

Confidential Inspection Report

Prepared For: John & Susan Sample

123 Enikine Street

Honolulu, HI 96815



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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The report is broken down into Systems or Areas for simpler navigation

SUMMARY

**John & Susan Sample
Re: 123 Enikine Street
Honolulu HI 96815**



Aloha John & Susan,

At your request, a visual inspection following ASHI's standard of care of the above property was conducted on . 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 and 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

You will find an overview statement in you summary

SUMMARY STATEMENT

Some Concerns & Further Evaluation Recommended

This appears to be a well built home with quality components in mostly good condition with 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.

Priority 1 Concerns - We Recommend Immediate Repairs, Service and/or FURTHER EVALUATION by an appropriate professional, prior to purchase

Color coding for quick understanding of conditions

300.9 Wood

Primary Roof Covering

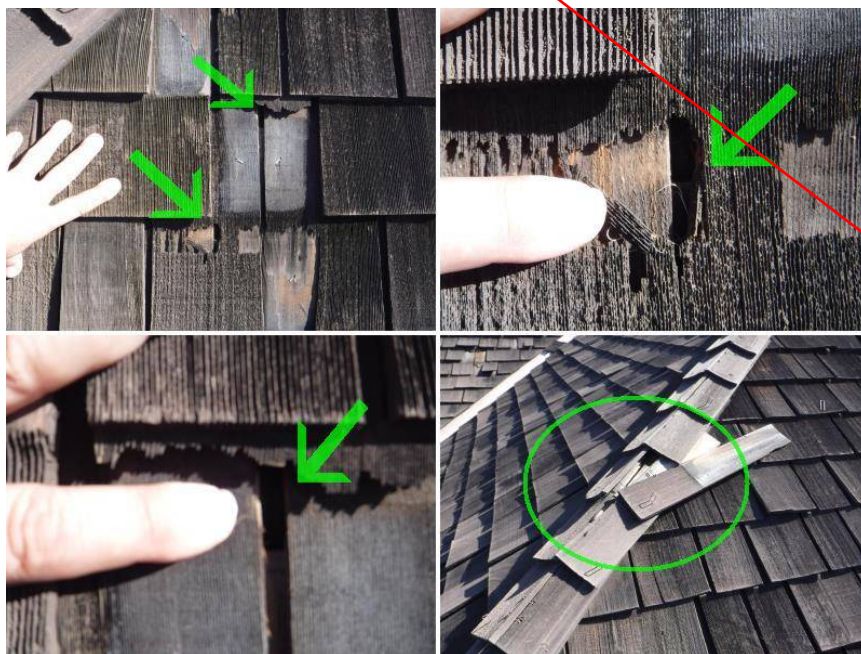
DEFECTIVE - Aging, damaged, and/or cupped shingles were present. We observed exposed matrix/felt which is the waterproofing membrane and is subject to damage from the sun's UV rays. Repairs are needed to ensure adequate weather protection. Any opening in the roof covering is considered an active leak. We recommend further evaluation and repairs as needed by licensed roofing contractor.

LOCATION, Various Areas Including but not limited to; Rear, Left, Middle,

IMPLICATIONS Age Related Conditions, May indicate older or worn component, Potential Mechanical Failure and or Moisture Infiltration,

TASK Further Evaluation by an Appropriate Expert or Contractor For Repairs and Costs and or for more information regarding this concern.

TIME Prior to Close off Escrow.



Each finding is broken down for easy to understand detailing;

Condition - What we find

Location - Where we find it

Implications - What it means

Task or Action - What to do

Time - When to do it

260.5 Wiring

Exterior Electrical

FURTHER EVALUATION Open Live Wiring Observed - Unfinished work and or projects are noted at various areas. You should consult the seller to verify the work will be completed prior to close of escrow or chose to except the conditions as they are,

LOCATION Various Areas of the House.

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

TASK Consult Seller For History of Repair(s), Request documentation,

TIME Prior to Close off Escrow.



Quality photos and schematics help understand the conditions noted and where they are located

605.7 Solar

Water Heater

DEFECTIVE - Solar System Not Operating - According to the seller the solar water heating system is not operating as intended. There are many possible reasons for this from costly to inexpensive.

Because this system is intended to use solar energy, it is not an efficient "electric" water heater. Updates, repairs and/or replacement are recommended to save money,

LOCATION Garage,

IMPLICATIONS, Not Operational, Wasted Resources,

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

TIME As Soon As Possible.



815.1 Outside Door Concerns

Interiors

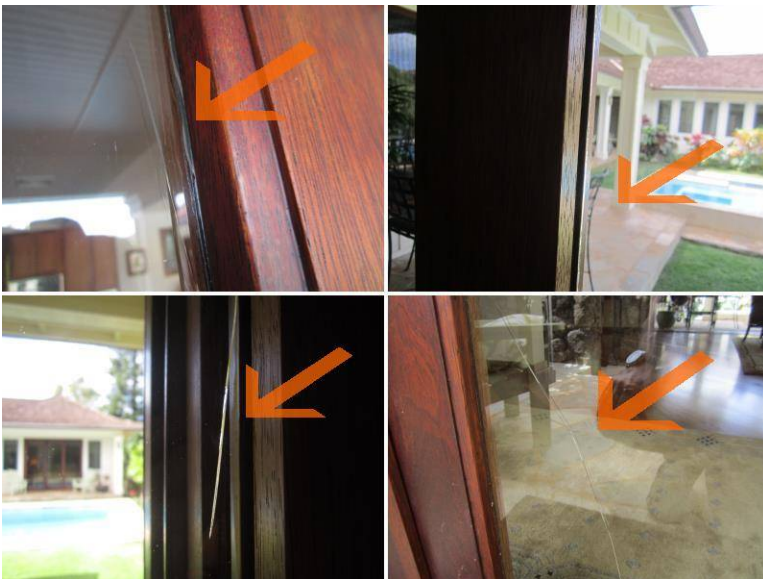
REPAIR or REPLACE - Cracks in glass noted on several doors. Due to the number of doors affected, listed as a major concern.

LOCATION Various sliding doors, front entry door,

IMPLICATIONS Mechanical Damage,

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

TIME As Soon As Possible.



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

208.1 Lanai Surface

Lanai / Patio

REPAIR or REPLACE

- a] Missing grout @ front right
- b] Loose or poorly secured tiles observed @ rear right,

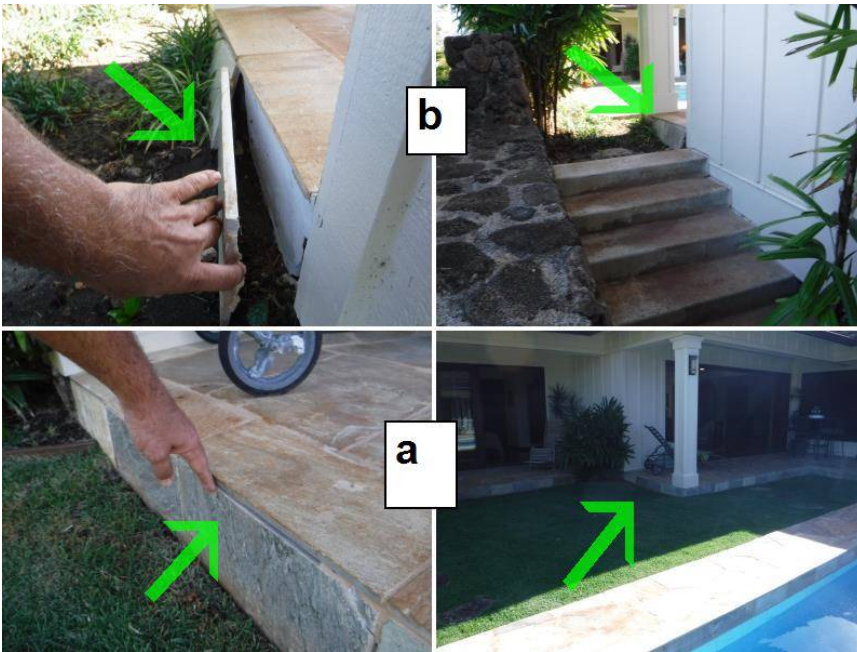
This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Any comments or observations made require further evaluation and/or repair. Any evaluations or repairs should be conducted by a licensed, qualified specialist or company.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

LOCATION Middle lanai area,

IMPLICATIONS Mechanical Failure, Potential Mechanical Failure,

TASK Repair or Replace, Components and/or Parts,

TIME Now, & As Required.



657.1 Condensate Drain Line Concerns

Air Handler Conditions

FURTHER EVALUATION - The primary condensate drainpipe may be blocked, We're concerned because rusty water was discovered in the catch pan. The primary condensate drainpipe should be verified as cleared, and the coil should be checked for evidence of a blockage.

- **Additionally**, we observed a condensate line dripping into a P-trap @ rear left, under the house; the trap is overflowing onto the grade. This can be caused by blockage and or simply not enough pressure to push water past the weir line. Further evaluation for cause and repair recommended

LOCATION Adjacent to attic access,

IMPLICATIONS May Not be Operating as Intended, Potential Costly Expense,

TASK Further Evaluation by an Appropriate Expert or Contractor For Cause and Repairs, and/or, for more information regarding this concern,

TIME As Soon As Possible.



721.1 Refrigerator

Kitchen

REPAIR or REPLACE - Not Making Ice - The ice dispenser is not operational. Water may not be connected but this was not verified

IMPLICATIONS Not Operating as Intended

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

TIME As Soon As Possible.



100 PROPERTY ANALYSIS

CLIENT and INSPECTION DATE

Client Name: John & Susan Sample - 808-123-4567
satisfied@gmail.com.

Client's Agent: Imthe Best 808-987-6543
luymyinspector@gmail.com.

Site Address: 123 Enikine Street
Honolulu, HI 96815.

Seller's Agent: I.M. Impressed 808-654-3219
impressed@gmail.com.

Date & Time: 3/10/2014 8:30 AM
Inspection Duration: 4.00 hours.

Inspector: Principal Inspector - Bryan Naff.
Secondary Inspector(s) - Kevin Lyons.

INSPECTION STATUS

Status: Occupied.

Weather: Clear, Windy.

Inspection Type: Standard - Interior and Exterior.

Temperature: 70-80 fahrenheit.

Utilities: All Utilities On.

Present At Inspection: Client - was present for 1% to 24% of the inspection,
Others Present for inspection - Client's Agent, Listing agent, Pool Inspector, Contractor.

PROPERTY CHARACTERISTICS

Approx Age & Sqftg: 2005 (11 Years)
4388 Sqft.

Building Type: Single Family, Detached House, Contemporary.

Stories: Single Story.

Bedrooms: 5.

Space Below Grade: Above grade with crawlspace.

Bathrooms: 3.5.

Mailbox: There is a mailbox on-site.

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.

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

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

MAINTENANCE - Needs routine repairs or regular maintenance.

MARGINAL - Has limited remaining useful life or limited performance.

REPAIR or REPLACE - Not performing as intended.

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

SAFETY CONCERN - Poses a health or safety risk.

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

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 later.



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 OBSERVATIONS

- 150.1 About This Report**

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.
- 150.2 Special Instructions**

The photographs 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.

ADDITIONS, RENOVATIONS or REMODELING

- 156.1 Unfinished Work/Projects**

Unfinished work and or projects are noted at various areas; Lighting, etc.. You should consult the seller to verify the work will be completed prior to close of escrow or chose to except the conditions as they are.

NEIGHBORHOOD

- 176.1 Parking**

Garage, Street Parking.
- 177.1 Traffic**

Appears Quiet.
- 178.1 Neighborhood**

Residential, The neighborhood show signs of local pride.

PROPERTY STATUS

- 194.3 Occupied**

The residence was occupied and furnished at the time of the inspection and portions of the interior were hidden by the occupants belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report.

TERMITE AND/OR PEST TREATMENT OBSERVATIONS

- 197.7 No Termite Treatment Observed**

No termite treatment was visible or observed by our inspector. Termites are a real concern in Hawai'i therefore we recommend further evaluation by a licensed termite expert and routine/regular treatment.

200 SITE & GROUNDS

General Site Notes [1] Any inspection of the grounds is not intended to address any geological or site stability information. We cannot determine the drainage performance of the site or any underground sewage drains, drainage systems, sewer servicing piping or septic systems. We do not evaluate any detached structures such as storage shed, work shops or stables. No remote controlled or mechanical components such as driveway gates or intercoms. Any mention of such items is merely informational and is not to be considered inspected. **2)** irrigation systems, low voltage lighting systems and water features are excluded from this inspection. We recommend having the systems demonstrated to you by the seller or their representative. If noted, constantly damp soils can lead to foundation settlement, cracking and/or failure. Proper grading and water control maintenance is essential to prevent water and, or insect infiltration or damage to siding or structure.

Grading & Drainage Notes [1] The soil grade should be maintained at least 6 inches below the top of the foundation and any wood products. This helps to prevent moisture damage and termite infestation. **2)** Directing drainage away from the foundation is extremely important. Many problems associated with the foundation are often a result of improper or poor drainage. Grading should always slope away from the foundation for good drainage. **3)** Gutters & downspouts are strongly recommended for flat graded sites to help keep roof runoff away from the foundation.

SITE & GROUNDS DESCRIPTION

General Photo Plates



Site Drainage & Grading

- Slope
- Topography
- Observations

Level building site - The building site was relatively level and flat. Appears to gently slope from.

Acceptable | There appears to be an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot predict the future performance of grading and drainage. We therefore recommend monitoring the perimeter of the foundation during heavy rains and improving condition as needed.

Area Drains Observed: **Yes**, and tested by running water through them for ten minutes
 Sump Pump Observed: **None Observed**

Landscaping

- **Trees** Serviceable - The trees on the site all appear to be alive and in acceptable condition. Some trees and/or shrubs on the site need to be trimmed.
- **Vegetation** Serviceable - The shrubs and/or bushes have a good appearance. The shrubs and/or bushes need to be trimmed or maintained.

Hardscaping & Walkways

- **Driveway** **Serviceable** - The driveway surface material is in satisfactory condition with only normal deterioration noted. **Poured Concrete w/ Grass inlay.**
- **Driveway Material -** **Serviceable** - The walkway surface material is in serviceable condition with only normal deterioration noted.
 - *There are no hard surfaces in the side yards, which are not required but are ideal to keep moisture away from the foundation.*
- **Walkways** Gravel and Concrete with tile & grout finish.
- **Materials -** Serviceable - The entryway stoop is in functional condition.
- **Entry**

Lanai / Patio

- **Materials** Concrete, w/ Tile and Grout.
- **Electrical Receptacles** Yes, The outlet is weather protected. The outlet is Ground Fault Circuit Interrupt protected.
- **Lights** Serviceable - Lights at the lanai appear to be in working order.
- **Cover** Serviceable - The patio cover is functional.

Fences, Gates & Walls

- **Fence(s) (in Contact With House)** **Yes** - The fencing materials appear to be in serviceable condition, There are fences and or walls between this home and the neighboring homes however we have no way of determining to whom they belong. Any mention of them in this report is simply a courtesy, we take no responsibility for their condition.
- **Fencing Materials -** Wood. The fence is constructed using 5-foot boards. & Stone & Mortar.
- **Gates & Latches** Serviceable - The gates and latches are performing as intended. Gates are not self closing.

Retaining Walls

- **Visible Conditions** None/Not Applicable.

SITE & GROUNDS OBSERVATIONS & CONCERNS

General Site Notes | 1) Any inspection of the grounds is not intended to address any geological or site stability information. We cannot determine the drainage performance of the site or any underground sewage drains, drainage systems, sewer servicing piping or septic systems. We do not evaluate any detached structures such as storage shed, work shops or stables. No remote controlled or mechanical components such as driveway gates or intercoms. Any mention of such items is merely informational and is not to be considered inspected. 2) irrigation systems, low voltage lighting systems and water features are excluded from this inspection. We recommend having the systems demonstrated to you by the seller or their representative. If noted, constantly damp soils can lead to foundation settlement, cracking and/or failure. Proper grading and water control maintenance is essential to prevent water and, or insect infiltration or damage to siding or structure.

Grading & Drainage Notes | 1) The soil grade should be maintained at least 6 inches below the top of the foundation and any wood products. This helps to prevent moisture damage and termite infestation. 2) Directing drainage away from the foundation is extremely important. Many problems associated with the foundation are often a result of improper or poor drainage. Grading should always slope away from the foundation for good drainage. 3) Gutters & downspouts are strongly recommended for flat graded sites to help keep roof runoff away from the foundation.

201.1 Site Drains

Site Drainage & Grading

- **ADVISORY** ~ An area drain was observed and tested. It appears to be a French Drain at the middle yard. Downspouts appear to be connected to area drains as well
- **LOCATION** Various Areas of the Exterior
- **IMPLICATIONS** These are Widely Regarded Desirable Conditions,
- **TASK** Service Annually,
- **TIME** Ongoing.



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202.1 Tree Branches

Landscaping

MAINTENANCE NEEDED - Tree branches overhanging the structure need to be monitored and trimmed so that limbs, leaves, and rain will not drop off the tree onto the roof covering and clog the gutters, damage the roof, or promote moss growth. Trees that rub against the roof can cause severe damage and can drastically reduce the life of the roofing material.

IMPLICATIONS Possible Mechanical Damage to roof,

TASK Trim, Monitor, and, Service regularly,

TIME As Required.



203.1 Tree Roots

Landscaping

MONITOR, A tree that is adjacent to the fence/wall foundation should be monitored for any growth that might affect the foundation.

LOCATION, Various Areas of the Perimeter.

IMPLICATIONS, Potential, Movement Concern,

TASK Monitor, and/or, Budget for Repairs,

TIME Ongoing, Unpredictable.



203.5 Bushes and Shrubs

Landscaping

MAINTENANCE NEEDED - Vegetation is encroaching on the structure, and should be kept a minimum of eight inches away for the general welfare of the walls and foundation. Vegetation growing against the exterior walls may introduce pests and/or accelerate deterioration of the exterior wall covering by retaining moisture. Watering this vegetation will introduce moisture to the soil which may eventually reach the foundation. Moisture in soil supporting the foundation can affect the ability of the foundation to support the weight of the structure above and can cause damage from soil heaving or settling, depending on soil composition and other conditions. Bushes and shrubs need to be trimmed away from the structure at least 8 to 12 inches.

The Inspector recommends removal of the vegetation from exterior walls. Consider replacement with vegetation having low water requirements.

IMPLICATIONS Potential material Deterioration or Damage, Improved Performance of Surface Materials

TASK Trim Back, Maintenance

TIME Now & Ongoing

207.5 Exterior Stairs

Hardscaping & Walkways

● UPGRADE or UPDATE Stairs with four or more risers are recommended to have rails for safety.

IMPLICATIONS Possible Safety Concern to Children and the Elderly,

TASK Install, Upgrade/Update

TIME As Required.



208.1 Lanai Surface

Lanai / Patio

● REPAIR or REPLACE

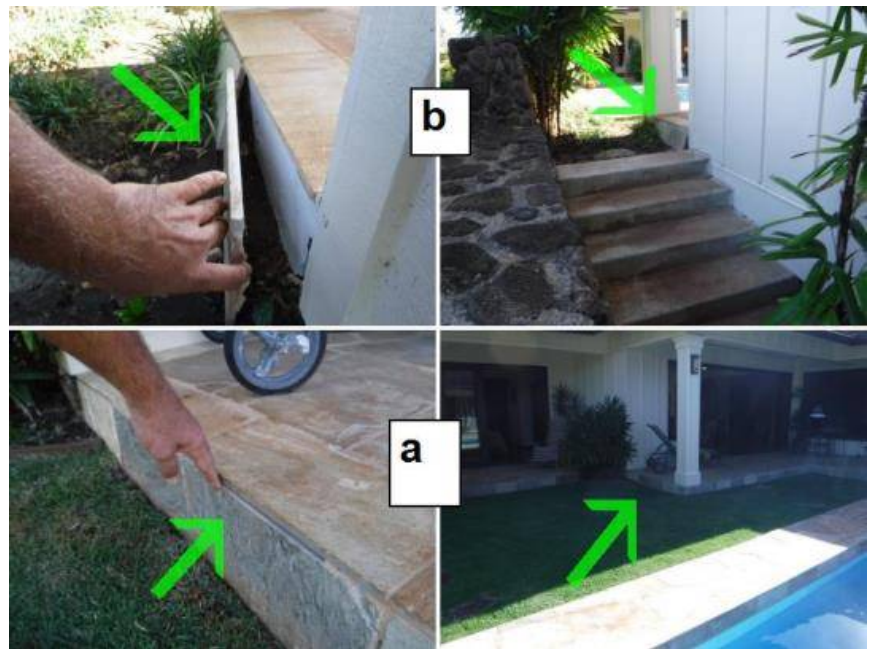
- a] Missing grout @ front right
- b] Loose or poorly secured tiles observed @ rear right,

LOCATION Middle lanai area,

IMPLICATIONS Mechanical Failure, Potential Mechanical Failure,

TASK Repair or Replace, Components and/or Parts,

TIME Now, & As Required.



213.5 Stone Fence Concerns

Fences, Gates & Walls

● MAINTENANCE NEEDED The fencing needs to be repaired; Caps appears to be loose or spalling,

LOCATION Including but not limited to; Front, Right, Corner,

IMPLICATIONS Cosmetic Defects, Would benefit from routine maintenance and/or repairs,

TASK Repair,

TIME, Now, & As Required.



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214.5 Pool Gates & Latch Concerns

Fences, Gates & Walls

- **UPGRADE or UPDATE** - Gates are not self closing,
IMPLICATIONS Possible, Safety Concern due to presence of pool,
TASK Upgrade to local requirements,
TIME As Soon As Possible.

250 EXTERIOR

Building Exterior Notes | 1) The soil grade should be maintained at least 6 inches below the top of the foundation and wood products. This helps to prevent moisture damage and termite infestation. 2) The condition and/or presence of flashing, including window and door flashing, is hidden behind the exterior siding and cannot be judged. The inspector relies on signs of leakage at the interior to determine the fitness of this component. 3) Minor cracks in stucco finishes are to be expected and will normally not effect the integrity of stucco siding or the waterproofing system. 4) Exterior wood members are prone to damage. Regular maintenance, including painting, is needed to prevent damage. 5) All gaps in the siding and trim should be sealed or otherwise maintained to prevent water intrusion. 6) A pest inspection is recommended to identify wood damaged by moisture and pests. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

EXTERIOR DESCRIPTION

General Photo Plates



Exterior Surfaces or Covering

- **Predominant Siding** Board & Batten.
- **Visible Conditions** Serviceable - The siding is in serviceable condition.
- **Vapor Barrier** Not Visible - This is commonly to to the building design or the fact that the materials are covered by the siding materials.
- **Life Expectancy** The life expectancy of exterior wood siding and/or trim is 30 years. Life expectancy can be extended significantly with proper maintenance.
- **Earth To Wood Clearance** Serviceable - There appears to be adequate clearance between the earth and the wood.

Trim Work

- **Raised Trim Boards** **Serviceable** - The trim is intact and serviceable.
- **Soffits/Eaves** Serviceable, Venting Observed.
- **Fascia & Rake Boards** Serviceable - The fascia and rake boards appear to be in acceptable condition and show only signs of normal wear.

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- **Visible Materials** Wood.

Paints, Sealants & Structural Caulks

- **Visible Conditions** Serviceable - The finish or exposed painted surfaces are acceptable.
- **Wall Flashing Present?** No, Wall flashing was not visible at the time of this inspection, This is common, we cannot see areas covered by the siding.

Fenestrations

- **Doors (from Exterior)** **Serviceable** - The outside entry door(s) is acceptable as noted from the exterior.
- **Windows (from Exterior)** **Serviceable** - The window framing and glass are in a serviceable condition.
 - ~ The presence and condition of window screens is obvious and their inspection lies beyond the scope of the General Home Inspection.

Exterior Electrical

- **Receptacles & Wiring** **Serviceable** | The outlets are functional and ground-fault protected, and include weatherproof covers.
- **Lights & Fixtures** *Updates and/or repairs recommended.*

Other Exterior Components

- **Hose Bib(s)** **Serviceable** - A representative number of hose bibs are accessible were tested and appear to be operating acceptably
~ *Predictable maintenance and updates may be required, i.e.; leaky faucet handles are common.*
- **Utility/Laundry Sink Or Basin** **Serviceable** - Utility sink was tested and appear to be operating acceptably
Location - Interior, @ Laundry area.

EXTERIOR OBSERVATIONS & CONCERNS

262.1 Hose Bib(s)

Other Exterior Components

MAINTENANCE NEEDED Some hose bib handles leak when operated | An exterior faucet which leaked when operated should be repaired to avoid wasting water and to prevent moisture from accumulating next to the foundation. Even leaks which appear inconsequential can add significant quantities of moisture to the soil over time. Moisture in soil supporting the foundation can compromise the ability of the foundation to support the weight of the structure above. It can also cause foundation damage from heaving or settling, depending on soil composition and other conditions.

LOCATION Including but not limited to; Front, Left, Corner

IMPLICATIONS Conditions Appear Consistent with Age, Age Related Conditions, May indicate older or worn component,

TASK Budget for Repairs,

TIME As Required.



300 ROOF

Additional Information | Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, ventilation and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing materials. The inspector cannot and does not offer an opinion as to whether the roof leaks or may be subject to future leakage. Although the roof can be evaluated, it is virtually impossible for anyone to detect a leak, except as it is occurring or by specific water tests which is beyond the scope of this inspection. Even water stains on ceilings or framing within attics will not necessarily confirm an active leak without corroborative evidence. We recommend consulting the seller's or occupants of the residence as they will naturally have the most intimate knowledge of the roof and its history.

ROOF DESCRIPTION

General Photo Plates



Basic Information

- **General Observations**
- **Predominant Style**
- **Primary Means Of Inspection**
- **Covering Layers**
- **Estimated Age Of Roof**

Predictable Wear and Tear, Age Related Conditions and Damage, Wind Related Damage Visible. Hip and Gable.

Walked On | The roof covering was inspected by walking on the roof.

One | The roof covering on the main structure appears to be the first covering.

The roof is estimated to be approximately 11-13 years old. However, this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable.

The life expectancy for a wood shake roof is typically 20 years.

Medium slope, Medium slope is considered to be between 4 in 12 and 6 in 12.

Life Expectancy -

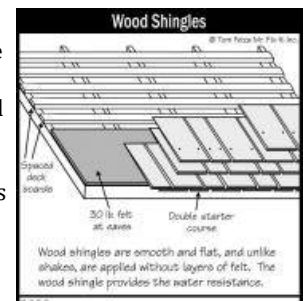
- **Predominant Slope**

Primary Roof Covering

- **Observations**
- **Type/Material -**

Updates and/or Further Evaluation Recommended.

Wood Shingles, | Wood shingles are among the oldest of roofing materials, but they are coming under increasing criticism and are no longer permitted in some jurisdictions. They are comprised of uniformly thin shingles or thick shakes, installed on either spaced or solid sheathing. Spaced sheathing consists of strips of wood that run perpendicularly to the rafters, on which the shingles or shakes are fastened. These are easily broken, and the open spaces between them permit a fire to draft more rapidly, and whatever chemical fire-retardant the shakes or shingles may have been impregnated with diminishes over time. Wood roofs with solid sheathing are structurally sounder. Regardless, whereas such



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roofs have a life expectancy of twenty-five years, which is similar to many other roofs, they tend to weather more rapidly here in Hawai'i and must be carefully monitored and maintained.

• **Information**

Most residences have termite inspections as a condition of escrow, and when termite infestation is confirmed most are commonly tented in preparation for fumigation. This requires personnel to walk on the roof, which can damage the roofing material. Therefore it is essential that you review the termite report, and if the residences is to be tented that you have a local roofing company inspect the roof after the tenting has been removed to confirm that the roofing material did not sustain damage.

Ridges & Interlayment

- **Ridges**
- **Interlayment**

There is evidence of predictable wear on the ridge shingles. Recommend monitor annually.
Yes | From a visual inspection there appears to be felt interlayment between the successive rows of shakes.

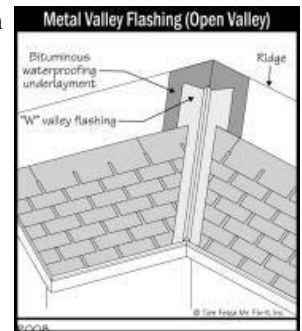
Flashings & Penetrations

- **Informational**
- **Visible Conditions**
- **Valleys**

"Flashing" is a general term used to describe sheet metal fabricated into shapes used to protect areas of the roof from moisture intrusion. Typical areas of installation include roof and wall penetrations such as vent pipes, chimneys, skylights and areas where dissimilar roofing materials or different roof slopes meet.

Serviceable | The flashings appear in serviceable condition at this time and consistent with the age of this structure.

Type/Material - Open Metal | The valleys on the roof are open with metal valleys.



- **Plumbing Vents**
- **Type/Materials - Skylights**

Serviceable | Plumbing vents appear to be in serviceable condition.
Leaded.

Serviceable @ Rear | The skylight(s) appears to be in serviceable condition.

Informational - The roof includes a skylight, and skylights are notoriously problematic and a common point of leaks, and we do not endorse them. There are different methods of installing them and, although opinions will vary, some methods are better than others. Regardless, it should be inspected annually, and monitored during a rainstorm.



Roof Drainage

- **Gutters**
- **Type/Materials - Downspouts**

Serviceable.
 Metal Gutters Down Spouts and Area Drains.

Serviceable | The downspouts appear to be clear and functional.

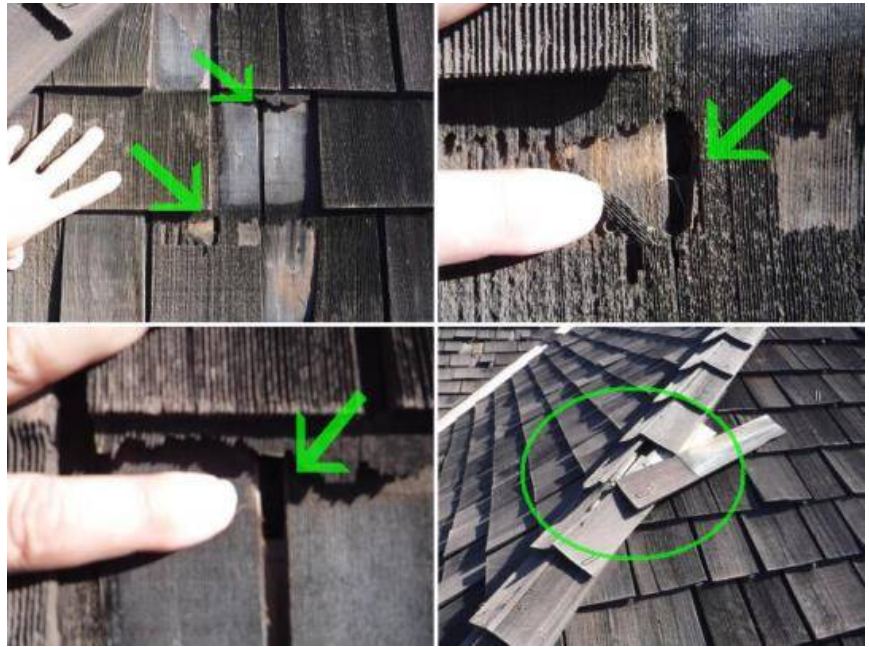
- *Run-off water needs to flow away from the side of the house at least 6 feet. This will allow the run-off to get far enough away to not interfere with the foundation. Installation of downspout extensions would help carry the water further away from the foundation,*
- *Downspouts in some areas appear to be connected to area drain pipes installed on or in the ground to help remove water from the immediate area. This is a desirable feature.*

ROOFING OBSERVATIONS & CONCERNS

300.9 Wood

Primary Roof Covering

- DEFECTIVE - Aging, damaged, and/or cupped shingles were present.** We observed exposed matrix/felt which is the waterproofing membrane and is subject to damage from the sun's UV rays. Repairs are needed to ensure adequate weather protection. Any opening in the roof covering is considered an active leak. We recommend further evaluation and repairs as needed by licensed roofing contractor.
- LOCATION**, Various Areas Including but not limited to; Rear, Left, Middle,
- IMPLICATIONS** Age Related Conditions, May indicate older or worn component, Potential Mechanical Failure and or Moisture Infiltration,
- TASK** Further Evaluation by an Appropriate Expert or Contractor For Repairs and Costs and or for more information regarding this concern,
- TIME** Prior to Close off Escrow.



309.1 Downspout Extensions & Runoff Roof Drainage

- UPGRADE or UPDATE** - Installation of downspout extensions would help carry the water further away from the foundation.
- Run-off water needs to flow away from the side of the house at least 6 feet.** This will allow the run-off to get far enough away to not interfere with the foundation.
- LOCATION** Including but not limited to; Right, Side, Middle,
- IMPLICATIONS** Soils near or adjacent to the foundation that are continuously wet can lead to settlement and/or movement issues
- TASK** Install, Further Evaluation by an Appropriate Expert or Contractor
- TIME** As Soon As Possible.



325 ATTIC

ATTIC DESCRIPTION

General Photo Plates



General Information

- Attic Type
- Access Location
- Entry Or Access Type
- Means Of Inspection

Service Space, Storage - The attic cavity has capacity for storage of light boxes or items.
Laundry room, Ceiling.

Ceiling scuttle hole.

Entered - The attic cavity was inspected by entering the area.

Framing Components

- Framing Type & Condition

The roof framing consists of a factory- built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.
The rafter spacing is 24 inch on center.

Serviceable | The rafters or truss system appears to be in acceptable condition.

Serviceable | The roof framing as installed seems adequate.

Serviceable, Foil or Techshield energy efficient sheathing.

Noted | Hurricane ties were visible from the attic.

- Attic Bracing
- Roof Deck / Sheathing
- Hurricane Clips Visible?

Other Attic Components

- Attic Ventilation
Type -
- Attic Insulation
Type(s) Observed -
Height Or Value -

Appears Acceptable.

Eave Vent.

Serviceable.

Batts.

R-19.

Attic Electrical

- Attic Electrical
- Attic Lighting

Serviceable | Overall conditions appear serviceable.

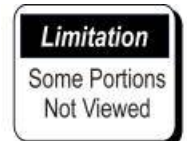
Yes - There is a light fixture installed.

ATTIC OBSERVATIONS & CONCERNS

LIMITATIONS

General Information

- The attic cavity was inspected by entering the area. Not all areas of the attic were accessible as by the standards of practice that I follow. Due to, building design, However, the areas that were viewed were clean and dry and free of any visible major deficiencies.



325.1 Attic Access Observations

General Information

- **FURTHER EVALUATION** Access to the secondary attic or service space in the bedroom closet was not available at this time therefore the attic cannot sensibly be considered "inspected" and we recommend re-inspection when access is made available.
- IMPLICATIONS** Not Readily Accessible; Shelving installed,
- TASK** Further Evaluation by an Appropriate Expert or Contractor when accessible,
- TIME** As Soon As Possible
- NOTE** *Reinspections are not a service that we provide.*



326.5 Attic Pests or Debris

General Information

- **MAINTENANCE NEEDED** Rodent in trap(s) noted in attic space.
- LOCATION** Middle along run way,
- IMPLICATIONS**, Chance of Pest Infiltration,
- TASK** Consult Appropriate Expert or Contractor **for Routine treatment**,
- TIME** Now, Ongoing, Discretionary.



350 GARAGE GARAGE OBSERVATIONS

General Photo Plates



General Information

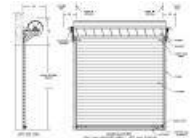
- **Style** The garage is attached.
- **Size** Two car garage.
- **Height** Appears Serviceable - Over the generally agreed conventional height of 7 feet. (Not measured)

Auto Door

- **Doors** There is a single overhead door. The overhead doors are made of steel.
- **Condition -** **Appears Serviceable** | The overhead door is in satisfactory condition, and it is functional.

Auto Door Opener

- **Type** **Torsion-spring automatic garage door openers** are the most expensive type of garage door opener. Their design allows them to be installed in less room than the other types of garage door openers. Due to their limited availability and unpredictability, torsion-spring garage door openers are not common. Unlike the other style of garage door openers, torsion-spring garage door openers do not have a rail. They turn the torsion-spring rod directly. This allows them to operate with less noise.



~ Maintenance on torsion-spring garage doors is also higher than the other types of garage door openers. If the power head moves out of alignment, the garage door will jam.

- **Condition -** **Serviceable** | The overhead door opener appears to function appropriately. Testing the remote control for the automatic opener is not included as a part of this inspection.
- **Auto Door Safety Devices?** **Yes**, The door opener is equipped with an automatic reverse mechanism.
- **Type(s) -** **Eye Beam**, There is an electronic beam safety reverse system installed. It appears to be functional.
- **Impact Reverse**, The impact safety reverse worked when it met resistance.

Garage Electrical

- **Receptacles** Serviceable, The electrical outlets in the garage tested as correctly grounded. The garage/carport electrical outlets, except for dedicated circuits, are protected with Ground Fault Circuit Interrupt protection as required by current standards.
- **Lights / Fixtures** **Serviceable** | The lighting appears functional. Also, this is a benefit for security. Further Evaluation or Repairs Recommended.

Fenestrations

- **Door To Interior** Serviceable, There appears to be a fire rated door separating the garage from the living areas of the house, The door appears to be self closing.
- **Door To Exterior** None, Not Applicable.
- **Windows** **Serviceable** | The window(s) is in acceptable condition.

Floors, Walls & Ceilings

- **Floors** **Serviceable** | The garage floor is in serviceable condition.
- **Walls** **Serviceable** | The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished.
- **Ceilings** **Serviceable** | There appears to be a fire rated separation between the garage ceiling and the living areas above.

Other Components

- **Informational -** **Stored item in the closet, precluded a thorough inspection of the walls and the floor. Recommend a re-inspection of this area at the final walk through when presumably the stored items will have been removed.**
- **Floor Drains** **No** - There is no floor drain installed.
- **Garage Foundation** **Serviceable** | The visible portions of the foundation under the garage appear to be functional.
- **Garage Roof** Attached to the house.

GARAGE OBSERVATIONS & CONCERNS

Limitations

General Information

- **Due to stored items in the garage, I was unable to determine the condition of the portions of the floor and walls that are not visible.**



400 CRAWLSPACE CRAWLSPACE DESCRIPTION

General Photo Plates



Entry

- **Type Of Entry** The crawlspace was inspected by entering and crawling through.
- **Entry Location** Exterior, Rear, Right.
- **Entry Condition** **Serviceable** | The crawlspace entrance is adequately sized.

Foundation Elements

- **Conditons** **Serviceable** | The visible portions of the crawlspace appear to be serviceable.
- **Are There Piers?** Yes, **Type** Exposed concrete piers at least 8" in diameter are visible in the crawlspace.
Condition Serviceable | The piers as installed appear to be adequate. No engineering analysis was completed.
- **Foundation Bolts?** Not Visible - The bolts in the foundation walls are obscured by the floor sheathing. However, given the type of the foundation and the age of the structure, the bolts can logically be assumed to be present.

Wood Framing

- **Posts** **Serviceable** | Posts appear in serviceable condition in the crawl space. Posts are installed to support the structural framing members above. They should be firmly secured to a solid pad and not in contact with the soil. They should solidly contact both the footer below and the beam above.
- **Beams & Joists** **Serviceable** | Beams/joists appear in serviceable condition in the crawl space.
- **Subfloors** Plywood Sheets.

- **Evidence Of Insects Or Animals?** No | There was no evidence of animal or insect infestation noted.
- **Overall Observations** **Serviceable** | Overall conditions appear serviceable at this time.

Ventilation & Grade

- **Ventilation** **Serviceable** | The cross-ventilation in the crawlspace appears to be adequate.
- **Grade Materials** Dirt, Sand, Gravel.
- **Conditions** **Serviceable** | Ground under house appears to be in acceptable condition.
- **Sump Pump @ Crawlspace?** None Visible, Not Applicable.

Electrical & Plumbing

- **Electrical** **Serviceable.**
- **Plumbing** **Serviceable** | Overall conditions appear serviceable, The tie straps and hangers supporting supply and waste piping appear adequate.

CRAWLSPACE OBSERVATIONS & CONCERNS

408.1 Ventilation

Ventilation & Grade

- **UPGRADE or UPDATE** The vents at the left side are missing and may be susceptible to pest intrusion. Recommend repair or replace vent screens.
- LOCATION** Left, Side,
- IMPLICATIONS** Improved Performance,
- TASK** Install,
- TIME** Discretionary.



450 STRUCTURE & FOUNDATION

Structure

- **Type** **Conventionally Framed** | The walls are conventionally framed with wooden or steel studs @ 16 or 24 inches on center. This is a widely used framing method for residential construction.
- **General Conditions** **Serviceable** | The exposed portions of the structure appear to be adequate.
- **Signs Of Water Damage?** **No** | None Observed.
- **Visible Materials** Wood Visible and Steel Visible.
- **Wall Lines** **Acceptable** | Wall appear acceptable at this time.

Building Foundation

- **Type** **Raised Foundation with a crawlspace** | Refers to a foundation with pier and post or walled foundation
- **Visible Foundation Cracks?** **Yes** - Cracking in the vertical foundation walls was noted from the crawlspace. Cracks less than 1/4 inch were noted in the foundation. This condition does not yet warrant further investigation provided the movement is not recent or does not show differential movement. If future movement is noted or the cracks grow, then further investigation by a professional structural engineer and/or a licensed qualified foundation contractor will be needed to determine the cause and course of action.
- **Evidence Of Recent Movement?** **No** - There is no visible evidence of any recent movement concerns.
- **Foundation Perimeter Drainage** **Serviceable** - The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.
- **Footer Drain Tile?** **Yes** - At least one end of the footer drain exposed to daylight was noted. This inspection does not warrant the effectiveness of the drainage system. I merely noted that there appears to be one present.
- **Vapor Barrier Present?** **Not Visible** - No vapor barrier is visible due to building design. It's presence cannot be confirmed at this time.

STRUCTURE & FOUNDATION OBSERVATIONS & CONCERNS

ADDITIONAL INFORMATION: In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. Minor cracking or surface deterioration is common in many foundations and most do not represent structurally significant problems. Any cracks or water damage should be repaired and monitored as required by a licensed individual. Severe problems such as major cracking, amateur work or water damage could lead to a structural failure. If major cracking is visible we recommend further evaluation by qualified structural engineer. All cracks should be monitored to determine if they are active or are from previous movement. All exterior grades should allow for surface water and roof water to flow away from the structure's foundation. All concrete floors slabs experience some degree cracking in the curing process. In most instances floor coverings prevent the recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not part of this inspection. In the absence of any major defects, we may not recommend further consultation with a foundation contractor, structural engineer or geologist, but this should not deter you from seeking the opinion of any such expert. We also recommend that our clients consult the seller about any knowledge or history of prior foundation or structural repairs.

LIMITATIONS

Structure

- Due to limited visibility, portions of the structure & foundation that are blocked from view and is not covered by this inspection.



500 ELECTRICAL SYSTEMS

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.**

ELECTRICAL SYSTEM DESCRIPTION

General Photo Plates



Electrical Service

- General Service Information
- Service Connection Method

The electrical system is modern, and should include arc-fault and ground-fault protection as mandated by 2002 -08 standards.

Underground | Underground service to the structure is desirable for safety and appearance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service. Contact the utility company to mark the location of underground cable before digging.

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- **Utility Meter**
- **Service Disconnect**
- **Service Amperage**

Located @ Front, Left, Corner, of the building/structure.

Located @ The Utility Meter.

200 amp Ampacity of the electrical service is determined by comparing the lowest of the capacities of: incoming service cable capacity, service meter capacity, and main power panel rating. The lowest of these three components is considered the overriding factor. The above noted capacity was determined using this guideline.

- **Service Equipment Ground**

Copper wire was observed and appears to be connected to water service line and a grounding driven rod.

Main Circuit Panel

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

200 amp

Located @ Laundry Room, Behind Door.

Cutler-Hammer.

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.

Additional Information - AFCI Protection noted at breakers; this is a more modern and desirable feature.

Sub Circuit Panel

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

50 amp,

Located @ Exterior Right side @ Pool Equipment.

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.

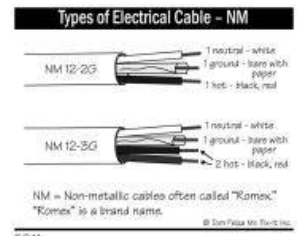
Serviceable - The breakers in this power panel appear to be appropriately matched to the circuit wire gauge.

Additional Information - GFCI Protection noted at breakers; this is a desirable safety feature.

Branch Wiring / Feeders

- **Wire Type(s)**

Copper NM - non-metallic sheathed | The residence is wired with a flexible, modern, 3 wire, grounded cable known as Romex. Copper multi-strand feeders are installed to deliver power to a downstream panel or power hungry appliances.



- **Branch Circuit Grounding**

Yes, Observed,

Proper wiring was found including ground when receptacles were tested.

- **Occupancy** **Furnished/Occupied** | We did not move furniture or any other items, and only tested a representative number of accessible switches, receptacles.
- **Wiring Conditions** **Serviceable** | The exposed wiring appears to be in serviceable.

Safety Protection Devices

- **Gfci Devices** Ground fault protection is provided by use of interrupt resets at the **outlets** rather than the main panel.
- **Afci Devices** AFCI Protection Present, This structure is protected by using Arc Fault Circuit Interrupt breakers. Arc fault protection is provided using breakers in the main panel. When the circuit is interrupted, resetting must be done at the main panel.
- **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 observed.**

ELECTRICAL OBSERVATIONS & CONCERNS

260.5 Wiring

Exterior Electrical

- **FURTHER EVALUATION Open Live Wiring Observed** - Unfinished work and or projects are noted at various areas. You should consult the seller to verify the work will be completed prior to close of escrow or chose to except the conditions as they are, **LOCATION** Various Areas of the House. **IMPLICATIONS** Incomplete Work, Electrical issues are considered a safety concern until corrected or repaired, **TASK** Consult Seller For History of Repair(s), Request documentation, **TIME** Prior to Close off Escrow.



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333.1 Electrical Wiring @ Attic

Attic Electrical

- **UNCONVENTIONAL** These are a common findings
 - a] Unprotected, spliced, open, taped electrical wiring noted at attic crawlspace. Spliced/wire capped electrical connections are not allowed unless they are in a covered junction box..
 - b] At least one electrical junction box is missing a cover at the attic crawlspace, This is a relatively common finding,

LOCATION Adjacent to entry,

IMPLICATIONS Unconventional, May not meet current inspection standards, Potential Safety Concern,

TASK Correct,

TIME As Soon As Possible, At next professional servicing.



355.5 Garage Lights / Fixtures

Garage Electrical

- **REPAIR or REPLACE** Some portion of the garage lighting is not functioning as intended.

LOCATION Right, Side,

IMPLICATIONS Not Operating Using Normal Controls,

TASK Repair or Replace,

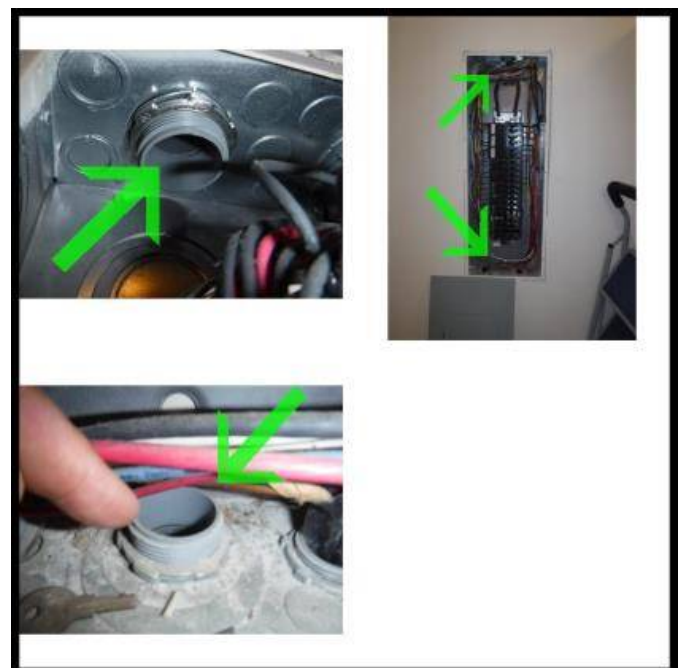
TIME, As Required.



511.1 Cover Panel / Box

Main Circuit Panel

- **UPGRADE or UPDATE** There are voids, or open knockouts - Unused openings at the exterior of an electrical panel can allow pest or debris intrusion. Small metal covers made for covering such openings are available at most hardware stores for under \$3 and should be installed,
- LOCATION** Top, and Bottom
- IMPLICATIONS** Practices that are widely or generally considered problematic, Chance of Pest Infiltration
- TASK** Correct,
- TIME** As Soon As Possible, At next professional servicing



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512.1 Overload Protection Devices

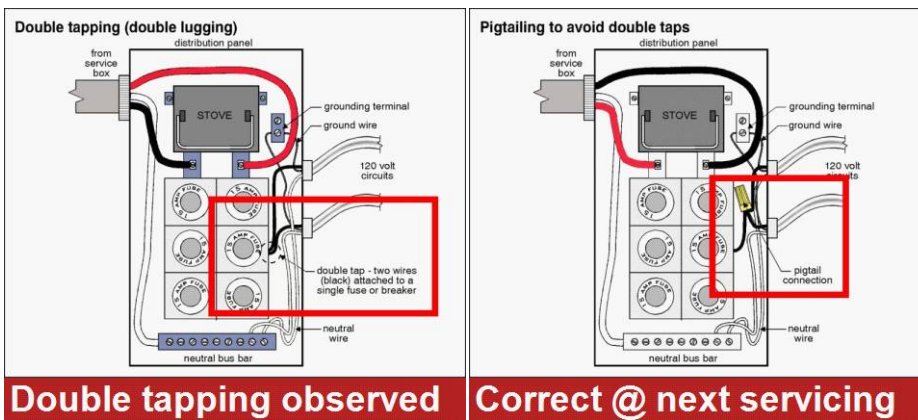
Main Circuit Panel

- **UNCONVENTIONAL Double tapping noted** on multiple circuit breaker(s) inside this electrical panel. Circuit breakers have double leads, or connection of more than one wire to each circuit breaker.
 - **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 Technically, Unconventional Conditions, May Not, Meet Widely Accepted Building Standards,

TASK Correct,

TIME At next professional servicing.



Double tapping observed

Correct @ next servicing

510.12 Location

Sub Circuit Panel

- **ADVISORY Panel partially blocked by tree limbs.** The power panel should be installed in a manner to allow safe and quick access for operation, repair, or inspection without having to climb over or remove obstacles. This is according to current safety standards.

LOCATION Exterior, Right, Side,

IMPLICATIONS Practices that are widely or generally considered substandard, Not Readily Accessible,

TASK Correct,

TIME As Soon As Possible.



519.1 CO Detectors

Safety Protection Devices

UPGRADE or UPDATE - Carbon monoxide detectors were missing in recommended areas. Carbon monoxide detectors are recommended by the U.S. Product Safety Commission to be installed where gas is present. Always recommended, rarely found.

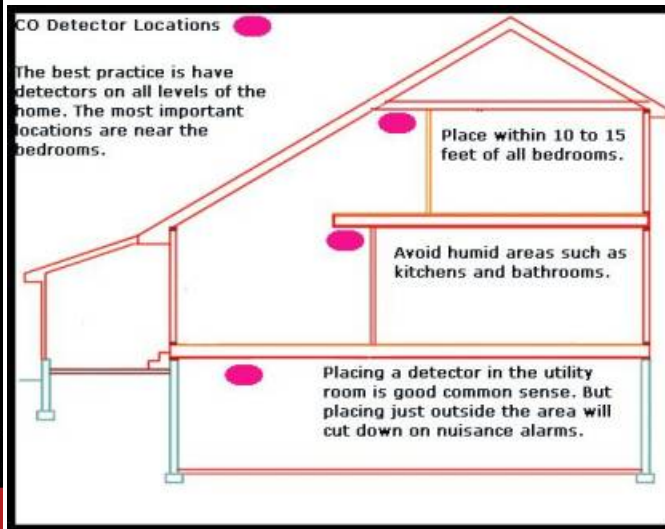
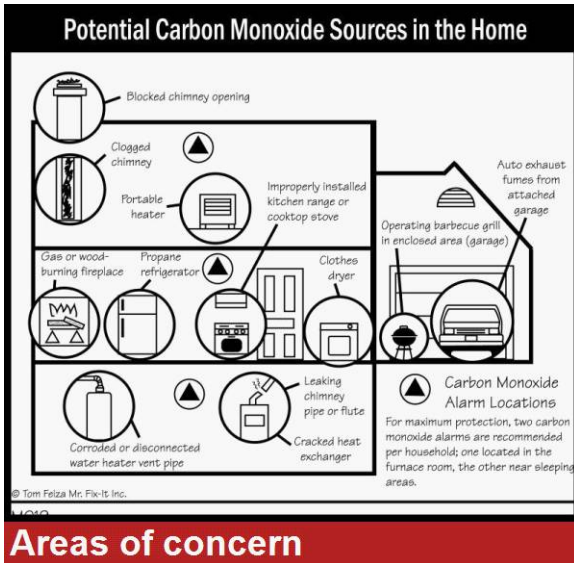
IMPLICATIONS May not meet current inspection standards, Possibly Unsafe,

TASK Install in Recommended Areas

TIME As Soon As Possible.

**Learn More Here -

http://www.cpsc.gov/en/Safety-Education/Safety-Education-Centers/Carbon-Monoxide-Information-Center/Carbon-Monoxide-Questions-and-Answers/



778.1 Bathroom Electrical & Wiring Concerns

Master Bathroom

SAFETY CONCERN Gapping in wall noted above electrical outlet, recommend caulking to prevent possible water or other intrusion,

LOCATION Left side sink,

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

TASK Correct,

TIME As Soon As Possible.



809.1 Electrical Concerns [Interior]

Interiors

- **SAFETY CONCERN** - Electrical receptacle is loose at the wall,
- LOCATION** Kitchen area,
- IMPLICATIONS** Electrical issues are considered a safety concern until corrected or repaired,
- TASK** Repair or Replace,
- TIME** As Soon As Possible.



550 PLUMBING SYSTEM

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 45 and 65 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.

PLUMBING SYSTEM DESCRIPTION

General Photo Plates



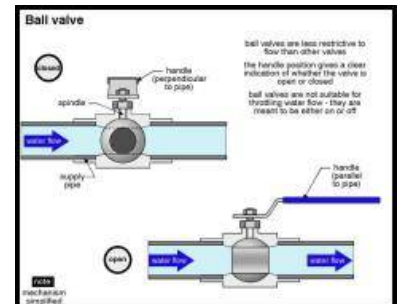
Water Service

- **Water Source**
- **Water Meter**
- **Main Water Shut Off**

City/Municipal, The source of the water supply was determined by, the presence of a water meter on the property and no other source of water supply observed,
Serviceable | We observed the meter, and confirmed that water is not moving through it. Had there been movement and no fixtures in use, it would have indicated a subterranean or concealed leak somewhere in the system. Fortunately, this is not the case.

Located @ Front, Right, Sidewalk.

Shut Off Valve was observed @ Front, Right, Corner, Next to the House,
Valve Type - Ball Style Valve.



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- **Water Pressure Regulator?** A pressure regulator was NOT noted.
- **Water Pressure** Above 80 psi tested at hose bib.

Supply & Distribution Pipes

- **Supply Pipe(s)** **Copper** | The visible portions of main service line to the structure is copper, **Pipe Size** | 1" water service line from the meter to the main cutoff.
- **Water Distribution Pipes** **Copper** | The visible interior supply piping in the structure is copper. The life expectancy of copper plumbing is 60-90 years, though intermediate repairs may be necessary much sooner.

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.
- **Sewage Disposal Type** **Public Sewer System** This inspection merely identifies the type of sewage waste disposal system. It does not comment on the adequacy or effectiveness of the system. For further evaluation we recommend a licensed expert. The type of waste disposal system was provided by the seller.
- **Waste Pipes** **ABS (Plastic)** | The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, commonly known as ABS. The life expectancy of plastic piping exceeds the life of the structure.
- **Vent Pipes** **Plastic** | The vent material is plastic as seen as it passes through the roof.
- **Waste Line Cleanout(s)** **Observed @ Crawlspace, Under House.**

Other Plumbing Components

- **Lawn Irrigation System** **Yes, Not Inspected** | The inspection of an installed lawn sprinkler is beyond the scope of this inspection. Recommend having the system demonstrated by owner or further inspection by a licensed plumber or lawn sprinkler company.
- **Fire Suppression System** **No** - No fire suppression system is visible.
- **Sump Pump?** No, None Visible.
- **Sewage Pump?** No, None Observed, Not Applicable.

Gas Services

- **Present?** Yes.



- **Supplied By** Gas is provided by a regulated service company or utility.
- **Type Of Gas** Natural Gas.
- **Location Of Meter** **Meter was observed @ Front, Right, Sidewalk.**
- **Piping** Galvanized.

- Gas Odors Noted? No.

PLUMBING OBSERVATIONS & CONCERNS

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

Limitations

General Observations

- 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

General Observations

- In many homes the interior valves and fixtures may be corroded as is common due to minerals in the water and the passage of time. In addition, shut-off valves below sinks and toilets that are not in daily use have a tendency to leak when they're turned on or off for the first time. For this reason alone, and particularly while the residence is vacant, it would be wise to have any older fixtures replaced, and thereby avoid the leaks and other problems that inevitably occur in every plumbing system. Interestingly, the cost of maintenance is typically less than the cost of repairs.

552.1 Water Pressure

Water Service

- **UPGRADE or UPDATE - Water pressure was over 80 pounds per square inch and is technically considered excessive. High water pressure can stress valve and fixture which can result in drips and failure. I suggest the supply should be adjusted to below the 80 pound maximum. If the pressure can not be adjusted a water pressure regulator valve should be installed to regulate the pressure to an acceptable 40 to 80 psi range.**

IMPLICATIONS, Not Operating as Intended, Components Susceptible to Mechanical Failure,

TASK, Further Evaluation by an Appropriate Expert or Contractor For Upgrade 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



- Serial Number
- Manufacturer
- Estimated Date Of Manufacture
- Life Expectancy
- Location
- Fuel Type

RU 0602D04763

Ruud.

2006.

The average life of a domestic electric water heater is approximately 15 years.

Garage.

Solar/Electric System,

Informational - The hot water system is assisted by either an active or passive solar collection system. The solar system is an accessory that is beyond the scope of this inspection and which we specifically disclaim. If further investigation is desired, please contact an expert in the field or the installing company

- *For information on Solar/Electric water heating systems please visit <http://energy.gov/energysaver/articles/estimating-cost-and-energy-efficiency-solar-water-heating>*



To view a short video on "Understanding Your Solar Water Heating System" click here

<https://vimeo.com/29448102>.

- Capacity

A 119.9 gallon electric water heater is installed and is recommended for a large family.

Water Temperature

- Observation -

111 - 115 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**

Serviceable, | A Management Timer is installed at this heater which can save you money and is generally considered a desirable feature.



• **Water Heater Piping**

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.

This valve was not operated; concern for leak or drip do to age and or lack of use; May require replacement at some point soon,

Drain Valve - Yes There is a visible drain valve installed on the lower side of the water heater.

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

• **Safety Relief Valve (tpr)**

• **Overflow Pipe**

Serviceable | The overflow pipe is installed.

WATER HEATER OBSERVATIONS & CONCERNS

605.5 Solar

Water Heater

- **REPAIR or REPLACE** - The insulation at the solar supply and return pipes at the roof are deteriorated to the point that replacement is recommended,
IMPLICATIONS, Age Related Conditions, At, or beyond statistical life span or usefulness,
TASK Replace, Components and/or Parts,
TIME As Soon As Possible.



605.7 Solar

Water Heater

- **DEFECTIVE - Solar System Not Operating** - According to the seller the solar water heating system is not operating as intended. There are many possible reasons for this from costly to inexpensive.
Because this system is intended to use solar energy, it is not an efficient "electric" water heater. Updates, repairs and/or replacement are recommended to save money,
LOCATION Garage,
IMPLICATIONS, Not Operational, Wasted Resources,
TASK Further Evaluation by an Appropriate Expert or Contractor For Cause and Repairs,
TIME As Soon As Possible.



650 AIR CONDITIONING

Condensing Unit Observations

- **Insulation @ Exterior** No Access.
- **Refrigerant Lines** No Access.
- **Clear Of Obstructions** Yes.
- **Cabinet Level** Yes.
- **Coil/Fins** No Access.
- **Disconnect/Wiring** **Serviceable** | The installed service disconnect is located within sight of the condensing coil cabinet and not more than 5 feet from the unit.

Air Handler Conditions

- **Air Handler @ Interior** **Serviceable** Limited Access and No Access to Others.
- **Temperature Differential** **Serviceable** - 15 to 24 degree differential. This meets the industry suggested standard for operation. We still recommend regular maintenance and/or service by a qualified expert.
- **Condensate Lines** **Serviceable** | The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system, A secondary drain line is noted, **Informational** | A moisture alarm is NOT present. You should consider installing this useful device.
- **Return Air / Filters** No Access.
- **Ducts / Air Supply** Flexible Round.
- **Overall Conditions** **Serviceable**
Zone controls are noted which are not inspected and not included in this report.

Operational Observations

- **Central System(s)** We have evaluated the central air system, and found it to be in cooling properly. However, we had limited access due to the type and installation of this system. its filters should be changed regularly, or every two to three months, and it should be serviced bi-annually.
- **Overall Conditions** **Serviceable.**

HVAC OBSERVATIONS & CONCERNS

A/C Limitations

General Observations

- No or limited access to Air Conditioning Unit(s), Inspection limited/prevented by - Building Design and or installation; A/C condensers and air handlers are located in the attic.

657.1 Condensate Drain Line Concerns

Air Handler Conditions

- **FURTHER EVALUATION - The primary condensate drainpipe may be blocked,** We're concerned because rusty water was discovered in the catch pan. The primary condensate drainpipe should be verified as cleared, and the coil should be checked for evidence of a blockage.
- **Additionally,** we observed a condensate line dripping into a P-trap @ rear left, under the house; the trap is overflowing onto the grade. This can be caused by blockage and or simply not enough pressure to push water past the weir line. Further evaluation for cause and repair recommended

LOCATION Adjacent to attic access,

IMPLICATIONS May Not be Operating as Intended, Potential Costly Expense,

TASK Further Evaluation by an Appropriate Expert or Contractor For Cause and Repairs, and/or, for more information regarding this concern,

TIME As Soon As Possible.



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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



KITCHEN

- Sink Type
- Sink Faucet
- Drain Pipes / Dww

- Garbage Disposal
- Cabinet & Counters

Stainless Steel, Dual Basin, *Predictable wear and tear observed.*

Serviceable, Functional dish sprayer noted, Shutoffs observed under the basin.

Serviceable, Drainage lines appear to be serviceable and drain at an acceptable rate. *Predictable wear and tear noted, Mainly cosmetic.*

Serviceable.

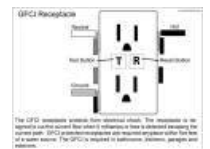
Limited Visibility | Viewing below sink area is restricted by commonly stored personal belongings. Client should consider re-inspecting at final walk through when presumably it has been emptied

- Electrical Receptacles
Type -

Counter Type - Marble/Granite/Stone.

Serviceable.

Ground Fault Circuit Interrupter protected outlet(s) installed @ the kitchen countertop(s)



- Floors
Type -
- Walls & Ceilings

Serviceable | The flooring in the kitchen appears serviceable, Predictable wear and tear noted. Hardwood.

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

• **Windows & Doors**

Windows - Serviceable

Doors - None/Not Applicable.

• **Other Components**

Pantry - Serviceable | The pantry is functional and of average size.

Appliances

Some Appliances appear newer. Older appliances should be monitored.

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).

• **Dishwasher**

Serviceable | The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.

• **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.

• **Range / Oven**

Serviceable.

• **Exhaust Fan / Vent**

Serviceable - The exhaust fan appeared to work correctly on one or all speeds. There may be a filter installed, if so it will require periodic cleaning.

a] Style/Type - Rather than a range hood, there is a downdraft fan installed at the range top. This unit has a ducted vent fan system installed.

• **Microwave Oven**

Serviceable - There is a microwave oven. The unit functioned as intended. **Built-in** - There is a built-in microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended.

• **Clothes Washer**

Serviceable | Washer was operated and functional.

• **Clothes Dryers**

Serviceable | Dryer was operated and appeared functional.

• **Dryer Fuel Type**

Electric | There is a 220-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.

• **Clothes Dryer Vent**

Serviceable, Type/Material - Metal flex pipe.

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. 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.

703.1 Drain Pipe Concerns

Kitchen

● **REPAIR or REPLACE** - There is **deterioration of the drain pipes** under the sink. Although there is currently no leak, there may be one in the future.

When replacing the pipes, I recommend replacing with plastic piping which is not as affected by age and deterioration

IMPLICATIONS, Age related condition, Would benefit from updates and/or upgrades,

TASK Repair and/or Update

TIME As soon as possible, As Required



706.1 Counter Concerns

Kitchen

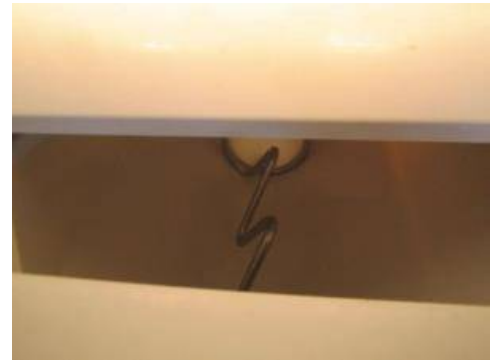
- **UPGRADE or UPDATE** The countertops in the kitchen need attention - Updating of caulking behind sink is recommended to prevent possible water damage to cabinet below,
IMPLICATIONS Material Deterioration,
TASK Update,
TIME As Required.



721.1 Refrigerator

Kitchen

- **REPAIR or REPLACE - Not Making Ice** - The ice dispenser is not operational. Water may not be connected but this was not verified
IMPLICATIONS Not Operating as Intended
TASK Further Evaluation by an Appropriate Expert or Contractor, For Cause and Repairs,
TIME As Soon As Possible.



722.1 Range

Kitchen

- **REPAIR or REPLACE** Light bulbs in oven need possible replacement,
IMPLICATIONS Not Operating as Intended
TASK Repair or Replace,
TIME As Required.



723.12 Exhaust System

Kitchen

REPAIR or REPLACE, The range hood and exhaust fan/filter appear to be very dirty and need to be cleaned periodically. The accumulated grease can be a fire hazard.

View this link to learn more

<http://www.thekitchn.com/all-about-ductless-range-hoods-range-hood-spotlight-177269>.

IMPLICATIONS Improved Performance, Would benefit from routine monitoring and/or service,

TASK Clean, and provide regular maintenance.



750 BATHROOM(S)

MASTER 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.

Sink(s)

- **Type -** **Dual Basins, Counter Material - Stone/Granite/Marble**
- **Faucets & Shutoffs** **Basin Type - Porcelain.**
- **Drains** **Serviceable.**
- **Cabinet / Vanity** **Serviceable.**
- **Overall Conditions** **Serviceable, Basin Type - Porcelain, Counter Material - Stone/Granite/Marble**

Toilet

- **Observation -** **Serviceable** - The toilet in this bathroom appears to be functional.

Shower

- **Type -** Custom Stall,
- **Hardware & Fixtures** **Materials** - The shower stall is a ceramic or stone tile material, **Shower Pan** - Tile and Grout.
- **Drains** **Serviceable.**
- **Walls** **Serviceable.**
- **Glass Doors** **Serviceable** | The shower stall has a glass door installed. The glass appears to be safety glass.
- **Overall Conditions** **Serviceable.**

Other Components

- **Ventilation -** Window | There is a window installed and if it is used correctly it can provide acceptable ventilation.

- **Condition** **Serviceable** and appears performing acceptably.
- **Receptacles / Gfci's** Tested for function and operation.
Type - There is a GFCI receptacle type in the bathroom which make it convenient for monthly testing and resetting.
- **Lights & Fixtures** **Serviceable** | The light(s) installed in this bathroom is/are performing acceptably.
- **Floors** **Serviceable** | The flooring in this bathroom is in acceptable condition.
Materials - Ceramic or Stone Tile.
- **Walls & Ceilings** **Serviceable** - The walls and ceiling in this bathroom are in acceptable condition.
- **Doors & Windows** **Serviceable.**
- **Bathroom Closet(s)** **Serviceable** - The closet(s) functional.

JACK AND JILL BATHROOM

- **General Photo Plate(s)**



Limitations

Limited Visibility | Viewing below sink area, drawer and/or cabinets is restricted by personal belongings/storage. Client should re-inspect at final walk through when presumably it has been emptied.

Limitation

Stored Items
Prevent Access

- **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.*
- **Sink(s)** **Dual Basins, Counter Material** - Stone/Granite/Marble
Basin Type - Porcelain.
- **Faucets & Shutoffs** **Serviceable.**
- **Drains** **Serviceable, Some repairs or updates are recommended.**

- Cabinet / Vanity
- Overall Conditions
- Toilet
- Tub

Serviceable, Basin Type - Porcelain, Counter Material - Stone/Granite/Marble Serviceable.

Serviceable - The toilet in this bathroom appears to be functional.

Tub and Shower Combo,

Materials - Cast Iron or Steel | The bathtub is a steel or cast iron material with a solid finish applied. The stall is a ceramic or stone tile material.

Serviceable.

Serviceable *Missing original stopper, Recommend rubber or steel stopper replacement.*

Serviceable.

Serviceable | The shower stall has a glass door installed. The glass appears to be safety glass.

Serviceable, Predictable wear and tear noted, Mainly cosmetic.

Tested for function and operation.

There is a GFCI receptacle type in the bathroom which make it convenient for monthly testing and resetting.

Serviceable | The light(s) installed in this bathroom is/are performing acceptably.

Serviceable | The flooring in this bathroom is in acceptable condition.

Ceramic or Stone Tile.

Serviceable - The walls and ceiling in this bathroom are in acceptable condition.

Serviceable.

Serviceable - The closet(s) functional.

- Hardware & Fixtures
- Drains
- Tub Walls
- Glass Doors
- Overall Conditions
- Receptacles / Gfci's
- Type

- Lights & Fixtures

- Floors

- Materials

- Walls & Ceilings

- Doors & Windows

- Bathroom Closet(s)

GUEST 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.

- Sink(s)
 - Faucets & Shutoffs
 - Drains
 - Cabinet / Vanity
 - Overall Conditions
 - Toilet
 - Shower
-
- Hardware & Fixtures
 - Drains
 - Walls
 - Glass Doors
 - Overall Conditions
 - Other Components
-
- Condition
 - Receptacles / Gfci's
 - Type
-
- Lights & Fixtures
 - Floors
 - Materials
 - Walls & Ceilings
 - Doors & Windows
 - Bathroom Closet(s)

Single Basin.

Serviceable.

Serviceable.

Serviceable, Basin Type - Porcelain, Counter Material - Stone/Granite/Marble

Serviceable.

Serviceable - The toilet in this bathroom appears to be functional.

Custom Stall,

Materials - The shower stall is a ceramic or stone tile material, Shower Pan - Tile and Grout.

Serviceable.

Serviceable.

Serviceable.

Serviceable | The shower stall has a glass door installed. The glass appears to be safety glass.

Serviceable.

Window | There is a window installed and if it is used correctly it can provide acceptable ventilation.

Serviceable and appears performing acceptably.

Tested for function and operation.

There is a GFCI receptacle type in the bathroom which make it convenient for monthly testing and resetting.

Serviceable | The light(s) installed in this bathroom is/are performing acceptably.

Serviceable | The flooring in this bathroom is in acceptable condition.

Ceramic or Stone Tile.

Serviceable - The walls and ceiling in this bathroom are in acceptable condition.

Serviceable.

Serviceable - The closet(s) functional.

HALF 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.

- Sink(s)
- Faucets & Shutoffs
- Drains
- Cabinet / Vanity
- Overall Conditions
- Toilet
- Other Components

Single Basin, Counter Material -Wood, **Basin Type** - Vessel Type.

Serviceable.

Serviceable.

Serviceable, Basin Type - Vessel Type, **Counter Material** -Wood.

Serviceable.

Serviceable - The toilet in this bathroom appears to be functional.

Exhaust Fan, Window | There is a window installed and if it is used correctly it can provide acceptable ventilation.

Tested for function and operation.

- Receptacles / Gfci's

- Type

There is a GFCI receptacle type in the bathroom which make it convenient for monthly testing and resetting.

- Lights & Fixtures

Serviceable | The light(s) installed in this bathroom is/are performing acceptably.

- Floors

Serviceable | The flooring in this bathroom is in acceptable condition.

- Materials

Hardwood.

- Walls & Ceilings

Serviceable - The walls and ceiling in this bathroom are in acceptable condition.

- Doors & Windows

Serviceable.

BATHROOM OBSERVATIONS & CONCERNS

Limitations

Master Bathroom

Limited Visibility | Viewing below sink area, drawer and/or cabinets is restricted by personal belongings/storage. Client should re-inspect at final walk through when presumably it has been emptied.



753.1 Sink Drain Concerns

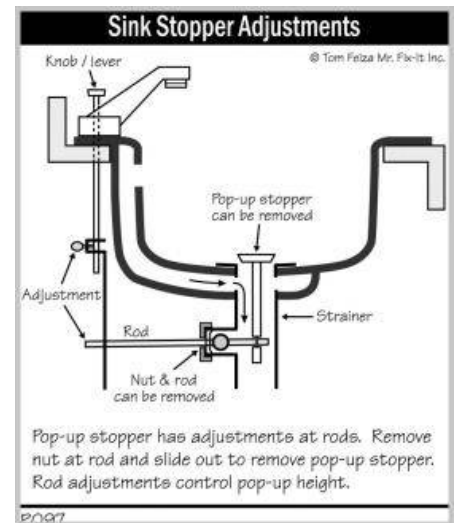
Master Bathroom

- **REPAIR or REPLACE** - The basin stopper did not hold water. Some adjustment and/or repair may be needed
- LOCATION** Right side sink
- IMPLICATIONS** Not Operating as Intended
- TASK** Repair or Replace, Components and/or Parts,
- TIME** As Required.



Jack And Jill Bathroom

- **REPAIR or REPLACE** - The basin stopper is missing and/or damaged. Recommend repair/replace as needed.
- LOCATION** Both sinks
- IMPLICATIONS** Not Operating as Intended
- TASK** Repair or Replace, Components and/or Parts,
- TIME** As Required.



770.1 Toilet/Lavatory Concerns

Master Bathroom

- **UPGRADE or UPDATE Leak at flush valve** Inexpensive Update
- Recommendations** - Flush Valve - When replacing the flush valve, be sure to replace it with an approved anti-siphon & backflow rated fill valve. Anti-siphon and backflow rated valves are installed to prevent toilet tank water from re-entering the potable water supply. This type of valve is required in most jurisdictions. However, usually both the non-rated and the new are available.
- IMPLICATIONS** Age Related Conditions, May indicate older or worn component,
- TASK** Repair or Replace, Older or Worn Components or Parts,
- TIME** As Soon As Possible.



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757.1 Tub Drain Concerns

Jack And Jill Bathroom

- **REPAIR or REPLACE** The stopper assembly components appear missing, damaged or are not operating as intended. Recommend repair/replace stopper assembly or, a rubber or steel stopper works quite well.

IMPLICATIONS Not Operating as Intended

TASK Repair or Replace,

TIME As Required.

758.8 Glass Door(s) Concerns

Jack And Jill Bathroom

- **REPAIR or REPLACE** The shower door seal is damaged, or not functioning as intended, and should be serviced.

IMPLICATIONS, Mechanical Damage,

TASK Replace,

TIME As Required.



800 INTERIOR

INTERIOR DESCRIPTIVE OBSERVATIONS

General Photo Plates



Fenestrations

- **Main Entry Door(s)** **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 visible by either a window in the door or next to it, or by a viewing lens.*
- **Door Bell** None/Not Applicable.
- **Windows [from Interior]** **Serviceable Predominant Style/Type** - Awning Windows.
- **Exterior Door(s) (from Interior)** **Serviceable**
Predominant Style/Type - Wood Doors, Sliding/Gliding Doors.
- **Interior Door(s)** **Serviceable Predominant Style/Type** - Wood Single Hung, Hinged Door(s), Vented.

Floors, Walls & Ceilings

- **Floors** **Serviceable.**
Type / Materials - Hardwood, Wall to Wall Carpet.
- **Wall Surfaces** **Serviceable** *Predictable Wear and Tear Noted.*
Type / Materials - Drywall/Sheet Rock.
- **Ceiling Surfaces** *Predictable Wear and Tear Noted.*
Type / Materials - Drywall/Sheet Rock, matting.

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- **Hallway(s)** **Serviceable** - The hallway walls, ceilings & floors on this level appear in acceptable condition.
- **Stairs** **None, Not Applicable.**
- **Closet(s)** **Serviceable** - The closet(s) functional with By-Pass.

Electrical, Lights & Fixtures

- **Electrical Receptacles** **Serviceable** - A representative sampling of outlets/receptacles was tested. As a whole, outlets throughout, appear in serviceable condition.
- **Switches & Fixtures** **Serviceable.**
- **Smoke/Fire Detectors** **Present.**
- **Ceiling Fan(s)** **Serviceable.**

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. 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.

INTERIOR OBSERVATIONS & CONCERNS

815.2 Outside Door Concerns

- **REPAIR or REPLACE** - Torn door screen observed, screens removed,
- LOCATION** Sliding doors in living room, guest bedroom,
- IMPLICATIONS** Chance of Pest Infiltration,
- TASK** Repair or Replace,
- TIME** As Soon As Possible.



815.3 Outside Door Concerns

- **MAINTENANCE NEEDED** - Sliding screen door glides, wheels or rollers need adjustments to operate properly.
- LOCATION** Living room, guest bedroom,
- IMPLICATIONS** Not Operating as Intended
- TASK** Repair or Replace,
- TIME** As Required.



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815.4 Outside Door Concerns

- SAFETY CONCERN** - At least one outside entry door needs some adjustment, repair or replacement; Lock set appears misaligned, not latching,
- LOCATION** Master bedroom, living room,
- IMPLICATIONS** Not Operating as Intended
- TASK** Repair or Replace,
- TIME** As Soon As Possible.



802.1 Hallway Concerns

Interiors

- REPAIR or REPLACE** - Missing smoke alarm,
- LOCATION** Hallway near office,
- IMPLICATIONS** Safety Concern,
- TASK** Install,
- TIME** As Soon As Possible.



815.1 Outside Door Concerns

Interiors

- REPAIR or REPLACE** - Cracks in glass noted on several doors. Due to the number of doors affected, listed as a major concern.
- LOCATION** Various sliding doors, front entry door,
- IMPLICATIONS** Mechanical Damage,
- TASK** Further Evaluation by an Appropriate Expert or Contractor For Repairs and Costs,
- TIME** As Soon As Possible.



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806.1 Floor Concerns

Interiors

MAINTENANCE NEEDED - Finishes/Coverings - The wood floor is worn or cosmetically damaged, and should be evaluated for service by a flooring contractor.

IMPLICATIONS Cosmetic Defects,

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

TIME As Required.



890 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.

Furthermore, as a homeowner, you should expect problems to occur; roofs will leak, drain lines will become blocked, and components and systems will fail without warning. Therefore, if you want assurance that the roof will not leak, for example, have it water-tested by a local roofing company. If you want assurance that the electrical system is the safest, have it evaluated by an electrician. Similarly, if you want assurance that the main sewer pipe is not susceptible to blockages because of its age or type, have it video-scanned. And, if you want assurance that your chimney is safe have it video-scanned. Regardless, you should always take the age of a residence and its components into consideration and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it very carefully.

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 cant believe you had this building inspected and they didnt 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 or invasive 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 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 hes expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That is why 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.

900 PROFESSIONAL SERVICES LIST

PROFESSIONAL SERVICES REFERRALS

Qr Codes Make It Easier To Capture Information

To quickly and easily capture the referral information below, just scan the QR codes with your smart phone. The desired info will be uploaded to your phone for immediate use or storage to your contact list.

Don't have a scanner yet? You can download one for your Android, iPhone or other at your app store.



Air Conditioning Contractor (mitsubishi)



Kevin J. Goo, **Air Source Air Conditioning**, 808-847-7500, airsourceac@yahoo.com, Lic# C-23770.

Air Conditioning Inspection & Repair



Richard Ro, **Island Clean Air**, 808-343-1448, richardro808@gmail.com, islandcleanair.biz.

Appliance Repair



Wade Morein - **Able Appliance Repair**, 808-381-5881, ableappliancehawaii@yahoo.com.

Carpet Cleaning



Eric Lee - **Healthy Carpets**, 808-372-2977, healthycarpet@hawaii.rr.com.

Flooring Expert



Raymond Olinger - **Complete Commercial Flooring**, 808-479-2341, raymond@ccfhawaii.com.

Forensic Engineer



Horst Brandes, PhD.- **Forensic/Structural Engineer**. (808) 221-0104, ags@pixi.com.

General Contractor



Bill Sode - **Sode Construction, Inc.**, Office/Fax 808/261-9993, Cellular 808/262-7873, sodew001@gmail.com.

Hard Surface Care



Helena Von Sydow - **NanoTek-On**, 808 395-2996. nanotekhi@hawaii.rr.com.

Insurance Professional



Cory Mitsui - **Mitsui Insurance and Financial Services**, 808-592-4229 or e-mail mitsuiahawaii@gmail.com.

Landscaping Service



Gordon Newman - **The Yard Guys**, 808-551-6974, newmang001@hawaii.rr.com.

Licensed Electrician I



Jonathan Stern - **Hawaiian Isle Electric**, (808) 286-3365, jstern@hawaiianisleelectric.com - <http://hawaiianisleelectric.com>.

Licensed Electrician II



Robert Jaeckel - **Creative Energy**, (808) 864-9705, info@solarenergyhawaii.com - <http://solarenergyhawaii.com>
Also does Photovoltaic Installations.

Licensed Pest Control Expert



Bill Hoxie - **Hoxie Pest Control**, 808-262-5321, hoxietermite@hawaii.rr.com.

Licensed Plumber



Elton Johnson - **Johnson's Plumbing**, 808-330-4350, elton@johnsonsplumbinginc.com.

Architech Inspection Systems

300 Ku'u lei Road, Suite 185A
Kailua HI 96734
808-372-2535
www.ahipro.com



Licensed Pool & Spa Inspector



Pada & Sons, Art Pada, Cell 808-221-6775, Office 808-395-8064, Fax 808-394-2064, Email racerx2@hawaii.rr.com.
Expert Pool Inspections, Cleaning, Service and Supplies.

Licensed Roofing Contractor



Joe Nugent - **Surface Shield Hawaii**, 808-895-2605, joenugent11@hotmail.com or surfaceshield@hawaii.rr.com.

Licensed Termite Expert



Jamie Neely, Phone 235-5368, Fax 235-4580, Email jamieneely@hawaii.rr.com.

Mold Remediation/Property Restoration



Michelle Ramos - **PuroClean**, mramos@puroclean.com, 808-548-7876.

Safety Fence Systems



Protect-A-Child Duke Kahanu, Cell 808-753-2844, Office 808-626-2669, www.protectachild.com, 95-1011 Aleake St, Mililani, HI 96789
POOLS - DRIVEWAYS - PATIOS - SIDEWALKS.

Seamless Gutter Systems



Jimmy Diott- **Gutter King**, 808-737-7246, gutterking808@hotmail.com, gutterking808.com, 930 Palm Pl, Wahiawa, HI 96876.

Septic Or Cesspool Pumping



John Sakamoto, Oahu Pumping, 808-637-2752, PO Box 349 Waialua, HI 96791.

Solar Fan(s)



Ray Heitzman - **Ray's Solar Fan's**, (808) 258-7366, email ray@raysolarfans.com, <http://www.raysolarfans.com>.

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300 Ku'uilei Road, Suite 185A

Kailua HI 96734

808-372-2535

www.ahipro.com



Solar Water Heating

Energy Unlimited, Peter Chiswick, (808) 533-0356, shakacity@hawaii.rr.com, 167 Mahealani Pl Kailua, HI 96734.

Tub Refinishing



Karl Harbottle - **Pacific Bathtub Refinishing**, 808 284 0433.

Disclaimer: The companies and contacts on this list are for the convenience of the user and should in no way be construed as "recommended" by Architech Home Inspection. This list is intended to be used as a gauge by which other companies estimates and quality of work may be held. It is recommended that estimates from other sources be used in conjunction with this list. No remuneration has been provided by the companies that appear on this list.

Pre Inspection Agreement

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

Date:

Address of Inspection: 123 Enikine Street, Honolulu, HI 96815

Client Name: John & Susan Sample

Total Inspection Fee: 0.00

I the Client John & Susan Sample 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 presents 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

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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.

- **General Inspection** - 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.
- **Foundation** - The Inspector will look for any of the following visible elements: cracks, settling, or other major structural defects. Inspector cannot evaluate any parts of a foundation below grade, covered with insulation, paint, or other wall coverings. The Inspector will look for evidence of visible moisture or water damage, but cannot predict any future water problems that may occur. It is the Clients responsibility to monitor and/or repair any problems noted in the report, including to establish whether any noted cracks are active.
- **Structure** - A limited visual inspection will be conducted on any exposed or readily accessible sections of the structure. Any areas that are blocked with stored items, furniture, or covered with siding, drywall, carpet, or other floor, wall or ceiling coverings will now allow the Inspector to evaluate the condition of these areas. With an accessible crawlspace and a minimum of three feet of headroom, the Inspector will visually inspect for visible moisture, mildew and ventilation, and report on the overall condition. The Inspector is not required to enter the area if adverse conditions such as pests, falling insulation, dampness, debris impeding access or limit visibility exist.
- **Roof Inspection** - The roof may have to be inspected from ground level to avoid damage to the roofing material, and/or risk to the Inspector. Some roofs may not be accessible or visible for inspection. In this case The Client is responsible to have the roof reinspected by a licensed roofer. The Client assumes responsibility for any inadvertent damage caused by subsequent inspection. Roof leaks are difficult to detect unless there has been a recent, heavy rain. While every responsible effort is made to detect roof leaks, minor leaks may go undetected

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unless it is actually raining, combined with windy or other storm conditions at the time of the inspection. Stains on ceilings, walls or structural members may be the result of previously corrected problems and The Client should monitor such areas. The Inspector is not required to remove snow or ice or other conditions that could prohibit observation of the roof surfaces. Sagging and other roof deformities may be part of the original construction and merely a cosmetic problem; any structural defects should be repaired. Some roofs, especially low slope roofs, may require routine maintenance. No estimated remaining life expectancy is given or implied on the roofing materials. The Company cannot be held responsible for any defects that are not readily visible, or intentionally or unintentionally concealed.

· **Exterior of Building** - The Inspector will, from ground level, randomly inspect the general condition of the siding, foundation, gutters, soffit, and trim. A limited representation of the exterior materials will be inspected. Cosmetic damage is not included in the inspection. Any evidence of water damage or rot to trims, siding, etc., may indicate damage to structural components. Concealed or internal damage may be discovered and/or evaluated and repaired once area is exposed.

· **Attic** - If accessible, the Inspector will report on visible moisture, mildew, ventilation, overall condition of the attic, and report any visible insulation. Access may be restricted due to insulation, storage and height restrictions. While the presence of FRT (Fire Retardant Treatment) plywood may exist in some attics, the Inspector may report seeing FRT, but a separate test may be required to evaluate the condition of FRT. Furthermore, garage attics may not be rated or structurally designed for storage.

· **Heating and Cooling System (HVAC)** - This report contains the general condition of the HVAC System. Any life expectancy estimates and possible remaining life are based on statistical comparison of other similar systems. The Client cannot rely on any prediction of life expectancy. Actual working conditions, previous use or misuse, irregular, improper service, faulty manufacturing, poor quality, act of God or simple bad luck affect a components life. Estimates of remaining life do not mean that a particular item or system will last exactly that long, require replacement, or fail that soon.

· **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.

· **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.

· **Exclusions** - 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.

· **Insect or Pest Control** - 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.

· **Hazardous Material** - 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.

· **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 award may be entered in any court of competent jurisdiction.

I, **The Client**, John & Susan Sample 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:

Address of Inspection: 123 Enikine Street, Honolulu, HI 96815

Total Inspection Fee: 0.00

Client Signature

Company Representative