

# PROPERTY INSPECTION REPORT



**KAUAI**  
HOME INSPECTION  
SERVICES

**Matt Roman License #NACHI16050621  
and Daniel Lagana  
Kauai Home Inspection Services**

**4354 Olali St  
Inspection Prepared For: John Genovese  
Agent: -**

**Date of Inspection: 12/14/2018  
Time of Inspection: 9:30 AM**

Dear John ,  
Per your request, KHIS performed a home inspection on the residence located at 4354 Olali St Ele'ele HI 96746 on 12/14/2018.

# Reading your Report

COMPONENTS ARE CONSIDERED TO BE FUNCTIONING ACCORDING TO THEIR INTENDED PURPOSE UNLESS OTHERWISE NOTED.

FOR THE PURPOSES OF THIS REPORT, DIRECTIONAL REFERENCES ARE MADE AS IF ONE WERE FACING THE FRONT OF THE HOME FROM THE EXTERIOR.

## PHOTOS AND VIDEOS:

Your report includes photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. **A picture of a defect or damage does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places.** Not all areas of deficiencies or conditions will be supported with photos. We recommend a thorough evaluation of the component or system and that all repairs or replacements be conducted by a qualified, licensed specialists, who may identify additional defects or recommend upgrades that could affect your evaluation of the property.

The report may contain videos. To view videos in the report the PDF needs to be downloaded and viewed with a full PDF reader such as Adobe. A photo will say 'Video' at the top left. Click the photo to view the video. There may also be longer videos at the end of the report. Click the URL and it will take you to the video.

## TEXT COLOR SIGNIFICANCE:

**BLUE** texts are observations and information regarding deficiencies which are less significant or discretionary. Further evaluation or correction may be noted to prevent (further) damage or safety issues. Maintain, improve or repair as needed.

**RED** text are comments of significant deficient components, safety issues or conditions which need attention, repair, or replacement. Contacting a professional contractor is recommended to evaluate the issue(s), determine if similar conditions exist elsewhere and perform repairs as needed.

**PURPLE** text are observations regarding components that should be considered for upgrading to meet current building and/or safety standards.

**GREEN** text are observations of defects or damages that are cosmetic in nature and are not likely to cause further damage or impact the performance of a component.

## Terms of Report

This report is the exclusive property of Kauai Home Inspection Services (KHIS) and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. Information in this report may be shared with homeowners or repair persons for the purpose of requesting or performing repairs, but **the inspection and report are for the use of the client and their real estate agent for this transaction only and is not to be used by real estate agents or homeowners for future transactions of the property should you decline to proceed with this transaction.**

The observations and opinions expressed within this report are those of KHIS and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the International Association of Certified Home Inspectors (iNACHI), and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The report is not intended to be a "check list" of items that need repair or general maintenance, it is designed to identify material defects or deficiencies that would have an adverse impact on the value of the real-property, or that involve an unreasonable risk to people on the property. **This home inspection report will not reveal every condition that exists or ever could exist, but only those material defects that were observed on the day of the inspection.**

In accordance with the terms of the contract, the investigation and service recommendations that we make in this report should be completed DURING YOUR INSPECTION CONTINGENCY PERIOD by qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

By relying on this inspection report you have agreed to be bound by the terms, conditions and limitations as set forth in the CONTRACT AGREEMENT, which was presented to you in an electronic mail attachment prior to the inspection.

SCOPE OF THE INSPECTION: The home inspection is conducting following the InterNACHI Standards of Practice which define the scope of the home inspection and what is required to be inspected. All items in the standards are inspected but may be reported in a section of the report under a different heading. It is recommended that you read the following link to fully understand the scope of the home inspection. <http://khis.us/pdf/KHIS-Standards-of-Practice.pdf>.

# EXECUTIVE SUMMARY:

## **GROUND:**

Page 16	Drainage and Landscaping	Tree branches, tree roots, landscaping and vegetation should be maintained to avoid contact with the home to prevent damage to structure as well as moisture & insect intrusion.
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Tree branches were in contact with or near the roof and siding. (Blue)

## **EXTERIOR STRUCTURE:**

Page 18	Cladding and Trim:	Seal plumbing and electrical penetration, gaps and cracks as needed to prevent moisture intrusion.  Minor to moderate defects and damages to cladding/trim.
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Seal gaps at seams and laps in cladding material. (Blue)



Minor moisture damage at lower sectional is of exterior trim. (Blue)



Page 19	Eaves and Rain Gutters:	Damaged/missing screen or vents at eave blocks. Repair vent blocks to prevent pest intrusion.
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Damaged screens/missing vents at vented eave blocks on left side of home. (Red)



Unplugged holes at eave blocks at left side of the home. (Red)



Damaged screens/missing vents at vented eave blocks at right side of carport. (Red)



Damaged screens/missing vents at vented eave blocks at right side of front porch. (Red)

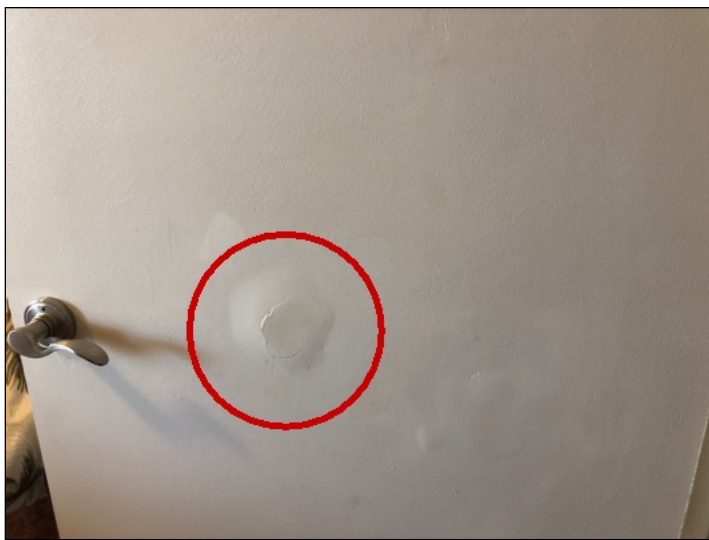
Page 20	Roof:	Maintain, improve or repair.
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Minor damage to shingle overhang above lanai. Possible damage from nearby tree.  
(Blue)

***INTERIOR STRUCTURE:***

Page 25	Doors and Windows:	Lock(s) did not operate properly. Repair as needed.  Door(s) rub at jamb or threshold. Changing weather conditions may affect the operation of doors in some cases. Repair as needed.
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Indications of repairs at front left bedroom door.



Lock did not operate properly at front door. (Blue)



Lock did not operate properly at rear left bedroom. (Blue)



Door(s) rubbed against the jamb or floor, had loose hinges or damaged hardware or otherwise did not operate properly at garage to home door. (Blue)



Door(s) rubbed against the jamb or floor, had loose hinges or damaged hardware or otherwise did not did not operate properly at master bedroom closet. (Blue)

Page 26	Cabinets and Countertops:	<p>Cracked grout or missing/damaged sealant. Repair grout or or sealant to prevent moisture intrusion.</p> <p>Elevated moisture levels. Determine moisture source and repair as needed.</p>
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Cracked grout/missing sealant at master bathroom. (Blue)



Cracked grout/missing sealant at hallway bathroom. (Blue)



Elevated moisture at right hand sink at master bathroom. (Blue)

### **APPLIANCES:**

Page 33	Washer/Dryer:	Damaged or improperly installed dryer duct or vent. Repair or replace.
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Dryer duct appeared to be damaged or improperly installed. (Red)



Dryer duct appeared to be damaged or improperly installed. (Red)

## **ELECTRICAL:**

Page 37

Switches/Fixture  
s/ Outlets:

**Non functioning outlets. Evaluate and repair/replace.**

**Loose fixture. Maintain, improve or repair.**

**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.**

**Outlet(s) did not respond to GFI test and does not appear to be GFI protected. Recommend installing GFCI protected outlets or circuits at currently required locations.**

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

**Damaged cover plate(s). Replace.**





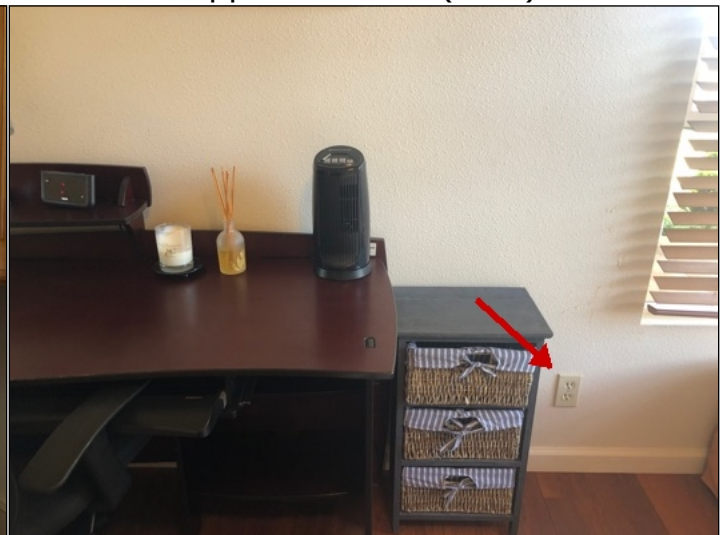
Outlet not functional at rear lanai. (Red)



Master bathroom light fixture does not appear secure. (Blue)



Loose GFI outlet at right side of kitchen sink. (Red)



Damaged cover plate at front right bedroom. (Red)



Loose GFI outlet at master bathroom. (Red)



Loose outlet at master bedroom. (Red)





Loose outlet at master bathroom. (Red)



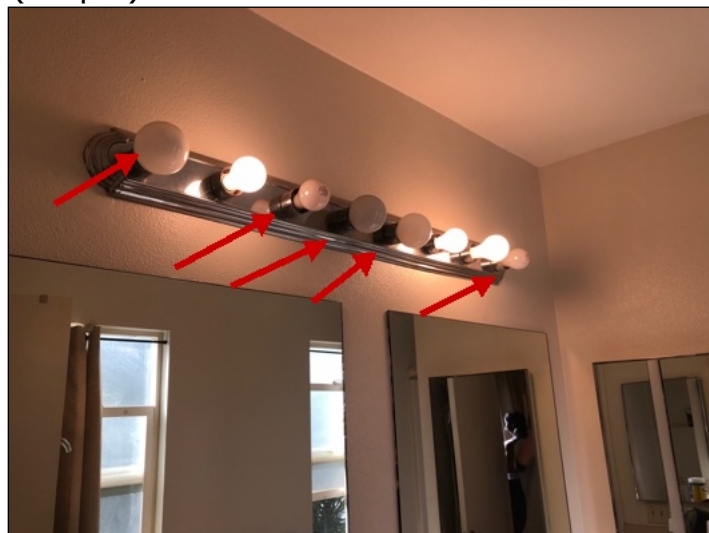
Loose outlet at living room. (Red)



Outlet(s) did not respond to GFI test and does not appear to be GFI protected at kitchen. (Purple)



Possible dead bulb(s) at hallway bathroom. (Blue)



Possible dead bulb(s) at master bathroom. (Blue)





Open junction box at laundry room closet. (Red)

### **PLUMBING:**

Page 41

Water Supply  
and Drain Lines:

Leak at cold water plumbing fixture valve. Repair.



Leak at cold side of plumbing fixture at right hand sink at master bathroom. (Red)

Page 43

Water Heating:

Cracked or damaged pan below water heater. Repair or replace.

The extension at the temperature pressure relief (TPR) valve is missing or not the proper length. TPR extension pipes should be discharged to exterior and/or within 6" from shower pan or the ground. This is a potential scalding concern as water can discharge improperly. Piping should be of an approved material, such as CPVC, copper, polyethylene, galvanized steel, polypropylene, or stainless steel. PVC and other non-approved plastics should not be used since they can easily melt.

More info:

<http://khis.us/pdf/KHIS-TPR-Valve-Piping.pdf>



Damaged water heater and the pan. (Red)



The extension at the water heater relief valve is missing or not the proper length. (Red)

# PROPERTY DETAILS

## ***Property Details:***

### **Details:**

#### Property Information

Click the following link for the complete Standards or Practice for what is and is not inspected - <http://khis.us/pdf/KHIS-Standards-of-Practice-2018.pdf>

#### Inspection Limitations

- We inspect all of the systems, components, and conditions described in accordance with the standards of the International Association of Certified Home Inspectors (InterNACHI), and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. If there were areas not accessible or available for inspection due to limitations at the property we highly recommend on your final walk through, or at some point after personal belongings have been removed, that you inspect the interior portions that were concealed or otherwise inaccessible. We specifically disclaim defective conditions in any areas not visible at the time of the inspection.
- Components and systems are sometimes observed that are common for older homes and do not meet current building/safety standards or are considered obsolete. The use and occupancy of the home should be evaluated when determining if upgrading a system or component to current standards should be performed for safety concerns or to meet the modern needs of a home. You may wish to contact a qualified professional for evaluation and an estimate to upgrade.
- We expect older homes to be built according to the building practices that were in use at the date of construction. Older homes often have areas or systems that do not comply with current building standards. We inspect for safety concerns. It is common for homes of any age to have had repairs done, and some repairs may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the quality of the repairs. In older homes, we reviewed the structure from the standpoint of how it has fared through the years with the materials that were used. You can expect problems to become apparent as time passes. We will not be able to find all deficiencies in and around a property, especially concerning construction techniques of the past.

#### Environmental Observations

- Houses built before 1978 may contain asbestos and lead paint. Determining if they are present is outside the scope of a home inspection. Sampling of mold like substances is not included in a home inspection. As a courtesy we will report indications of mold like substances that we see or smell.

#### Pest Information

- We are not pest controls specialists and do not perform an invasive inspection for pests or rodent activity. As a courtesy we will report indications of a possible pest presence. These observations are not all inclusive. It is recommended that you inquire with the seller regarding any present pest control service, or have a pest control service evaluate the property for the presence of pests.

The home was occupied and furnished at the time of inspection.

Due to furnishings and/or personal belongings, not all areas or components were

accessible or visible.

Present at the inspection:

Tenant.

Inspectors.

Observations:

Front of the home faces the street.



# GROUNDS:

## ***Driveways and Walkways:***

### **Driveway Description**

- INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.
- \*\*\*DRIVEWAY MATERIAL\*\*\*
- Concrete driveway.
- \*\*\*WALKWAY MATERIAL\*\*\*
- Concrete walkway.

Comments:

Cosmetic cracks or damage was observed.



Cosmetic cracks at driveway.

## ***Drainage and Landscaping***

### **Drainage Description:**

- INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.
- The exterior drainage is generally away from foundation.
- Drainage is towards the rear of the home.

### **Observations:**

- Drainage appeared adequate.

Comments:

Tree branches, tree roots, landscaping and vegetation should be maintained to avoid contact with the home to prevent damage to structure as well as moisture & insect intrusion.



Tree branches were in contact with or near the roof and siding. (Blue)

# EXTERIOR STRUCTURE:

## ***Limitations:***

### **Comments:**

- The following items are not included in this inspection - Exterior:
  - \* Below-grade foundation walls and footings or those obscured by vegetation or building components. Some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying.
  - \* Exterior building surfaces or components obscured by vegetation, stored items or debris. Any comments made regarding these items are as a courtesy only.
  - \* Note that the inspector does not determine the adequacy of construction hardware, seismic or wind reinforcement, nor determine if support posts, columns, beams, joists, studs, trusses, rafters etc. are of adequate size, spanning or spacing.
  - \* Enter or access any area that may, in the inspector's opinion be unsafe or not readily accessible.
  - \* Inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks and sewage systems (or indications of their presence), whether abandoned or actively used.

## ***Foundation and Floor System:***

### **Description:**

- INSPECTED. LIMITED ACCESS AND VIEW.
- \*\*\*FOUNDATION\*\*\*
- Concrete slab on grade foundation.

## ***Cladding and Trim:***

### **Description:**

- INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.
- \*\*\*CLADDING\*\*\*
- Cladding consist of horizontal engineered wood product siding.
- Wood trim around windows and doors.
- Wood trim on building corners.

### Comments:

Seal plumbing and electrical penetration, gaps and cracks as needed to prevent moisture intrusion.

Minor to moderate defects and damages to cladding/trim.





Seal gaps at seams and laps in cladding material. (Blue)



Minor moisture damage at lower sectional is of exterior trim. (Blue)

## ***Eaves and Rain Gutters:***

### **Description:**

- INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.
- Eaves consist of exposed 2X rafter tails with 2X wood fascia board.
- Plywood over rafter tails.
- Screened eave vent blocks were observed.
- \*\*\*RAIN GUTTERS\*\*\*
- Rain gutters not present.

### **Comments:**

Damaged/missing screen or vents at eave blocks. Repair vent blocks to prevent pest intrusion.



Damaged screens/missing vents at vented eave blocks on left side of home. (Red)



Unplugged holes at eave blocks at left side of the home. (Red)



Damaged screens/missing vents at vented eave blocks at right side of carport. (Red)



Damaged screens/missing vents at vented eave blocks at right side of front porch. (Red)

## **Roof:**

### **Description:**

- INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.
- \*\*\*ROOF INFO\*\*\*
- Roof was walked.
- \*\*\*ROOF MATERIALS\*\*\*
- Fiberglass/asphalt shingles.

Comments:

Maintain, improve or repair.



Minor damage to shingle overhang above lanai. Possible damage from nearby tree. (Blue)











***Carport:***

**Materials:Description:**

- INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.
- Carport consist of wood post and beams supporting the roof structure.

# DECK/LANAI

## ***Deck/Lanai Description:***

### **Description:**

- Deck/lanai at rear of home.



## ***Deck Surface/Floor System:***

### **Description:**

- INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.
- \*\*\*DECK SURFACE\*\*\*
- Concrete.

## ***Deck Handrails:***

### **Description:**

- INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.
- Metal safety rail components.

# INTERIOR STRUCTURE:

## ***Limitations of Interiors Inspection***

### **Comments:**

- Floor coverings, furniture, storage items, appliances and wall hangings are not moved or disturbed and may block defects. Window treatments, blinds, shades, shutters, etc are not inspected. Components that would require moving furniture or personal belongings to operate are not tested.

In accordance with industry and insurance standards, we will not attempt 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, in which case we will inspect the attic from the access point.

Construction method, AC ductwork, insulation or other components may also limit access or view to some areas with no comments or evaluations of areas not readily visible or accessible.

Insulation is not required in Hawaii and the lack of insulation is not considered a defect.

Determining the heat resistance of fire walls between garages and living areas or between living areas in multi family housing is beyond the scope of this inspection.

- Home inspectors cannot determine the integrity of the thermal seal in double glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.).
- Carpeting, window treatments, central vacuum systems, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

## ***Floors and Baseboards:***

### **Description:**

- INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.
- Flooring consist of:
  - Ceramic or porcelain tile.
  - Engineered hardwood.
  - Vinyl.
  - Wood laminate.
- Baseboards and trim consist of wood.

## ***Walls and Ceilings:***

### **Description:**

- INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.
- Walls and ceilings consist of drywall.

## ***Doors and Windows:***

### **Description:**

- INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.
- Door Types:
  - Solid core entry door.

### **Observations:**

- \*\*\*DOORS\*\*\*
- All doors operated normally, except as noted.



• \*\*\*WINDOWS\*\*\*

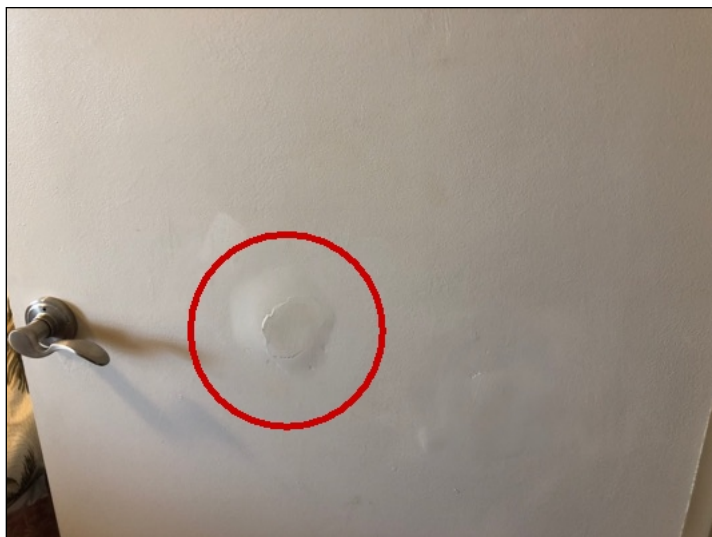
- All windows operated normally.
- All window screens were present and free from damage.
- Windows and doors that would require moving furniture, personal belongings or were otherwise inaccessible to operate were not tested.

Comments:

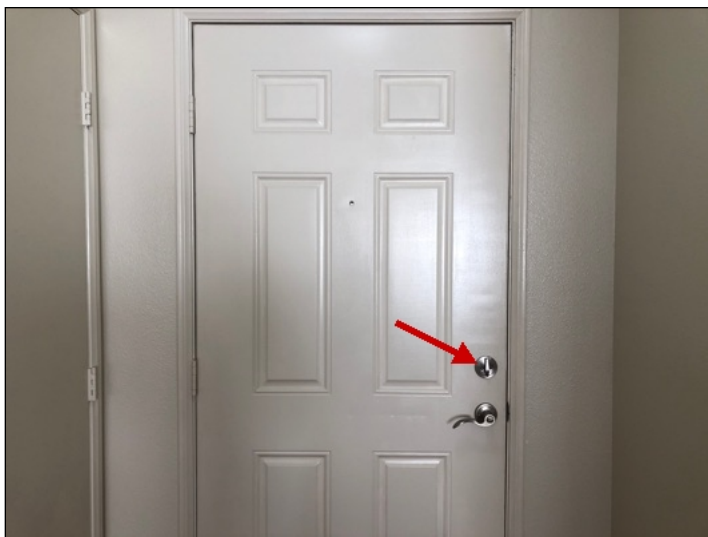
Minor defects observed/normal wear.

Lock(s) did not operate properly. Repair as needed.

Door(s) rub at jamb or threshold. Changing weather conditions may affect the operation of doors in some cases. Repair as needed.



Indications of repairs at front left bedroom door.



Lock did not operate properly at front door. (Blue)



Lock did not operate properly at rear left bedroom. (Blue)



Door(s) rubbed against the jamb or floor, had loose hinges or damaged hardware or otherwise did not operate properly at garage to home door. (Blue)



Door(s) rubbed against the jamb or floor, had loose hinges or damaged hardware or otherwise did not operate properly at master bedroom closet. (Blue)

### ***Cabinets and Countertops:***

#### **Description:**

- INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.
- \*\*\*CABINETS\*\*\*
- Cabinets consist of wood and/or engineered wood product components.
- \*\*\*COUNTERTOPS\*\*\*
- Counter top(s) consist of:
- Laminate.

#### **Observations:**

- \*\*\*CABINETS\*\*\*
- All doors and drawers functioned normally.
- \*\*\*COUNTERTOPS\*\*\*
- All observed countertop and backsplash surfaces appeared to be properly secured and sealed, except as noted.

Comments:

Minor defects or damages to cabinets/countertops.

Water stains at cabinets. Normal moisture levels at time of inspection.

Cracked grout or missing/damaged sealant. Repair grout or or sealant to prevent moisture intrusion.

Elevated moisture levels. Determine moisture source and repair as needed.



Minor defects or damages to cabinets/countertops.



Possible moisture damage at hallway bathroom. Normal moisture levels at time of inspection.



Cracked grout/missing sealant at master bathroom. (Blue)



Cracked grout/missing sealant at hallway bathroom. (Blue)



Elevated moisture at right hand sink at master bathroom. (Blue)



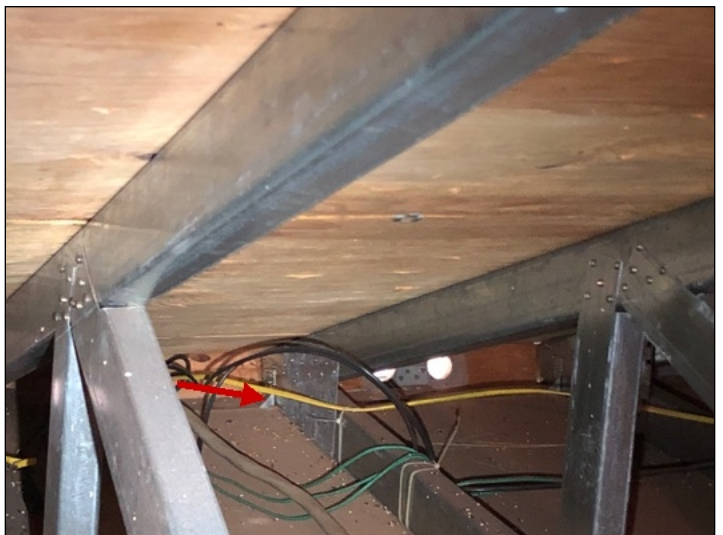
## **Attic:**

### **Description:**

- INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.
- Attic light located just inside access
- \*\*\*ROOF STRUCTURAL MEMBERS\*\*\*
- Roof structure consist of engineered metal trusses.
- \*\*\*INSULATION\*\*\*
- Insulation not present.
- \*\*\*VENTILATION\*\*\*
- Vented eave blocks.

### **Observations:**

- Hurricane hardware was observed at truss to wall plate connections.
- Observed structural members in attic showed no significant defects or damages.







# APPLIANCES:

## ***Limitations of Appliances Inspection***

### **Comments:**

- 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 proper function may be noted as not functional or not functioning properly.

Refrigerators are inspected by opening the doors and observing if the unit appears functional. The temperature or adequacy of the unit is not determined.

Oven(s), Range 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, Clothes Washer and Dryer are tested for basic operation in one mode only. Their temperature calibration, functionality of timers, effectiveness, efficiency and overall adequacy is outside the scope of this inspection. Drain lines and water supply lines serving clothes washing machines are not operated--as they may be subject to leak if turned.

Evaluation of appliances is outside the scope of a home inspection and any comments are made as a courtesy.

## ***Refrigerator:***

### **Description:**

- INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

### **Observations:**

- Refrigerator appeared to function normally.
- Ice and water dispenser appeared to functioned normally.



## ***Range/Ovens/Cook Tops:***

### **Description:**

- INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

### **Observations:**

- All heating elements appeared to function normally.

- Oven appeared to function normally.
- Built in exhaust fan appeared to operate normally.

Comments:

Could not grasp the range to check for anti tip device. Recommend verifying installation of this important safety device.

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



### **Hood Fan:**

#### **Description:**

- INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

#### **Observations:**

- Integrated with microwave above range.
- Light and fan appeared to operate 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.



### **Microwave:**

#### **Description:**



- INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

**Observations:**

- Microwave appeared to operate normally.



Minor damage to microwave.

**Dishwasher:**

**Description:**

- INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

**Observations:**

- Dishwasher and air gap or high loop at drain line appeared to be properly installed.
- Operated through one cycle and appeared to function normally.



**Disposal:**

**Description:**

- INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

**Observations:**

- Disposal appeared to be properly installed and to function normally.



## **Washer/Dryer:**

### **Description:**

- INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.
- Electric washer and dryer.
- Located in hallway.

### **Observations:**

- Washer and dryer were run through a short cycle and appeared to operate normally.
- Installing a pan below the washing machine will help to prevent damage to the structure in the event of a leak.

### **Comments:**

Damaged or improperly installed dryer duct or vent. Repair or replace.



Dryer duct appeared to be damaged or improperly installed. (Red)



Dryer duct appeared to be damaged or improperly installed. (Red)

# ELECTRICAL:

## ***Limitations of Electrical Inspection***

### **Materials:**

- State regulations vary, but a home inspection generally does not verify current code compliance. States will periodically adopt building code revisions; current safety requirements or components may not have been enacted when the home was originally constructed. However, for the safety of the occupants upgrading to current requirements may be considered.

Electrical components concealed behind finished surfaces are not visible to be inspected.

Labeling of electric circuit locations are not checked for accuracy.

The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Switches and outlets are tested. The operation of electrical components and 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. Breakers or other devices used to turn the electricity supply off or on to a switch, outlet or other electric component are not operated. If a fixture is not operational, it is noted in the report.

Life expectancy of the various electrical components in a home:

<http://www.improvementcenter.com/electrical/home-electrical-system-how-long-can-it-last.html>

- Switches and outlets are tested. The operation of electrical components and 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. Breakers or other devices used to turn the electricity supply off or on to a switch, outlet or other electric component are not operated. If a fixture is not operational, it is noted in the report.

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

## ***Electric Service:***

### **Description:**

- INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.
- Electric meter with 100 amp service breaker was located at the left side of the home.
- Electrical service is underground and publicly provide.
- \*\*\*ALUMINUM SERVICES CONDUCTORS\*\*\*
- 2 AWG 100 amp

### **Observations:**

- Meter panel components appear to be properly installed.





## **Main Breaker Panel:**

### **Description:**

- INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.
- 125 amp rated main breaker panel located at hallway to master.
- The aluminum feeders were rated for 2 AWG 100 amps.

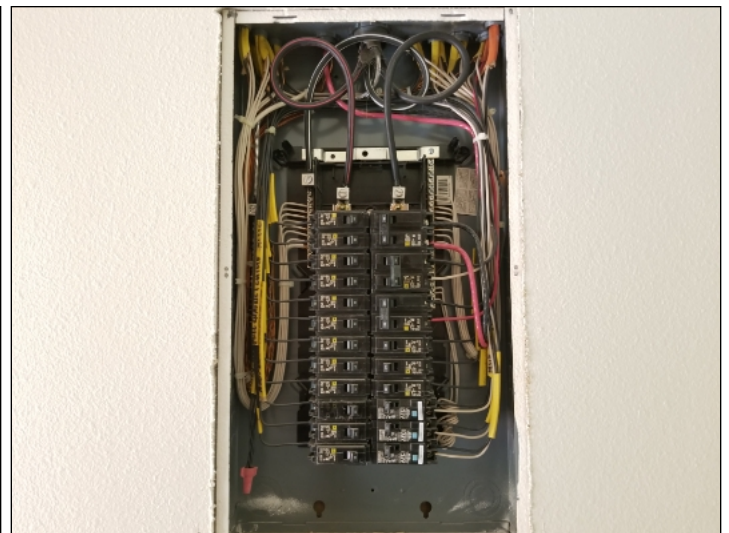
The service breaker was rated for 100 amps at the meter.

The panel was rated for 125 amps.

The maximum service was the smallest rating of these three number which was 100 amps.

### **Observations:**

- The main electrical panel components appears to be properly wired and installed.
- Accuracy of breaker labeling is not determined.
- \*\*\*AFCI BREAKERS\*\*\*
- AFCI is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are recommended AFCI protected. Soon ALL electrical circuits in new homes will require AFCI protection.
- Bedroom circuits AFCI protected.
- Installed AFCI breakers responded to test.



## **Switches/Fixtures/ Outlets:**

### **Description:**

- INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.
- Grounded 3 prong outlets.

### **Observations:**

- All accessible fixtures and outlets were tested and appeared to operate normally, except as noted.

Comments:

Non functioning outlets. Evaluate and repair/replace.

Loose fixture. Maintain, improve or repair.

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.

Outlet(s) did not respond to GFI test and does not appear to be GFI protected. Recommend installing GFCI protected outlets or circuits at currently required locations.

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

Damaged cover plate(s). Replace.



Outlet not functional at rear lanai. (Red)



Master bathroom light fixture does not appear secure. (Blue)





Loose GFI outlet at right side of kitchen sink. (Red)



Loose outlet(s) at front right bedroom. (Red)



Damaged cover plate at front right bedroom. (Red)



Loose GFI outlet at master bathroom. (Red)



Loose outlet at master bedroom. (Red)



Loose outlet at master bathroom. (Red)





Loose outlet at living room. (Red)



Outlet(s) did not respond to GFI test and does not appear to be GFI protected at kitchen. (Purple)



Possible dead bulb(s) at hallway bathroom. (Blue)



Possible dead bulb(s) at master bathroom. (Blue)

## Smoke/Heat Detector(s)

### Condition/Observations:

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

## General Wiring:

### Condition/Observations:

- INSPECTED.

Comments:

Install covers at open junction boxes.



Open junction box at laundry room closet. (Red)

# PLUMBING:

## ***Limitations of Plumbing Inspection***

### **Materials:**

- 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.
- Not able to determine presence of trap under sink as it is (if present) concealed between subfloor and ceiling finish.

## ***Water Supply and Drain Lines:***

### **Description:**

- INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.
- Water meter was located at the front right corner of the property near the street.
- Water meter was located at the front right corner of the property near the street.
- Main shutoff valve is located at a hose bib at the front of the home.
- Public municipal water supply.
- \*\*\*INTERIOR DRAIN LINES\*\*\*
- PVC.
- \*\*\*EXTERIOR DRAIN LINES\*\*\*
- Not visible.

### **Observations:**

- Water pressure at hose bib was 80 PSI. 40 - 80 PSI is considered normal.
- Readily visible drain lines appear properly installed and no leaks were observed at the time of inspection, except as noted.

Comments:

Leak at cold water plumbing fixture valve. Repair.

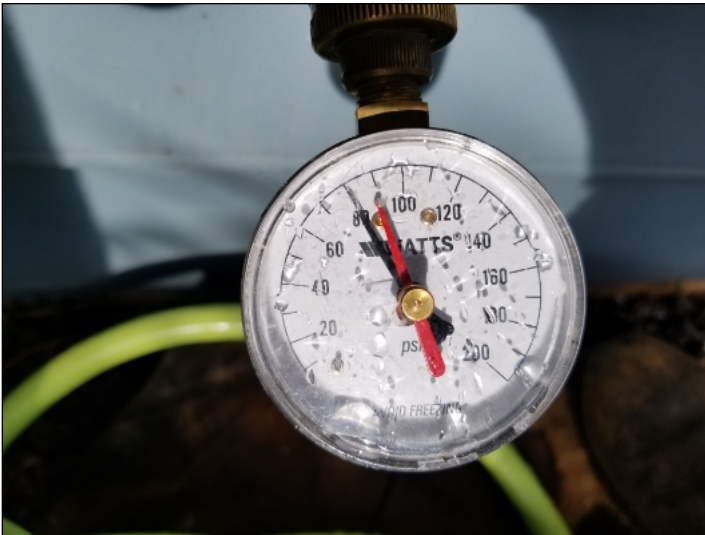


Water meter.



Main shut off valve.





Water pressure.



Leak at cold side of plumbing fixture at right hand sink at master bathroom. (Red)

### ***Shower/Bath Walls:***

#### **Description:**

- INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.
- Shower and tub enclosures consist of fiberglass or similar material.

#### **Observations:**

- Appears to be properly installed and sealed.

### ***Plumbing Fixtures:***

#### **Description:**

- INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

#### **Observations:**

- All faucets, shower valves, shower heads, sinks, bathtubs, and toilets appeared to be properly installed and to function normally.

### ***Water Heating:***

#### **Description:**

- INSPECTED. FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.
- 50 gallon electric water heater is located at the carport closet.

#### **Observations:**

- Water heater plumbing components appeared to be properly installed and to function normally, except as noted.
- Water heaters have a typical life expectancy of 8-12 years.  
[https://inspectapedia.com/plumbing/Water\\_Heater\\_Life.php](https://inspectapedia.com/plumbing/Water_Heater_Life.php)
- Seismic bracing at water heaters not required in Hawaii.
- Hot water was observed at faucets.

#### **Comments:**

Cracked or damaged pan below water heater. Repair or replace.

The extension at the temperature pressure relief (TPR) valve is missing or not the proper length. TPR extension pipes should be discharged to exterior and/or within 6" from shower pan or the ground. This is a potential scalding concern as water can

discharge improperly. Piping should be of an approved material, such as CPVC, copper, polyethylene, galvanized steel, polypropylene, or stainless steel. PVC and other non-approved plastics should not be used since they can easily melt.

More info:

<http://khis.us/pdf/KHIS-TPR-Valve-Piping.pdf>



Damaged water heater and the pan. (Red)

The extension at the water heater relief valve is missing or not the proper length. (Red)

## **Waste System/Sewer Scope:**

### **Description:**

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



# EXTERIOR PHOTOS

## ***Exterior Photos and Video:***







# INTERIOR PHOTOS

## *Interior Photos and Video:*





