

PROPERTY INSPECTION REPORT



KAUAI
HOME INSPECTION
SERVICES

Client: Jane Aardvark
Property: 11160 Trails End Ct
Rancho Cucamonga, HI 91737
Date: 2/20/2021 - Time: 07:00 AM

Agent:
Inspector: testing office 1 - #123435

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GENERAL INSPECTION SUMMARY

INSPECTION OVERVIEW:

Page 5	INSPECTION DETAILS:	PHOTOS AND DETAILS OF DEFECTS AND DAMAGES NOTED IN THE SUMMARY ARE FOUND IN THE BODY OF THE REPORT. PLEASE READ THE ENTIRE REPORT. A PHOTO OF A DEFECT DOES NOT MEAN THE THE ISSUE WAS LIMITED TO THAT AREA ONLY BUT MAY BE A REPRESENTATION OF A CONDITION FOUND IN OTHER AREAS.
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BUILDING STRUCTURE:

Page 6	GROUNDS & LANDSCAPING:	There were defects or damages at the that may need maintenance, evaluation or repairs.
Page 7	ROOF:	<p>There were defects or damages at the roof, flashing or skylights that may need maintenance, evaluation or repairs.</p> <p>There were defects, damages or safety issues at the roof, flashing or skylights that need evaluation, repairs or replacement in the near future.</p>
Page 8	RAIN GUTTERS & DRAINAGE:	<p>Redirect rain gutter downspout to drain away from the foundation. A drainage plan should direct water from the grade and rain gutters around the structure to prevent water accumulation against or under the home. (Red)</p> <p>There were defects, damages or safety issues with the rain gutters, grading or drainage that need evaluation, repairs or modification in the near future.</p>
Page 9	EXTERIOR WALLS AND EAVES:	<p>There were defects or damages at the exterior walls or eave components that may need maintenance, evaluation or repairs.</p> <p>There were defects, damages or safety issues at the exterior wall or eave components that need evaluation, repairs or replacement in the near future.</p>
Page 11	FOUNDATION:	<p>There were defects or damages at the foundation that may need maintenance, evaluation or repairs.</p> <p>There were defects, damages or safety issues at the foundation components that need evaluation, repairs or replacement in the near future.</p>

Page 12	DECK/LANAI STRUCTURE:	<p>There were defects or damages at the deck surface/structure that may need maintenance, evaluation or repairs.</p> <p>There were defects, damages or safety issues at the deck surface/structure that need evaluation, repairs or replacement in the near future.</p> <p>There were components at the deck surfaces or structure that could be updated to meet current safety or building standards.</p>
Page 13	GARAGE/CARPORT:	There were defects, damages or safety issues at the garage or carport that need evaluation, repairs or replacement in the near future.
Page 14	WINDOWS:	There were defects or damages at the windows or screens that may need maintenance, evaluation or repairs.
Page 14	DOORS:	<p>There were defects or damages at the doors that may need maintenance, evaluation or repairs.</p> <p>There were defects, damages or safety issues at the doors that need evaluation, repairs or replacement in the near future.</p>
Page 15	FLOORS, WALLS & CEILINGS:	There were defects or damages at the floors, walls or ceilings that may need maintenance, evaluation or repairs.
Page 16	CABINETS/COUNTERTOPS & SHOWER/BATH WALLS:	There were defects or damages at the that may need maintenance, evaluation or repairs.
Page 17	ATTIC & VENTILATION:	There were defects or damages at the attic, roof structure or ventilation that may need maintenance, evaluation or repairs.

APPLIANCES:

Page 20	COOKING APPLIANCES:	<p>There were defects or damages at the range, exhaust hood or microwave that may need maintenance, evaluation or repairs.</p> <p>There were defects, damages or safety issues at the range, exhaust hood or microwave oven that need evaluation, repairs or replacement in the near future.</p>
Page 20	DISHWASHER & DISPOSAL:	There were defects or damages at the dishwasher or disposal that may need maintenance, evaluation or repairs.
Page 21	WASHER & DRYER:	There were defects, damages or safety issues at the washer or dryer that need evaluation, repairs or replacement in the near future.

ELECTRICAL:

Page 23	ELECTRICAL SERVICE:	There were defects, damages or safety issues at the electrical service components that need evaluation, repairs or replacement in the near future.
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Page 25	ELECTRICAL FIXTURES & WIRING:	<p>There were defects or damages at the outlets, switches, fixtures, visible wiring or smoke detectors that may need maintenance, evaluation or repairs.</p> <p>There were defects, damages or safety issues at the outlets, switches, fixtures, visible wiring or smoke detectors that need evaluation, repairs or replacement in the near future.</p>
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PLUMBING:

Page 28	WATER SUPPLY & DRAINS:	<p>There were defects or damages at the water supply lines, drain lines or vents that may need maintenance, evaluation or repairs.</p> <p>There were defects, damages or safety issues at the water supply lines, drain lines or vents that need evaluation, repairs or replacement in the near future.</p>
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Page 29	PLUMBING FIXTURES:	<p>There were defects or damages at the plumbing fixtures that may need maintenance, evaluation or repairs.</p> <p>There were defects, damages or safety issues at the plumbing fixtures that need evaluation, repairs or replacement in the near future.</p>
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Page 30	WATER HEATING:	<p>There were defects or damages at the water heating components that may need maintenance, evaluation or repairs.</p> <p>There were defects, damages or safety issues at the water heating components that need evaluation, repairs or replacement in the near future.</p>
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Page 31	FUEL TANKS AND LINES:	<p>There were defects, damages or safety issues at the fuel supply components that need evaluation, repairs or replacement in the near future.</p>
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MOISTURE & PESTS:

Page 33	MOISTURE & MOLD:	<p>There were indications of a mold like substance or organic growth that may need maintenance, evaluation or repairs.</p>
Page 33	PESTS:	<p>There were possible indications of termites or other pests that may need maintenance, evaluation or repairs.</p>

INSPECTION OVERVIEW:

INSPECTION DETAILS:

Weather - Sunny, mostly clear.

Present for all or part of the inspection - Tenant., Listing agent or representative.

The inspector designates a side of the structure as the front. Directional references are made as if one were standing at the front from the exterior.

PHOTOS AND DETAILS OF DEFECTS AND DAMAGES NOTED IN THE SUMMARY ARE FOUND IN THE BODY OF THE REPORT. PLEASE READ THE ENTIRE REPORT. A PHOTO OF A DEFECT DOES NOT MEAN THE THE ISSUE WAS LIMITED TO THAT AREA ONLY BUT MAY BE A REPRESENTATION OF A CONDITION FOUND IN OTHER AREAS.



Front of the home.



Front of garage.

BUILDING STRUCTURE:

GROUNDS & LANDSCAPING:

DRIVEWAYS, WALKWAYS, RETAINING WALLS AND VEGETATION (WHEN PRESENT) THAT WERE ADJACENT TO THE HOME WERE INSPECTED AND WERE FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

There were defects or damages at the that may need maintenance, evaluation or repairs.



Driveway - Concrete.



Cracks at concrete slabs are common and are typically cosmetic in nature. There was no indication the cracks observed were a significant defect.



Landscaping or vegetation was near or in contact with the home. Maintain to prevent damage and moisture intrusion to structure. (Blue)



Tree branches were near or in contact with the roof and siding. Maintain to prevent damage to structure and roof. (Blue)

ROOF:

THE ROOF, RAIN GUTTERS (WHEN PRESENT), DRAINAGE AND GRADING WERE INSPECTED AND WERE FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

Inspection of roofing, flashing, skylights etc. is a non-invasive visual inspection performed by walking on the roof when possible. The inspection of roofs does not include the use of specialized tools or testing to detect or diagnose potential leaks or other problems. We inspect and document visible defects. Determining the remaining lifespan of the roof is outside the scope of the inspection. Any leaks observed after the inspection cannot be considered an oversight by the inspector as it is impossible to detect if and when a leak will occur, regardless of the age and condition. We make every effort to perform a thorough inspection using current inspection guidelines however if we cannot physically walk the roof due to safety concerns or because the roof may be damaged by walking on it, there may be issues or problems that were not detected. If you desire a comprehensive and conclusive evaluation of the roof, contact a qualified roofing contractor. The roof should be inspected bi-annually to ensure

vents, flashing, skylights, roof penetrations and fasteners remain properly secured and sealed and that no damages have occurred.

There was indications of a roof leak at the garage below the solar water heating panels. There was some discoloration or defects at the ceilings at the kitchen and bedroom adjacent the garage. Normal moisture levels at the time of inspection at the ceilings at these locations. We recommend contacting a qualified roofing contractor to thoroughly evaluate defects noted in the report, determine if additional defects exist and to make repairs, update components or replace components as needed.

There were defects or damages at the roof, flashing or skylights that may need maintenance, evaluation or repairs.

There were defects, damages or safety issues at the roof, flashing or skylights that need evaluation, repairs or replacement in the near future.



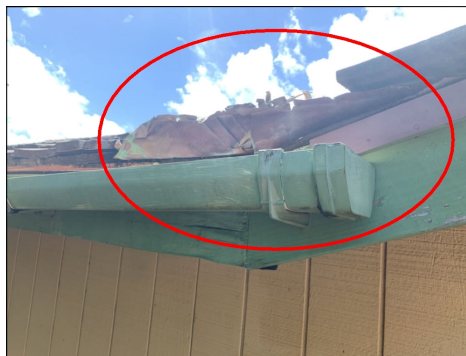
Roof inspection - Roof was walked.
Roof materials - Wood shakes.



Solar water heating roof penetrations did not appear to be adequately sealed. Indications of a leak with damaged drywall at the garage ceiling. Repair or replace components as needed. (Red)



Kickout flashings were missing where the wall continued past the roof. Kick out flashing divert waters away from the structure and helps prevent damage to walls. There were no significant damages to the siding at this location however installation recommended time the roof is replaced. (Blue) Location: right side of home.



Damaged flashing. Exposed plywood underlayment and damaged eave and fascia board. Evaluate. Repair or replace as needed. (Red) Location: rear of garage at rear lanai.

RAIN GUTTERS & DRAINAGE:

INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

Maintenance: Keep rain gutters free of debris and joints sealed to ensure proper function and prevent damage to roof eaves and siding. Because we cannot see inside downspouts we recommend making sure they are clear to prevent moisture issues cause by overflow.

Redirect rain gutter downspout to drain away from the foundation. A drainage plan should direct water from the grade and rain gutters around the structure to prevent water accumulation against or under the home. (Red)

There were defects, damages or safety issues with the rain gutters, grading or drainage that need evaluation, repairs or modification in the near future.



Rain gutter materials - Plastic.



Missing downspout in the rain gutters were not properly secured. Repair or replace as needed. (Red)
Location: right side of the home.



Disconnected rain gutter. Repair. (Red) Location: rear of garage.



The roof drainage system channels water away from the foundation. Water from the roof can raise the moisture content in soil near the foundation which can affect its ability to support the structure and may cause foundation damage. Direct rain gutter drainage away from foundation components to prevent damage. (Red)



Remove debris from gutters to ensure proper function. (Red)





The grading was sloped towards the home. Damage observed to siding at garage. Moisture intrusion at foundation area components can cause serious structural issues over time. A drainage plan should be designed and installed to direct water from the grade and rain gutters around the structure to prevent water accumulation against or under the home. (Red)

The grading was sloped towards the home. Moisture intrusion at foundation area components can cause serious structural issues over time. A drainage plan should be designed and installed to direct water from the grade and rain gutters around the structure to prevent water accumulation against or under the home. (Red)

EXTERIOR WALLS AND EAVES:

THE EXTERIOR WALLS AND EAVES WERE INSPECTED AND WERE FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

Maintain painted surfaces to prevent damage to exterior components. (Blue)

Soil/vegetation in contact with siding/trim components. The condition of the wall inside the garage was not clearly visible due to personal belongings. Evaluate the condition of the wall and repair the grade to prevent further damage. (Red) Location: rear of garage.

There were defects or damages at the exterior walls or eave components that may need maintenance, evaluation or repairs.

There were defects, damages or safety issues at the exterior wall or eave components that need evaluation, repairs or replacement in the near future.



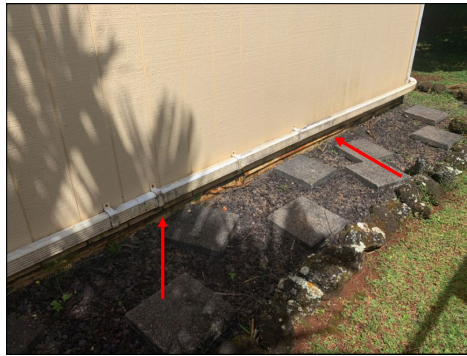
Exterior wall material(s) - T-1-11 plywood siding., Wood trim at doors and windows., Wood trim at building corners., Double wall construction.

Seal gaps, cracks and penetrations at the exterior walls and trim to prevent moisture and pest intrusion. (Blue)

Minor to moderate damage at siding and trim, possibly due to missing rain gutter downspout above. Evaluate. Repair rain gutter. Repair or replace siding and trim components as needed. (Blue)



Corrosion at wall flashing. Repair or replace as needed. (Blue) Location: Photo location at front right of home. Condition exists at a few locations around the home.



Corrosion at wall flashing. Indication of moisture damage at sill plate visible from inside of garage. Evaluate. Repair or replace as needed. (Red) Location: Garage.



Damage siding and trim. Repair or replace as needed. (Blue) Location: rear of garage.



Soil/gravel/vegetation in contact with siding/trim components. The condition of the wall inside the garage was not clearly visible due to personal belongings. Evaluate the condition of the wall and repair the grade to prevent further damage. (Red) Location: rear of garage.



Damaged fascia/eaves. Evaluate and repair to prevent further damage. (Red) Location: rear of garage at rear lanai.

FOUNDATION:

THE FOUNDATION WAS INSPECTED AND WAS FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

The inspection of foundations is a visual inspection and no specialized tools or testing was used to detect or diagnose foundation issues. Industry standards state that up to 1" of slope in 20' is acceptable. The inspector will alert you of observations that may indicate serious structural settlement issues.

Settling of a home foundation is a natural occurrence of the home sinking into the ground. Settling is normal and the majority of the settling or settlement usually takes place in the first 2-5 years after the home is built. Small cracks in concrete slabs and footings are normal as the concrete dries, shrinks and settles. Raised foundations with wood floor systems supported by wood posts and concrete piers or CMU and concrete walls or columns can be expected to settle. Small cracks are common at walls and ceilings. Small cracks in concrete slabs, walls and ceilings typically do not indicate serious structural problems. If you desire a comprehensive and conclusive evaluation of the structure and foundation, contact a qualified engineer.

There were defects or damages at the foundation that may need maintenance, evaluation or repairs.

There were defects, damages or safety issues at the foundation components that need evaluation, repairs or replacement in the near future.



Damaged lattice foundation skirting got a few locations around the house. Repair or replace as needed.



Damaged wood foundation post. Repair or replace as needed. (Red) Location: right side of home adjacent to main entry deck.



Damaged wood foundation post. Repair or replace as needed. (Red) Location: left side of home adjacent to main entry deck.



Foundation access. Location: rear of home below lanai.



Foundation type - Raised foundation(s) inspected by walking or crawling under the home or structure(s) and/or remote control car with camera. Concrete piers, Wood posts, Floor system: 4X wood beams and 4 X wood joist, Plywood over floor joists.



Stains or minor water damage at sub-floor. Normal moisture levels at time of inspection. Location: below master bathroom.



DECK/LANAI STRUCTURE:

DECKS/LANAIS WERE INSPECTED AND WERE FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

There were defects or damages at the deck surface/structure that may need maintenance, evaluation or repairs.

There were defects, damages or safety issues at the deck surface/structure that need evaluation, repairs or replacement in the near future.

There were components at the deck surfaces or structure that could be updated to meet current safety or building standards.



Deck/lanai description/location - Right side of home at entry.
Surface/structure - Wood decking over wood joists.
Handrails - Wood.



Deck/lanai description/location - Front of home.
Surface/structure - Wood decking over wood joists.
Handrails - Wood.



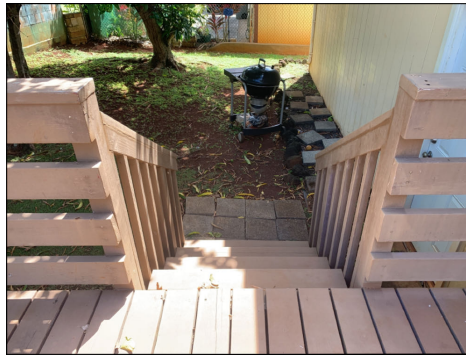
Corrosion at post base. Replace. (Blue) Location: front lanai.



Current safety standards indicate that stairs with 4 or more risers should be equipped with a safety rail and graspable handrail. Update as needed. (Purple)



Deck/lanai description/location - Rear of home.
Surface/structure - Wood decking over wood joists.
Handrails - Wood.



Current safety standards indicate that stairs with 4 or more risers should be equipped with a safety rail and graspable handrail. Update as needed. (Purple)



Rain gutter downspout discharges near deck foundation pier. Direct rain gutter discharge away from foundation components. Minor to moderate soil loss at deck foundation pier. (Red) Evaluate. Repair or replace as needed.



Current safety standards indicate that stairs with 4 or more risers should be equipped with a safety rail and graspable handrail. Update as needed. (Purple)

GARAGE/CARPORT:

GARAGES OR CARPORTS WERE INSPECTED AND WERE FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

A fire-resistance-rated or partition wall (commonly called a fire wall) between a garage and the home is an important safety feature. Determining the rating of required firewalls between the garage and the home is beyond the scope of this inspection. While the visible portions of the wall appeared to be installed as required, personal items restricted visibility. We recommend verifying there are no holes or openings in the drywall. The reason this wall is required is to inhibit fires that start in the garage from quickly entering the home.

There were defects, damages or safety issues at the garage or carport that need evaluation, repairs or replacement in the near future.



Attached 2 car garage.,Sectional door with motorized opener and safety sensors were tested and functioned normally.



Damaged wood sill plates at right side of garage wall. Indications of moisture intrusion from water drainage. Limited view and accessibility due to personal belongings. Evaluate. Repair or replace components as needed. (Red)

WINDOWS:

WINDOWS AND DOORS WERE INSPECTED AND WERE FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

Maintenance: Lubricate door and window hardware to improve operation and prolong life of moving parts.

There were defects or damages at the windows or screens that may need maintenance, evaluation or repairs.



Missing, damaged or corroded window hardware observed. Repair or replace as needed. (Blue) Location: dining area.



Window(s) did not operate properly. Repair as needed. (Blue) Location: living room.



Window(s) did not operate properly. Repair as needed. (Blue) Location: living room.

DOORS:

Changing weather conditions can sometimes affect the operation of doors and windows.

There were defects or damages at the doors that may need maintenance, evaluation or repairs.

There were defects, damages or safety issues at the doors that need evaluation, repairs or replacement in the near future.



Minor to moderate damage to door(s). Maintain or repair as needed. (Blue) Location: front of garage.



Loose slider door handle. Adjust or repair as needed. (Blue) Location: dining area.



Sliding screen door(s) did not operate smoothly. Repair or replace as needed. (Blue) Location: living room.



Corrosion common to our climate at sliding screen(s). Repair or replace as needed. (Blue) Location: living room.



Door from garage to home did not meet the requirements for fire separation between garages and homes. Replace. (Red)



Missing sliding shower door handle. Install. (Blue) Location: master bathroom.



Damaged screen at screen door(s). Repair as needed. (Blue) Location: front door.

FLOORS, WALLS & CEILINGS:

INTERIOR COMPONENTS WERE INSPECTED AND WERE FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

There were defects or damages at the floors, walls or ceilings that may need maintenance, evaluation or repairs.



Floors - Porcelain or ceramic tile. Wood.
Walls - Drywall. Double wall construction.
Ceilings - Vaulted open beam with tongue and groove wood. Drywall.



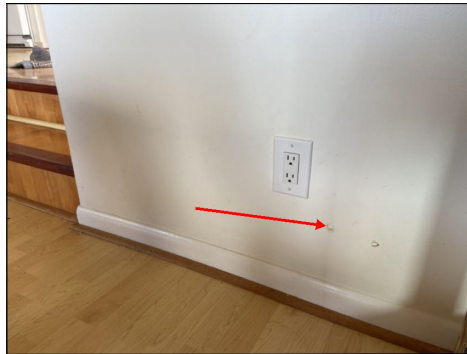
Access cut into wall at garage. Master bathroom shower on other side.



Drywall at garage was damaged due to solar hot water penetrations. Repaired or replace as needed. (Blue)



Minor cosmetic defects and damages at walls.



Visible fasteners at wall. Normal moisture levels during time of inspection.



Discoloration or defects at ceilings. Normal moisture levels at time of inspection. Location: kitchen.



Minor cosmetic defects and damages at walls.



Discoloration or defects at ceilings. Normal moisture levels at time of inspection. Location: guest bathroom.



Damage to drywall on foundation side of wall behind the washer and dryer units. Evaluate. Repair or replace as needed. (Blue)

CABINETS/COUNTERTOPS & SHOWER/BATH WALLS:

There were defects or damages at the that may need maintenance, evaluation or repairs.



Personal belongings at kitchen sink cabinet. Recommend review prior to closing to check for damages or defects.



Personal belongings at master bathroom sink cabinet. Recommend review prior to closing to check for damages or defects.



Cracked grout or missing/damaged sealant. Seal to prevent moisture intrusion. (Blue) Location: kitchen backsplash.



Cracked grout or missing/damaged sealant. Seal to prevent moisture intrusion. (Blue) Location: guest bathroom.

ATTIC & VENTILATION:

THE ATTIC AND VENTILATION (WHEN PRESENT) WERE INSPECTED AND WERE FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

In accordance with industry and insurance standards, we are not required to enter an attic that has less than thirty-six inches of headroom; does not have a floor path designed for walking or crawling, or in the inspector's opinion may compromise the ceiling below. Construction method, personal belongings, stored items, AC ductwork, insulation or other components may limit access or view to some areas in which case we will inspect the attic from the access point, with no comments or evaluation of areas not readily viewed from the access point.

There were defects or damages at the attic, roof structure or ventilation that may need maintenance, evaluation or repairs.



Attic access at Garage.



Bathroom exhaust fan(s) were not connected to the exterior venting. Repair. (Blue) Location: master bathroom.



Insulation not present. The lack of insulation is not considered a defect in Hawaii.

Vented eave blocks., Bathroom exhaust fan(s).



Drywall at garage was damaged due to solar hot water penetrations. Repaired or replace as needed. (Blue)



Bird nest(s) was observed in attic. Remove. (Blue)



APPLIANCES:

APPLIANCES:

Inspection of appliances is outside the scope of a home inspection and the evaluation of appliances and comments are made as a courtesy. Appliances are not moved. Evaluation of appliances is not comprehensive and are evaluated in one mode only to determine basic functionality. Determining the temperature calibration, functionality of timers, effectiveness, efficiency, overall adequacy or predicting the remaining lifespan is outside the scope of this inspection. The operation of appliance controls is assumed to be relatively straight forward. Controls that require an unconventional method or combination of turns or steps to achieve functionality may be noted as not functional or not functioning properly.

Refrigerators are evaluated by opening the doors and observing if the unit appears to be functional.

Ranges, cooking exhaust fans and microwave are turned on for a short period of time to determine functionality. Thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection.

Dishwasher and washer/dryer are tested for basic operation. Water supply line valves serving clothes washing machines are not operated--as they may be subject to leak if turned.

Counter-top microwave ovens, wine refrigerators, warming drawers, portable dishwashers, trash compactors and central vacuums are not tested.

We recommend that you test the appliances and move the appliances to inspect behind and under them at your final walkthrough or prior to closing to ensure they are functional and for defects or damages that were not observed or visible at the time of inspection.

REFRIGERATOR:

Refrigerator appeared to function normally unless otherwise noted.



Water and ice dispenser appeared to functioned normally.

COOKING APPLIANCES:

Cooking appliances appeared to function normally unless otherwise noted.

Gas range., Exhaust hood integrated with microwave above range., Exhaust fan and light(s) operated normally., Charcoal filters were clean and appeared functional., Microwave range hood vents typically rely on charcoal filters and do not vent to the

exterior. Maintain filters for optimal performance.

There were defects or damages at the range, exhaust hood or microwave that may need maintenance, evaluation or repairs.

There were defects, damages or safety issues at the range, exhaust hood or microwave oven that need evaluation, repairs or replacement in the near future.



The inspector could not verify an anti tip device was installed. Recommend verifying installation of this important safety device.

More info:

<https://www.nachi.org/anti-tip.htm>



The burners were not functional or did not operate properly when tested. Evaluate and repair as needed. (Red)



Missing, worn or damaged control buttons. Repair as needed. (Blue)



DISHWASHER & DISPOSAL:

Dishwasher/disposal appeared to function normally unless otherwise noted.

There were defects or damages at the dishwasher or disposal that may need maintenance, evaluation or repairs.



Corrosion at dishwasher. Appeared to be an older unit.



Corrosion common to our tropical climate at dishwasher unit. Monitor and maintain as needed.

WASHER & DRYER:

Laundry units appeared to function normally unless otherwise noted. Recommend cleaning the dryer duct and vent prior to closing and annually thereafter. Excessive lint is the cause of more than 20,000 house fires every year.

<http://khis.us/pdf/KHIS-Dryer-vents.pdf>

Electric washer and dryer.

There were defects, damages or safety issues at the washer or dryer that need evaluation, repairs or replacement in the near future.



Visible lint, damaged or improperly installed duct or clogged vents. Repair. (Red)



Large amount of lint at foundation area. Fire hazard. Remove lint and direct dryer duct to the perimeter of the home. (Red)

ELECTRICAL:

ELECTRICAL SERVICE:

ELECTRICAL COMPONENTS WERE INSPECTED AND WERE FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

The adequacy of the electrical service rating and the accuracy of breaker labeling is not determined. The primary power system components were inspected. Secondary power systems (photovoltaic power or other), low voltage components, alarms systems, cable and internet components are outside the scope of a home inspection and are not inspected. **GFCI** and **AFCI** breakers should be tested monthly when present.

Inspection of electrical system is a non-invasive visual inspection performed by making sure the light fixtures are functional, testing outlets for proper installation by using a standard outlet tester. Outlet and switch covers are not removed. The dead front covers on breaker panels are removed to inspect for proper installation or damages. Breakers and wiring are not disturbed and the inspection does not include the use of specialized tools or testing to detect or diagnose problems. We inspect and document visible defects. Determining the remaining lifespan of the electrical system and components is outside the scope of the inspection. If you desire a comprehensive and conclusive evaluation of the electrical system contact a qualified contractor.

Typically panel manufacturers specify that only their brand of breakers be used. Some manufactures make breakers to be compatible with various breaker panels. There were different brands of breakers installed at this panel that may not be compatible with this panel model. Recommend evaluation by a qualified electrician to verify these breaker are compatible with this panel, verify that there is no damage to the panel components or breakers and to repair or replace as necessary.

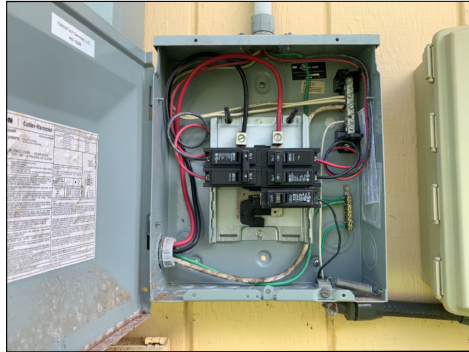
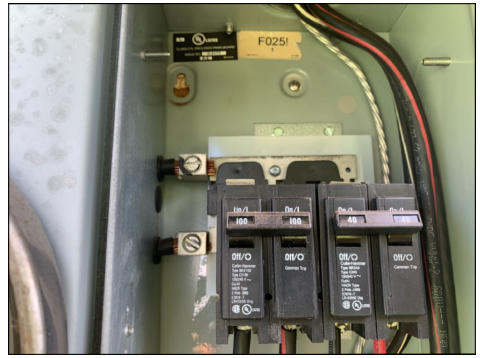
There were defects, damages or safety issues at the electrical service components that need evaluation, repairs or replacement in the near future.



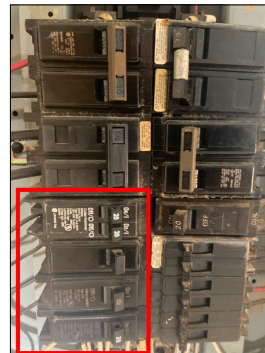
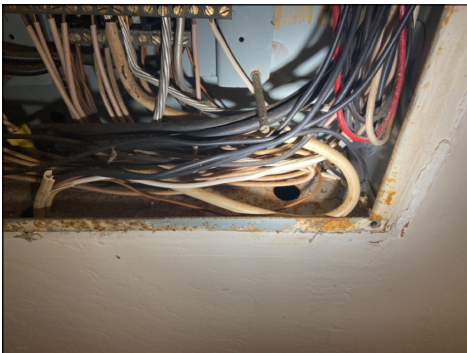
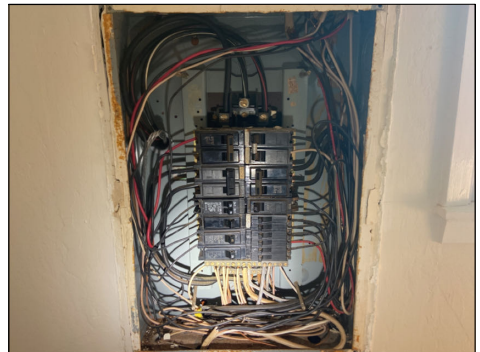
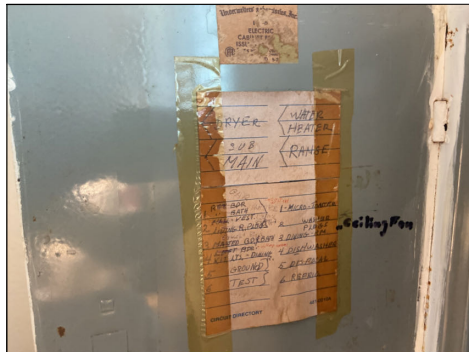
The main disconnect breaker was located at the meter panel at the left side of the home.

Electric service - The electrical service wires were underground. The electrical service wires were copper. The electrical service was rated for 100 amp..

Main disconnect breakers.



Breaker panel located at office room.



Missing knockout plugs. Helps prevent pests from entering the panels. Install. (Red)

Breaker panel had breakers installed that are not the same brand as the panel. Evaluate to determine the breakers that were installed are acceptable replacements. Replace as needed. (Red)

ELECTRICAL FIXTURES & WIRING:

INSPECTED. Accessible and visible outlets, switches, fixtures and wiring appear to be functional or serviceable unless otherwise noted.

Smoke detectors are not tested. The testing of smoke detectors only confirms that the battery, electronics, and alert system are working; it does not mean that the smoke sensor is working. The life expectancy of smoke alarms is generally 10 years, after which point their sensors can begin to lose sensitivity. We recommend testing smoke detectors monthly; weak or dead batteries should be replaced immediately. If you cannot verify when the smoke detectors were replaced, you should consider replacing them. For more info, go to: <http://khis.us/pdf/KHIS-Hawaii-Smoke-Detectors.pdf>

MAINTENENCE: Test smoke detector function monthly. Smoke detectors that do not function properly are a serious safety hazard.

Carbon monoxide detectors are not required in Hawaii but should be considered in areas with gas burning appliances.

Furniture and/or storage restricted access to some electrical components which may not be inspected.

Grounded 3 prong outlets throughout.

2 and 3 prong outlets that are not grounded do not meet current safety standards. 2 prong outlets that are not grounded are not technically a defect but are considered obsolete and not suitable for many modern electrical devices. 3 prong outlets that are not grounded are an issue because visually they appear to be grounded and accept most modern electronics. Recommend evaluation by a licensed electrical contractor. <https://www.nachi.org/ungrounded-electrical-receptacles.htm>

Missing or dead light bulbs may correspond with switches whose function was not determined. If fixture does not function normally after replacing the bulb, you may consider contacting a licensed electrical contractor to evaluate.

Smoke detectors are not tested. The testing of smoke detectors only confirms that the battery, electronics, and alert system are working; it does not mean that the smoke sensor is working. The life expectancy of smoke alarms is generally 10 years, after which point their sensors can begin to lose sensitivity. We recommend testing smoke detectors monthly; weak or dead batteries should be replaced immediately. If you cannot verify when the smoke detectors were replaced, you should consider replacing them. For more info, go to: <http://khis.us/pdf/KHIS-Hawaii-Smoke-Detectors.pdf>

MAINTENENCE: Test smoke detector function monthly. Smoke detectors that do not function properly are a serious safety hazard.

Carbon monoxide detectors are not required in Hawaii but should be considered in areas with gas burning appliances.

Loose outlets. Outlets should be snug in the junction box with little to no movement when electrical cords are put in or taken out of the outlet. Loose outlets increase the risk of damage and loose wiring which can lead to arcing and fires. Outlets that electric cords easily fall out of should be replaced as it indicates the outlet is worn and not making good contact with the prongs on the cord which can lead to fires. If a home was furnished at the time of inspection, when recommend checking for other loose outlets prior to closing that were concealed during the inspection.

There were defects or damages at the outlets, switches, fixtures, visible wiring or smoke detectors that may need maintenance, evaluation or repairs.

There were defects, damages or safety issues at the outlets, switches, fixtures, visible wiring or smoke detectors that need evaluation, repairs or replacement in the near

future.



Garage outlets were not tested for **GFCI** protection because if one were to trip as it should when tested, we may not be able to locate the reset button to turn it back on. Review prior to closing. If the garage outlets are not **GFCI** protected we recommend upgrading to current building or safety standards.



Electrical wiring runs for exterior use.



Electrical wiring that is not in use that is energized should be secured and junction boxes. Repair. (Red) Location: below hot tub.



Smoke detector(s) were damaged or appeared to be past their expected life span. Recommend replacement. (Red)



Outlet did not respond to GFI test and did not appear to be GFI protected. Outlets within 6' of a water source are highly recommended to have GFI protected outlets installed. (Red) Location: kitchen.



Missing/damaged cover plate(s). Replace. (Red) Location: kitchen.



Outlet tester indicates the outlet was not grounded. Repair, replace or update as needed. (Red) Location: dining area.



Loose outlets. Tighten. (Red) Location: living room.



Replace dead or missing light bulbs. Test fixtures for proper operation. (Blue) Location: living room.



Replace dead or missing light bulbs. Test fixtures for proper operation. (Blue) Location: hallway.



Install covers at open junction boxes. (Red)



Smoke detectors not present. Recommend installing at currently required locations. (Red)



Flicker switch junction box appeared to be abandoned. Location: guest bedroom.



Replace dead or missing light bulbs. Test fixtures for proper operation. (Blue) Location: guest bedroom.



Replace dead or missing light bulbs. Test fixtures for proper operation. (Blue) Location: master bathroom closet.

PLUMBING:

WATER SUPPLY & DRAINS:

PLUMBING COMPONENTS WERE INSPECTED AND WERE FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

Irrigation, water purification or other supplementary water systems, the sections of the plumbing system concealed by finishes and/or stored (below sinks, etc.), below the structure, beneath the ground surface or encased within the foundation are not inspected. Inspection of supply and drain lines that are not readily visible are also outside the scope of a home inspection. You may wish to contact a qualified professional to determine the condition of the drain lines using a drain line camera. Plumbing fixtures used for everyday operation are tested. The operation of plumbing fixture controls is assumed to be relatively straight forward. Controls that require an unconventional method or a specific combination of turns or steps to achieve proper function may be noted as not functional or not functioning properly. Angle stops, shutoff valves or other devices used to turn the water supply off or on to a fixture are not operated. If a fixture does not have water supplied to it, it is noted in the report.

Each water fixture is run for 3-5 minutes and the stoppers (when present) are engaged to allow the sink to fill up and then the stopper is disengaged. Towards the end of the inspection we look under the sinks and around the cabinets for moisture and leaks, we feel the pipes and water lines with our hands, use our moisture detector around the cabinets and the wall in back of the cabinet as well as view the area with the infrared camera which helps us to see moisture issues that are not visible to the eye. If we detected any plumbing leaks, moisture issues or other damages, we note it in the report. Since we are not supposed to touch personal belongings, when we see more than a few items under the sinks we recommend review of the area prior to closing to check for damages we could not see. We inspect and document visible defects. Determining the remaining lifespan of the plumbing system and components is outside the scope of the inspection. If you desire a comprehensive and conclusive evaluation of the plumbing system contact a qualified contractor.

There were defects or damages at the water supply lines, drain lines or vents that may need maintenance, evaluation or repairs.

There were defects, damages or safety issues at the water supply lines, drain lines or vents that need evaluation, repairs or replacement in the near future.



Water meter and main shutoff valve. Location: front of home.



Slow drain accumulates water when in use. Repair. (Blue) Location: master bathroom.



Flexible drain lines are subject to clogs and cracks. Replace with standard materials. (Blue) Location: master bathroom.



The bracing/strapping at drain lines at foundation area was corroded and/or not present to maintain proper slope of the drain line. Repair or replace as needed. (Red)

PLUMBING FIXTURES:

There were defects or damages at the plumbing fixtures that may need maintenance, evaluation or repairs.

There were defects, damages or safety issues at the plumbing fixtures that need evaluation, repairs or replacement in the near future.



Sink fixture was unsecured to the countertop. Evaluate. Repair or replace as needed. (Red) Location: guest bathroom.



Seal tub spout to wall to prevent moisture intrusion. (Blue) Location: guest bathroom.



Loose tub overflow drain cap. Repair or replace as needed. (Blue) Location: guest bathroom.



Loose sink wall cover hardware. Repair or replace as needed. (Blue) Location: master bathroom.

WATER HEATING:

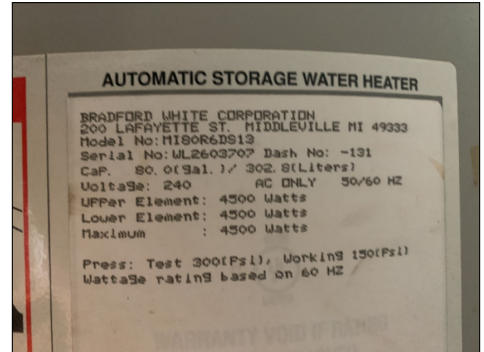
INSPECTED. Water heater plumbing components appeared to be properly functional or serviceable unless otherwise noted.

Seismic bracing at conventional water heaters is not required in Hawaii.

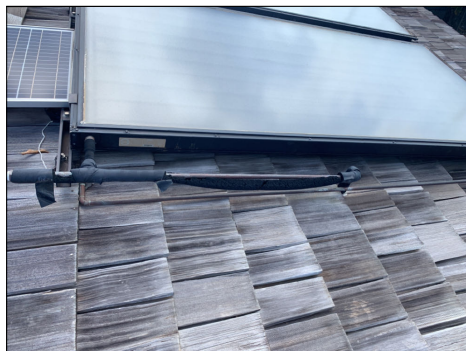
The location of the water heater, water chemistry, quality of unit and installation, and the maintenance schedule can all contribute to the life span.

There were defects or damages at the water heating components that may need maintenance, evaluation or repairs.

There were defects, damages or safety issues at the water heating components that need evaluation, repairs or replacement in the near future.



Loose thermostat cover with tape at thermostat. Evaluate. Repair or replace as needed. (Red)



Insulation on piping is deteriorated. This results in heat loss and may cause injury if touched. Replace insulation. (Blue)

FUEL TANKS AND LINES:

INSPECTED. Readily visible gas lines appear to be functional or serviceable unless otherwise noted. Detecting gas leaks is outside the scope of a home inspection. A qualified professional may be contacted to verify that there are no leaks in the gas lines and gas powered equipment.

There were defects, damages or safety issues at the fuel supply components that need evaluation, repairs or replacement in the near future.



A permanent concrete pad and strapping should be installed at fuel tank(s) to prevent tipping and damage. (Red)



Fuel supply shut off valves.

WASTE WATER SYSTEM:

NOT INSPECTED. Evaluation of the sewage/septic/cesspool system is beyond the scope of a home inspection.

HVAC:

COOLING SYSTEM:

AC system N/A

MOISTURE & PESTS:

MOISTURE & MOLD:

Detecting organic growth or mold like substances is outside the scope of the inspection and the inspection does not attempt to determine the absence or presence of organic growth or mold like substances. If we see something of concern we note it in the report as a courtesy however we are not liable in any circumstance for undetected or unreported mold or organic growth issues.

Possible organic growth or mold like substance common to our tropical climate was observed in the home. This substance can typically be cleaned and the area can be monitored and maintained. You should contact a qualified professional for a thorough evaluation if mold is a concern.

Normal moisture levels observed at the interior of the home with infrared camera at the time of inspection.

There were indications of a mold like substance or organic growth that may need maintenance, evaluation or repairs.



Mold like substance common to tropical climates was observed at walls or roof eaves. Clean and maintain as needed. (Blue)

PESTS:

A home inspection does not determine the absence or presence of wood destroying organisms or other pests. Any comments are made as a courtesy. Contact a licensed pest control contractor for a thorough evaluation. We recommend periodic professional pest control for insects and pests common to our tropical climate.

There were possible indications of termites or other pests that may need maintenance, evaluation or repairs.



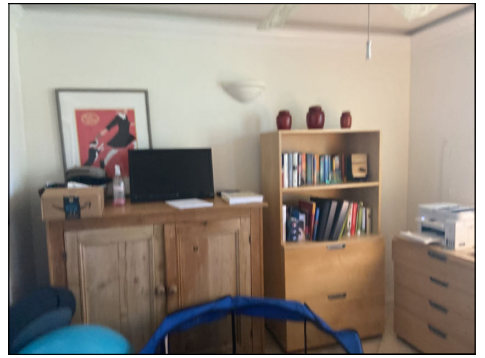
Possible indications of wood destroying organisms or other pests. (Blue) Location: attic.

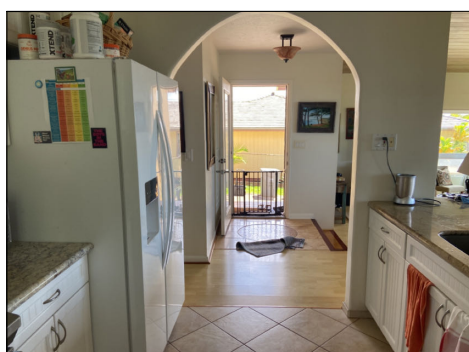
PROPERTY PHOTOS:

General Photos and Video:

















Glossary

<i>Term</i>	<i>Definition</i>
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.