME INSPECTION. ANY TECHNICAL HOME INSPECTION THE COMPANY CONDUCTS INVOLVES MULTIPLE SERVICE PROVIDERS WORKING AS INDEPENDENT CONTRACTORS (E.G., PROFESSIONAL ENGINEERS, MASTER ELECTRICIANS, MASTER PLUMBERS, HVAC SPECIALISTS, ROOFING SPECIALISTS, STRUCTURAL ENGINEERS, ETC.) AND TAKES A MINIMUM OF SEVEN (7) WORKING DAYS TO COMPLETE. WE CHARGE A MINIMUM BASE FEE OF \$4,000.00 PLUS ANY REQUIRED LABORATORY ANALYSIS AND SPECIALIZED TESTING FEES FOR OUR TECHNICAL HOME INSPECTION. IF YOU WISH TO HAVE A TECHNICAL HOME INSPECTION, YOU WILL NEED TO OBTAIN WRITTEN PERMISSION FROM THE PROPERTY OWNER, PROVIDE THAT WRITTEN AUTHORIZATION TO THE COMPANY AND PLACE YOUR ORDER THROUGH THE COMPANY'S MAIN OFFICE FOR SCHEDULING.

Severability Clause: In the event that any of the provisions of this Agreement shall be held by a court or other tribunal of competent jurisdiction to be illegal, invalid or unenforceable, such provision shall be limited or eliminated to the minimum extent necessary so that this Agreement shall otherwise remain in full force and effect.

Limitation and Liability: The Client agrees to limit any claim of liability for personal injury or property damage caused by any negligence of The Company or its agents to two times the amount of the original inspection fee.

Inspection Agreement/Description - this is a legal and binding contract, please read carefully.

By signing this agreement, The Client expressly agrees to and understands all the terms and conditions detailed herein:

Interior only or condominium/townhouse inspections exclude exterior components including; roof, crawlspaces, exterior siding and components, grounds, grade, foundation, structural components, pools and other common components and/or areas. See Home Owners Association documents for details and responsibilities for these areas.

· **The Client** - The Client understands and agrees that it is his responsibility to have further evaluation and/or to initiate repairs to any items the Inspector discovers; and to maintain and monitor the building and its components, including all paint, caulk, other sealants, gutters, HVAC filters, plumbing, grounds, driveway sealant, etc., and all combustion components such as fireplace, woodstove, water heater, HVAC system, etc. The Client is advised and understands they should have any repairs, further evaluations, or cost estimates carried out prior to purchase to ensure they are making the most complete and thorough purchasing decision possible.

DISPUTE RESOLUTION - ARBITRATION CLAUSE - Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation or any other theory of liability arising out of, from or related to this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the rules and procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the arbitrator appointed thereunder shall be final and binding and judgment on the

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Any comments or observations made require further evaluation and/or repair. Any evaluations or repairs should be conducted by a licensed, qualified specialist or company. Call our office for any consultaion you may need.

award may be entered in any court of competent jurisdiction.

I, **The Client**, Candy Lord acknowledge that by signing this I agree to , and understand all of the terms and conditions stated above and in this report , and waive any claims against **The Company**, The companys agents or representatives.

Date: 09/10/2020

Address of Inspection: 84-965 Farrington Hwy #A808, Makaha Beach Cabanas, Waianae, HI 96792

Total Inspection Fee: 374.86

Client Signature



Company Representative