

DIAMOND HEAD HOME INSPECTIONS

DIAMOND HEAD HOME INSPECTIONS

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<https://www.diamondheadhomeinspections.com>



INSPECTION REPORT

Inspector



Agent

J

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INSPECTION AGREEMENT THIS CONTRACT LIMITS OUR LIABILITY AND SUPERSEDES ALL PREVIOUS COMMUNICATIONS - PLEASE READ CAREFULLY Inspector:

_____ Date: _____
Customer: _____ Inspection Fee: _____

Property Address: _____ THIS AGREEMENT OF SERVICES ("Agreement"), made this day of <INSERT DATE>, by and among Diamond Head Home Inspections LLC, hereinafter referred to as "Company" or "Inspector" and <INSERT CLIENT NAME>, hereinafter collectively referred to as "Client." As used herein "Parties" shall collectively refer to Company, Inspector and Client. The Client requests a limited visual inspection of the property at the above address to be conducted by the company, 4348 Waialae Ave #644 (808) 228-7478 (Company) for my sole use and benefit. I understand that I am bound by all the terms of this contract and that the inspection fees are immediately due and payable upon completion of the inspection. SCOPE OF THE INSPECTION 1.1 The company will conduct an Inspection of the Inspected Property. The Inspection will be limited to accessible and exposed areas of the Inspected Property and only to those items that are present at the time of Inspection 1.2 The company will perform a limited visual inspection to identify the general features and major deficiencies of the property in accordance with the "Standards of Professional Practice for InterNACHI" (available at <https://www.nachi.org/sop.htm>) 1.3 The inspection will include the evaluation of visible components in numerous major categories such as: site elements, structural components, roof, heating & cooling system, plumbing system, electrical system, interior components, etc. to provide the Client with a better understanding of the property condition. 1.4 Within a reasonable time after the Inspection is completed, Inspector will generate a report for the sole and personal use of the Customer (the "Inspection Report"). LIMITATIONS, EXCEPTIONS, AND EXCLUSIONS 2.1 Whether or not they are concealed, the following are OUTSIDE THE SCOPE OF THIS INSPECTION: Cosmetic or subjective defects; building code or zoning ordinance violations; permit research; geological stability or soil condition; flood potential determination; structural certification or engineering analysis; pests, fungi or dry rot; building value appraisal; insurability of property; cost estimates; specific components noted as being excluded in the inspection report; systems shut down or inactive; private water or sewage systems or any component thereof; common areas; buried piping; drip & bubbler systems; fountains; shower pans; saunas; mist systems; steam baths & equipment; ponds; outbuildings of any kind except garage or carport; landscaping; playground equipment; buried or not visible foundations; BBQ's; radio-controlled devices; automatic gates; elevators; central vacuum systems; in-wall pest control systems; load control devices; audio/alarm/intercom systems; thermostatic, motion, light sensitive, and time clock controls; telephone or television systems; security/display lighting; water conditioners or circulating devices; ejector pumps for rain or waste; solar systems; fire sprinklers & piping; hidden moisture or the hermetic seal of dual-glazed windows and skylights; sink/tub overflows; heat exchangers; freestanding appliances, or other personal property; gas fired cooling systems; humidifiers; electronic air cleaners; environmental conditions such as asbestos, radon, formaldehyde, lead, water pollutants, mold/fungus, sick building syndrome; latent/hidden damage caused by termites; air quality, toxic or flammable substances; electromagnetic fields; fire resistive qualities; acoustical or other nuisance characteristics; adequacy or efficiency of any system, or prediction of life expectancy;

verification of compliance with installation guidelines; Chinese drywall; manufacturer's recalls; property or area properties involvement in lawsuits. 2.2 The inspection will not include any area that has access or clearance less than twenty-four inches in any direction or is not safely accessible from a fourteen-foot ladder. Company reserves the right to modify or amend the report within 48 hours of the inspection. 2.3 The Inspection Report is not a warranty, guarantee, or insurance policy, nor should it be considered or relied upon as a substitute for the Seller Property Disclosure Statement, Buyer's advisory or other seller disclosures. The Inspector reserves the right not to inspect any part of the Inspected Property, or any system, structure, or component thereof deemed unsafe or inaccessible by the Inspector. 2.4 The inspector is a property inspection generalist and is not acting as a licensed engineer or expert in every trade. It is the Client's duty and obligation to exercise reasonable care to discover facts and provide protection regarding issues of property condition which are known to or within the diligent attention and observation of the Client. If your inspector recommends consulting other specialized experts, Client agrees to do so at Client's expense. Client is responsible for whatever could have been determined from consultation with those other experts had Client contacted them as recommended. Company is not responsible for the advice of other experts or consultants contacted by Client. Any items not specifically addressed in the written report are considered beyond the scope of this inspection and are excluded. No verbal statements or information provided as a courtesy by the inspector shall expand the scope of the inspection or take precedence over the inspection report. Any area, which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other item, is not included in this inspection. Items not addressed in the inspection report are to be considered not inspected and no opinion is expressed upon them by their omission. The inspection does not include any destructive testing, dismantling or plugging-in of disconnected components. Client agrees to assume the risk for all conditions that are concealed from view at the time of the inspection or are outside the inspection scope. This is not a warranty, guarantee, insurance policy or substitute for the seller property disclosure. 2.5 USE BY OTHERS: The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the Client only. The report is not to be sold and it is not for use or to be relied upon by any third party. Possession of this report by any other purchasers of the property is strictly forbidden. Unless specifically authorized in writing by Inspector, the Inspection Report may not be circulated to any other person or entity for material use other than Client or it shall become void. Client agrees to indemnify, defend and hold Company harmless from any third party claims arising out of distribution of the inspection report without the specific authorization by the Company in writing. 2.6 Client agrees that the maximum liability for the Company, its employees, subcontractors or agents for any claim whatsoever, inclusive of matters arising from the inspection or outside of the inspection, is limited to a refund of the fee charged and paid for the inspection service. Client agrees that there will be no recovery for damages or any other relief other than this sole and exclusive remedy. The Company assumes no responsibility or liability for damages outside this limitation, whether property, financial, bodily injury or fatality, regardless of the cause or claimant. This liability limitation may be removed by electing to have a more detailed Exhaustive Inspection utilizing licensed engineers and specialty contractors under separate direction, contract and scope at an estimated cost 3 to 4 times that of a limited visual inspection. MISCELLANEOUS PROVISIONS 3.1 If a dispute arises from the inspection, Client agrees not to alter, repair or modify any disputed component or condition without the Company re-inspecting the situation following written notice from Client. Failure of Client to provide written notice and the opportunity to re-inspect the component or condition

prior to repair shall result in the forfeiture of Client's right to a claim/refund. 3.2 Unresolved disputes relating to this Agreement, the inspection, or the Inspection Report, except any claim for non-payment of fees to the Company, shall be settled before one neutral with at least ten years of experience in construction law in Honolulu County, Hawaii by Mediation or, if the matter is not resolved by Mediation, by Final and Binding Arbitration. Mediation and/or Arbitration shall be conducted in accordance with the rules of the American Arbitration Association and judgment upon an arbitration award rendered may be entered in any court having jurisdiction. In rendering any award the arbitrator shall determine the rights and obligations of the parties according to the substantive and procedural laws of the state of Hawaii. Each party shall bear its own legal fees and pay an equal share of the administrative and neutral fees regardless of the claim amount. IN NO EVENT SHALL THE TIME FOR COMMENCEMENT OF A CLAIM EXCEED ONE YEAR FROM THE DATE OF THE SUBJECT INSPECTION AND YOU AGREE TO THIS TERM THOUGH THE TIME PERIOD MAY BE SHORTER THAN OTHERWISE PROVIDED BY LAW. 3.3 BY SIGNING I AFFIRM THAT I HAVE READ AND AGREE TO THE ABOVE AND DECLINE HAVING AN EXHAUSTIVE INSPECTION PERFORMED. 3.4 Client and/or Client Representative(s) are responsible for their own safety during the inspection. Use of inspector's equipment is prohibited. Company specifically advises against entering dangerous areas or manipulating equipment. Client is responsible for security at the property and any damage caused to property components and systems resulting from the inspection. 3.5 The inspection is performed for the purpose of informing the Client of the condition of the property on the day of the inspection. If any stated limitation or standard is exceeded it is done solely at the inspector's option and does not void the terms and conditions of this contract. The report contains technical information that may not be understandable to the layperson. If you have questions about any portion of the report it is your responsibility to consult with the inspector. Company is not responsible for report misunderstandings resulting from the failure to request a clarification. I agree to allow the release of a copy of the inspection report to the real estate agent(s) and/or other parties to the transaction. 3.6 Each party signing this Agreement warrants and represents that he/she has the full capacity and authority by law to execute this Agreement. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Company that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions and exclusions of this Agreement. Use or reliance on the findings of this inspection and report in any way binds the Client to the terms and limitations of the inspection as noted herein and within the aforementioned "Standards of Practice". This Agreement shall be governed by the laws of the State of Hawaii. The parties agree that should any provision of this Agreement be determined to be void or unenforceable, the remaining portions shall remain in full force and effect. If there is more than one Client as "Client", this Agreement binds all Clients. This Agreement may be signed in counterpart and by fax or other electronic or mechanical means and it shall be deemed properly signed and any copy thereof can be deemed an original. Client agrees that it does not matter whether this Agreement is signed before, during or after the Inspection and issuance of the Inspection Report, it shall be binding. All inspection fees are immediately due and payable upon completion of the physical inspection of the property. Charge for a returned check is \$25.00. Payments past due after 30 days from the date of the services performed are assessed interest at 24% per annum. 3.7 Company may have an affiliation with a third-party service provider ("TPSP") in order to offer you one value-added service with no obligation to buy. By entering into this agreement, you (a) authorize the inspector to provide your contact information (including telephone number) to the TPSP, (b) waive and release any

restrictions that may prevent the TPSP from contacting you (including by telephone), and (c) authorize the TPSP to contact you (including by telephone) regarding a special home alarm system offer. ANCILLARY INSPECTIONS 4.1 At the Client's request, the Company may perform ancillary inspections for a fee to identify the general features and major deficiencies of other aspects of the property under the same terms outlined in this contract. These ancillary inspections will not fall under the jurisdiction of the Hawaii Board of Technical Registration. Examples of ancillary inspections are: 4.2 Pool & Spa Inspection: Conducted in accordance with the Standards of Professional Practice for the Inspection of Swimming Pools & Spas for Hawaii Home Inspectors dated June 2013. 4.3 Appliance Inspection: Conducted in accordance with the InterNACHI Standards of Practice for the inspection of Built-in Systems & Appliances (available upon request or at <https://www.nachi.org/sop.htm>). Not governed by the Hawaii Board of Technical Registration. 4.5 Lawn Sprinkler Inspection: No governing body, cursory review only. I have read, understand and agree to all terms and conditions of this contract and allow the Company to release the inspection report(s) to any party to this real estate transaction. I agree to pay the inspection fee listed and read all pages of the inspection report including any Supplemental Information provided. Signed: _____ Date: _____

SUMMARY

1

MAINTENANCE ITEM

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RECOMMENDATION

- ⊖ 2.3.1 Interior Components - Smoke Detectors: Fail location - multiple
- ⊖ 3.8.1 Appliances - Washer/Dryer: Inaccessible
- ⊖ 4.5.1 Interiors - Doors and Closets: The doorstop is missing
- ⊖ 4.5.2 Interiors - Doors and Closets: Tight in the jamb
- ⊖ 4.5.3 Interiors - Doors and Closets: Sliding screen
- ⊖ 7.1.1 Water Heater - Condition: Heater too low
- ⊖ 7.1.2 Water Heater - Condition: No catch pan installed
- ⊖ 8.2.1 Electrical - Distribution/Sub Panels: Restricted access - sub
- 🔧 8.5.1 Electrical - Branch Circuit Conductors/Wiring/Compatibility: One j box cover missing
- ⊖ 8.7.1 Electrical - GFCI/AFCIs: No GFCI
- ⊖ 8.7.2 Electrical - GFCI/AFCIs: GFCI does not trip
- ⊖ 8.9.1 Electrical - Outlets/Receptacles: Outlet testing improper
- ⊖ 9.8.1 Exterior Grounds - Porch, Patio, Balcony, Decks, and Carport Condition: Spindles wide
- ⊖ 10.2.1 Ventilation - Bathroom: Poor suction fan
- ⊖ 10.2.2 Ventilation - Bathroom: Bath fan inoperable

1: INSPECTION DETAILS

Information

Attendance

Client present, Buyer Agent present

Home Type

Condominium/Townhouse

Occupancy

Vacant

Utilities

All of the utilities are active at the time of inspection.

2: INTERIOR COMPONENTS

Information

Door Bell: The door bell has been tested and is functioning properly at the time of inspection

Mirrors: Mirros

The mirrors are observed in acceptable condition at the time of inspection

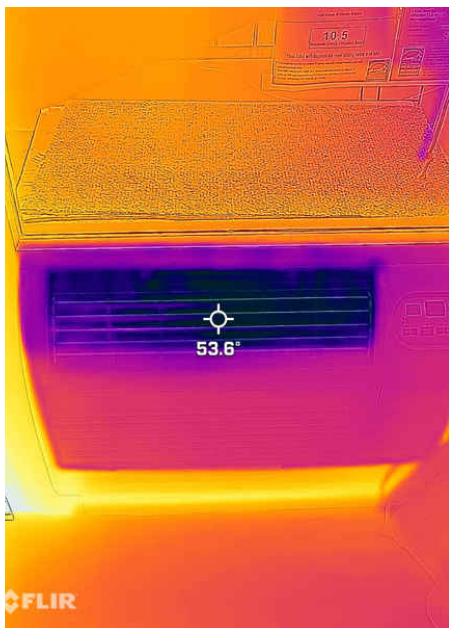
Smoke Detectors: Uniform Building Code

According to the 1994 Uniform Building Code Section 310 9.1 adopted by Hawaii, residents are required to install smoke detectors in all new and renovated dwelling units. Follow these simple rules when installing smoke detectors: 1. Install smoke detectors in each hallway on every floor of your home. Place smoke detectors near bedrooms. 2. Install one in every bedroom and sleeping area. 3. Install them on the ceiling at least four inches away from every wall or install them on a wall 4- 12 inches below the ceiling. 4. Install them away from air vents or wind currents. 5. Do not install in the kitchen or bathroom to prevent false alarms from normal cooking or steam from bathing. 6. Learn to recognize the sound of the alarm. For more information please visit: http://www.honolulu.gov/HFD/smoke_detectors.htm

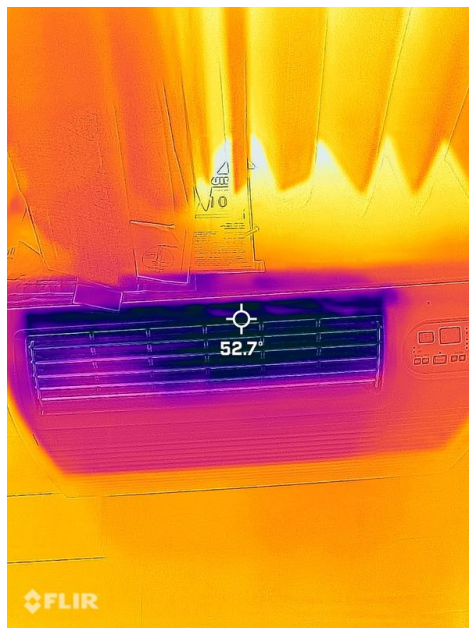
Window A/C units: Multiple units

Living Room Master Bedroom 2

The window A/C units are operable and functioning properly at the time of inspection. The air temperatures are observed at acceptable levels.



Living Room



Bedroom 2



Master bedroom

Observations

2.3.1 Smoke Detectors

FAIL LOCATION - MULTIPLE

ALL BEDROOMS AND LIVING ROOM



Smoke detectors are not observed in all areas required by the local fire department. Recommend installation of smoke detectors in both bedrooms and the living room.

Recommendation

Contact a qualified professional.

3: APPLIANCES

Information

Dishwasher: The dishwasher is operable and functioning properly at the time of inspection

Garbage Disposal: The garbage disposal is operable and functioning properly at the time of inspection

Oven: Conventional or convection electric oven is noted

Conventional or convection electric oven is noted.

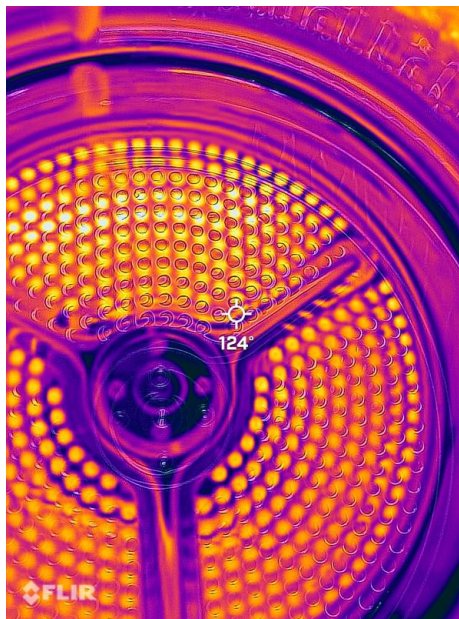


Range: Range Type

Electric coil, electric radiant, or induction cooktop noted.

Washer/Dryer: Dryer temperature

The dryer temperature is observed at an acceptable level.



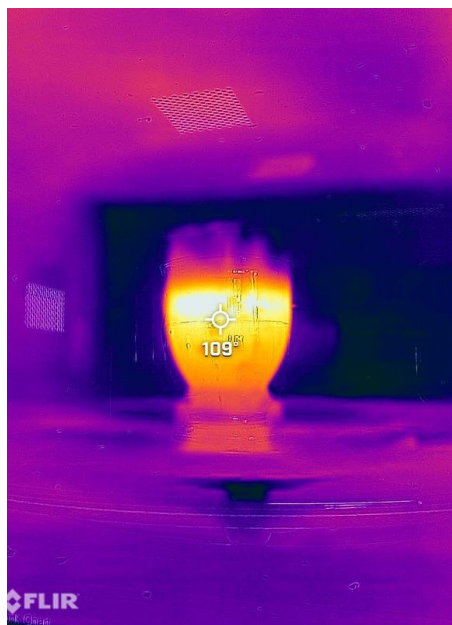
Dishwasher: Air gap

The dishwasher is equipped with an air gap installed at the drain line. The air gap helps to prevent drainage back flow/contamination issues and the creation of a vacuum from the waste lines.



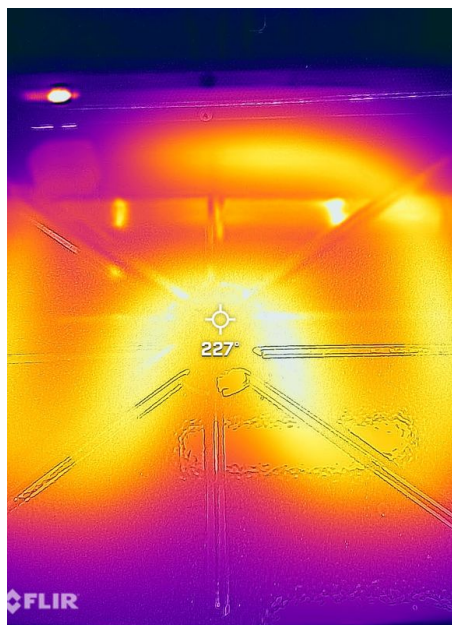
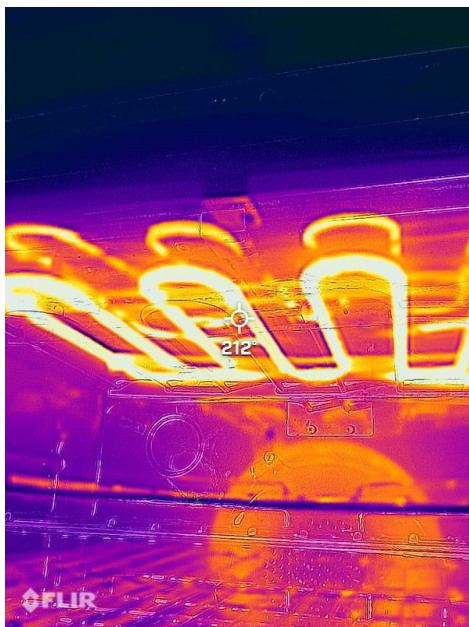
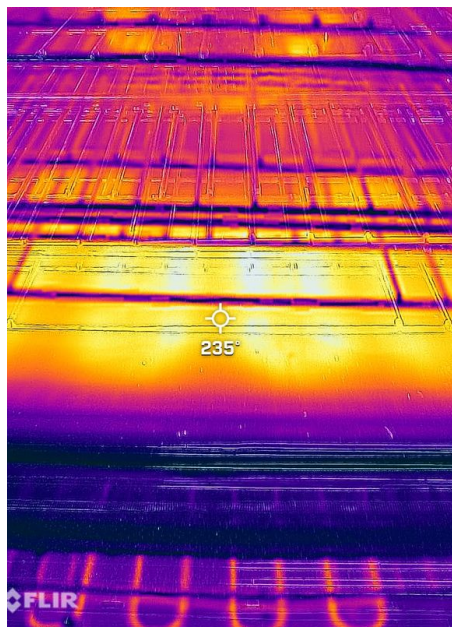
Microwave: Acceptable

The built in microwave oven is operable and functioning properly at the time of inspection. Leak and/or efficiency testing is beyond the scope of a residential home inspection. If concerned, client should seek further evaluation by qualified technician prior to closing.



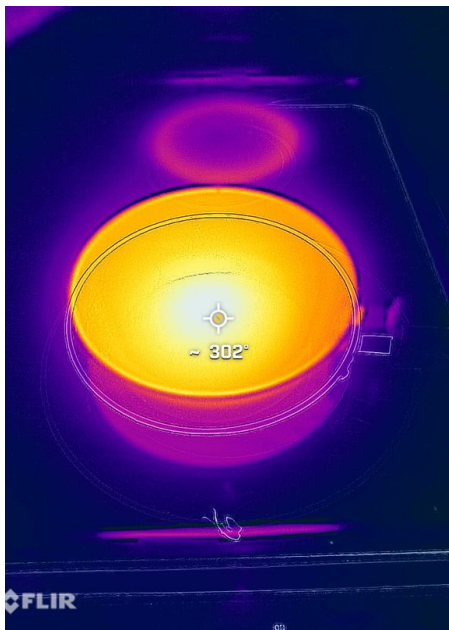
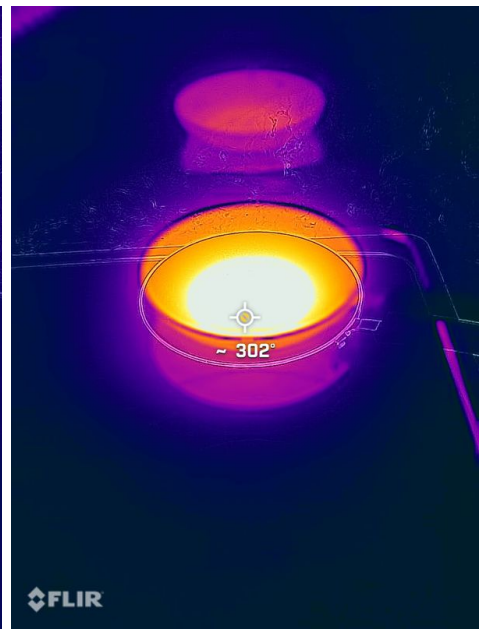
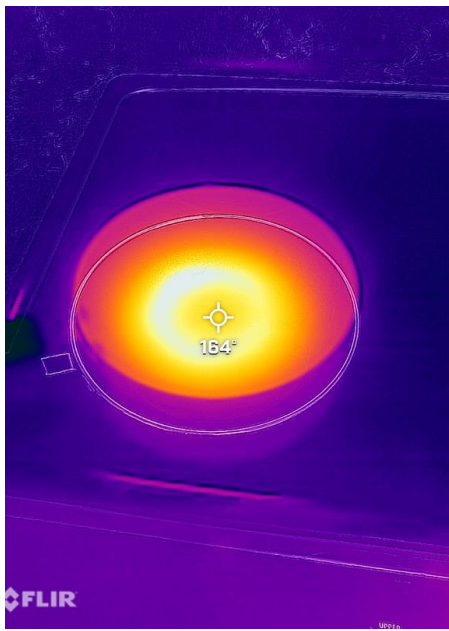
Oven: The upper and lower oven elements/burners have been tested at the time of inspection

The unit and elements/burners are functional and in acceptable condition. Appliances can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failures.



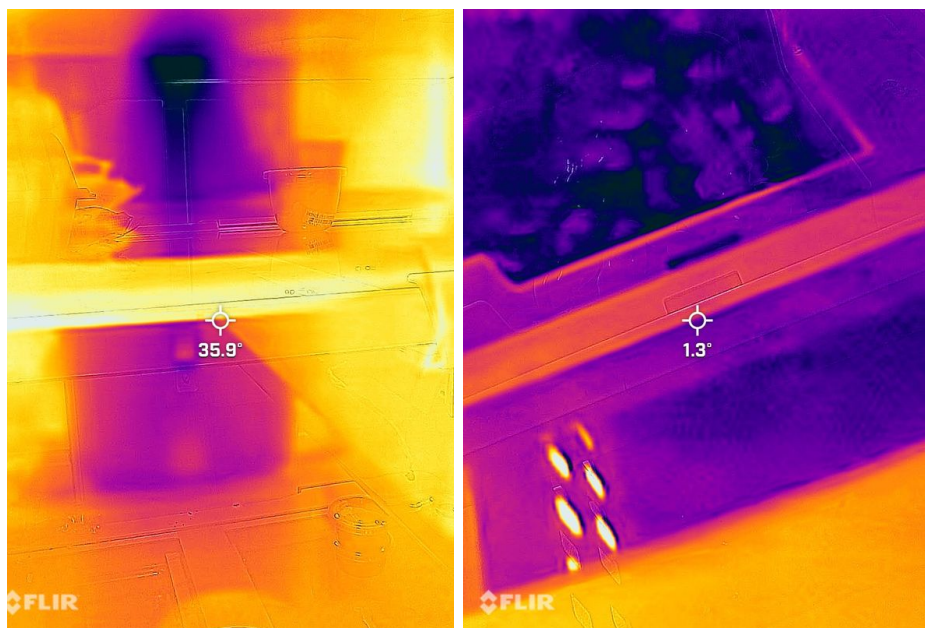
Range: All heating elements are operable and functioning properly at the time of inspection

All heating elements are operable and functioning properly at the time of inspection. The Inspection does not include calibration as this is not a technically exhaustive inspection. No warranties or guarantees of this or any other appliance can be offered.



Refrigerator: The refrigerator and freezer are operable at the time of inspection

The observed temperatures are at or near the acceptable levels. The appliance is tested for basic function only, working or not. No comment has been made or inspection performed on the interior components, such as drawers, racks, shelves, or storage areas.



Washer/Dryer: Washer and dryer operable

The washing machine and dryer are operated for basic function at the time of inspection. The appliances are in serviceable condition and functioning properly. The appliances are not tested under a normal load and, therefore, no statement can be made about the effectiveness or the expected longevity.

Washer/Dryer: Floodcheck Disclaimer

The currently installed rubber washing machine supply hoses are observed in acceptable condition. Recommend replacement with steel braided or "Flood Chek" supply hoses. These types of washing machine supply hoses are designed to prevent breakage and flooding. <http://www.floodchek.com/>

Observations

3.8.1 Washer/Dryer

INACCESSIBLE

The washing machine plumbing supply valves and hoses are inaccessible and have not been inspected/tested. Recommend further evaluation to ensure proper function and condition.

Recommendation

Contact a qualified professional.



4: INTERIORS

Information

Ceilings

There are drywall ceilings noted., There are concrete ceilings noted.

Flooring Material

Tile flooring material is noted., Laminate flooring material noted.

Glazing

There are double pane/thermal glass windows noted.

Walls

Drywall walls noted., Concrete walls noted.

Window Type

Metal framed windows noted.

Doors and Closets: The closet doors and shelving are observed in acceptable/serviceable condition and the closet hardware is functioning properly at the time of inspection

Cabinetry: Acceptable

The cabinetry is observed in acceptable/functional condition. There are no significant discrepancies noted at the time of inspection.

Ceilings: Acceptable

The ceiling material is observed in acceptable condition. There are no significant discrepancies noted at the time of inspection.

Counters: Acceptable

The kitchen and bathroom countertops are observed in acceptable/functional condition. There are no significant discrepancies noted at the time of inspection.

Doors and Closets: Sliding Door Acceptable

The sliding patio doors are observed in acceptable condition and the hardware is functioning properly at the time of inspection

Doors and Closets: Partial

The interior/exterior doors are observed in acceptable condition and the hardware is functioning properly at the time of inspection, except where indicated below.

Flooring Material: Acceptable

The flooring material is observed in acceptable/functional condition. There are no significant discrepancies noted at the time of inspection except if shown below.

Walls: Acceptable

The wall material is observed in acceptable condition. There are no significant discrepancies noted at the time of inspection.

Observations

4.5.1 Doors and Closets

THE DOORSTOP IS MISSING

ALL ROOMS AND BATHROOMS

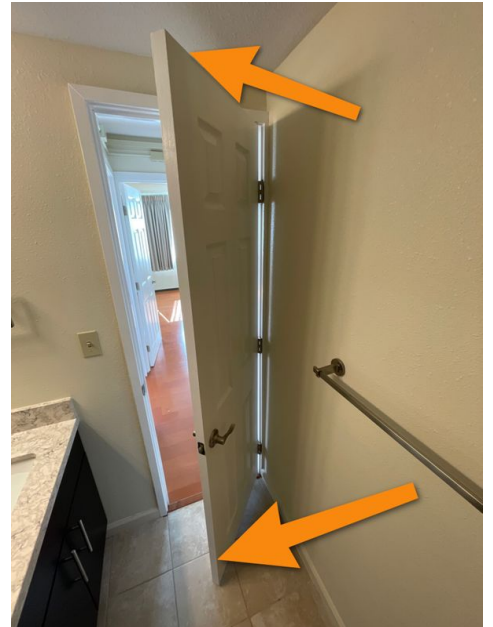
Recommend evaluation and installation/replacement where needed.



Recommendation

Recommendation

Contact a qualified professional.



4.5.2 Doors and Closets

TIGHT IN THE JAMB

MASTER BATHROOM

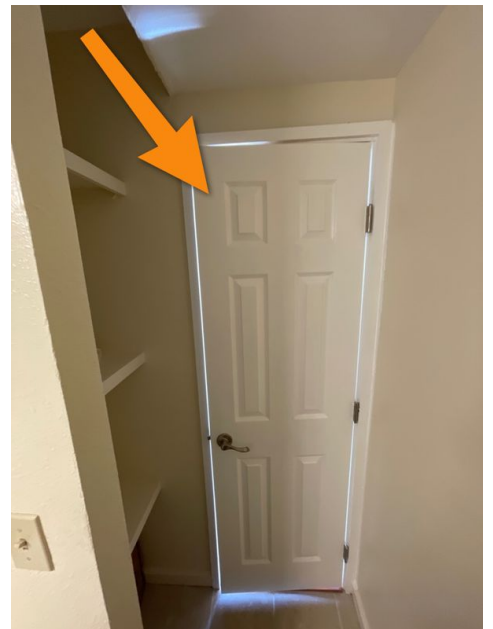
The door is tight in the jamb. Recommend evaluation and repair/adjustment to the hardware as needed.

Recommendation

Contact a qualified professional.



Recommendation



4.5.3 Doors and Closets

SLIDING SCREEN

The sliding screen door in the family room is out of alignment. Recommend repair.

Recommendation

Contact a qualified professional.



Recommendation



5: PLUMBING SYSTEM

Information

Water Supply System

A connection to the public water supply is observed.

Drain Waste System

A connection to the public sewer system is observed.

Unable to Locate

Unable to determine the location of the main water valve. Recommend contacting the previous owners to verify/locate. If no main valve is present recommended installation to ensure water shut off is possible in the event of an emergency., Unable to locate a dedicated main water valve for the unit. Recommend contacting building management/maintenance to determine the specific location or the water shut off procedure.

Supply Plumbing Material Type

Copper

Drain and Vent Plumbing Material

Steel, PVC, ABS

Supply Plumbing: Acceptable

The supply plumbing is observed in acceptable condition. There are no indications of leaks or supply plumbing concerns at the time of inspection.

Drain and Vent Plumbing: The drain plumbing is observed in acceptable condition

There are no indications of leaks or drainage plumbing concerns at the time of inspection.

Functional Flow: A reasonable flow is observed at the highest fixture in the home when another fixture is operated simultaneously

A reasonable flow is observed at the highest fixture in the home when another fixture is operated simultaneously

Functional Drainage: Acceptable

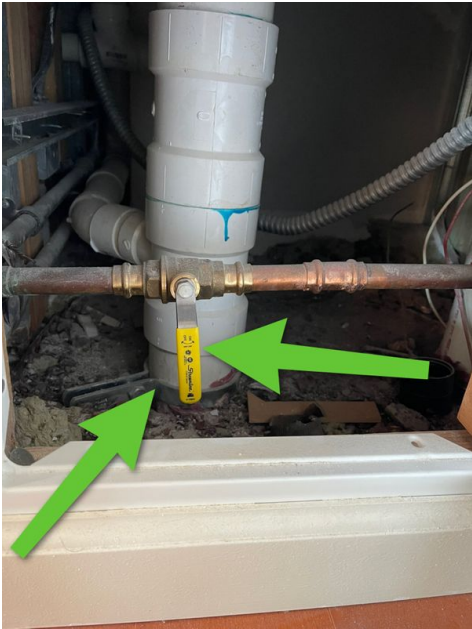
The drains empty in a reasonable amount of time and did not overflow when another fixture is drained simultaneously.

Limitations

Main Water Valve

COLD WATER MAIN VALVES

Cold water main shut off valves are located inside access panels in the entry closet and by the bathroom 2 toilet. Unable to locate shut off valves for the hot water supply. Recommend further evaluation.



6: PLUMBING FIXTURES

Information

Bath/Shower Enclosure: Acceptable

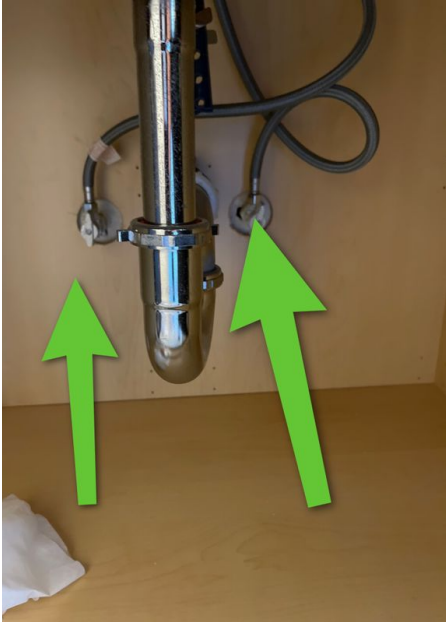
The shower/tub enclosures are observed in acceptable/functional condition at the time of the inspection. The enclosure glass appears to be a tempered material.

Bathtubs: Acceptable

The bathtubs are observed in acceptable/functional condition at the time of inspection

Fixture Shut-off Valves: Acceptable

The fixture shut off valves are operable and functioning properly at the time of inspection.



Shower Plumbing: Acceptable

The tub spouts, diverters, shower heads, and controls are functioning properly at the time of inspection.

Shower Walls and Base: The shower walls and bases are observed in acceptable condition

There are no indications of leaks or water penetration noted at the time of inspection.

Sinks and Faucets: Acceptable

The sinks are functional and observed in acceptable condition. The faucets are operational and the water pressure/flow is satisfactory. The drainage plumbing and flow are generally acceptable and no leaks have been detected at the time of inspection.



Kitchen



Bathroom 2



Master Bathroom

Toilets: Partial

The toilets are observed in acceptable visible condition and are functioning properly at the time of inspection, except where indicated below.

7: WATER HEATER

Information

Brand

Rheem

Type

Electric

Size

50 gallons

Heater Locations

Entry Closet

Manufacture Date: Week/year

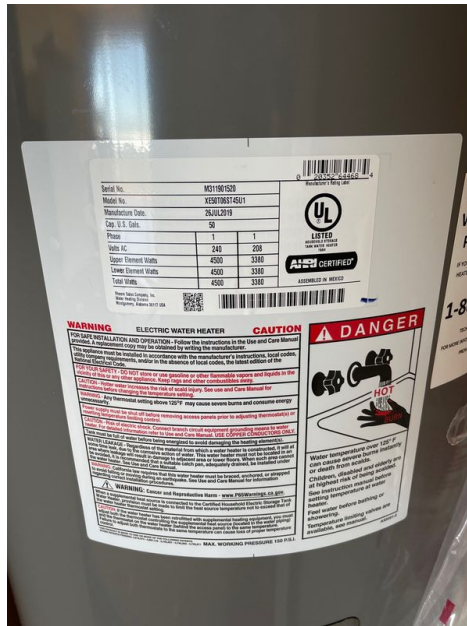
Manufacture Date: 31st week of
2019

Manufacture Date: Estimated

Estimated age: 2 years

Condition: Acceptable

The water heater is operable and functioning properly at the time of inspection. There are no indications of leaks and the unit is observed in acceptable condition. Unable to visually inspect the interior components of the water heater, and therefore cannot determine longevity. Water heaters can fail at any time regardless of age due to a number of factors which cannot be determine during the inspection. These factors may include water quality, maintenance, quality of the components, exposure to the elements, etc.



Automatic Safety Control: TPR Valve: Acceptable and Not Tested

The water heater TPR valve has not been tested at the time of inspection. Engaging the TPR valve can cause the device to leak because the seal may not reseal properly. The unit is believed to be in acceptable condition based on the age and lack of corrosion. Recommend evaluation/testing to ensure proper function.



Automatic Safety Control: TPR Valve is Acceptable

The water heater TPR valve is observed in satisfactory condition at the time of inspection. The discharge pipe/drain line is installed correctly and there is no moisture/leaking observed at the termination point.

Observations

7.1.1 Condition

HEATER TOO LOW

The hot water temperature is observed at 112 degrees F. This is below the acceptable level. Recommend increasing/adjusting the water heater thermostat to a temperature between 116-122 degrees F to prevent possible bacterial growth.

Recommendation

Contact a qualified professional.



Recommendation



7.1.2 Condition

NO CATCH PAN INSTALLED



Recommendation

There is no catch/drain pan installed beneath the water heater. The water heater is installed over a finished living space. Consider installing a catch/drain pan to help prevent water damage if the tank were to leak.

Recommendation

Contact a qualified professional.



8: ELECTRICAL

Information

Main Electrical Panel

Unable to access the main electrical panel/service disconnect. Recommend contacting building management/maintenance to confirm the specific location and accessibility of the main/service disconnect breaker. It is important that the homeowner be aware of how to shut off the electricity in the event of electrical repair or emergency.

Sub Panel Manufacturer

ITE

Overcurrent Protection Devices Type

Circuit Breakers

Service Entrance Conductor and Disconnect

There is an underground service lateral electrical entry observed., Service Type: 120/240 volt single phase, There is aluminum entry wiring observed.

Service Grounding Wire and Type

The service grounding entry wire is aluminum

Branch Circuit Wiring Type

There are copper distribution conductors/wires noted., There are aluminum braided distribution conductors/wires notes.

Wiring Method

There is plastic Non-Metallic Cable (NMC) insulated electrical wiring/'Romex' cable noted.

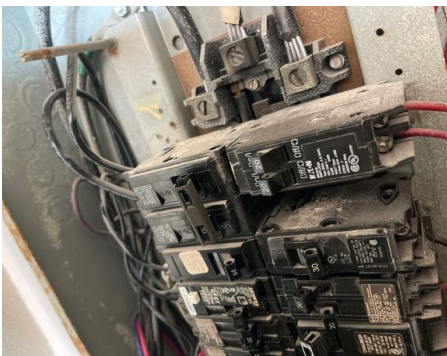
Distribution/Sub Panels: The sub electrical panel is observed in acceptable condition

Dining Room

There are no significant discrepancies or safety concerns noted at the time of inspection.

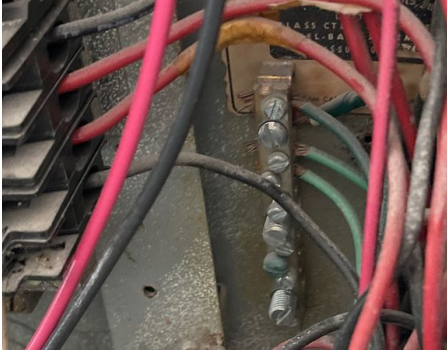
Overcurrent Protection Devices: Acceptable

The overcurrent protection devices/breakers are observed in acceptable condition. There are no significant discrepancies or safety concerns noted at the time of inspection.



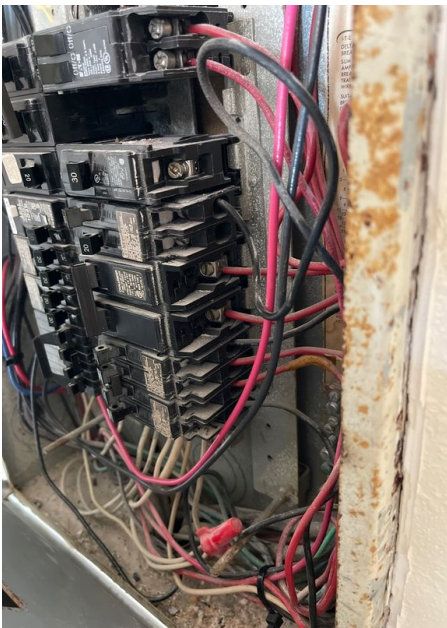
Service Grounding and Bonding: Acceptable

The service grounding and bonding are in satisfactory condition where visible



Branch Circuit Conductors/Wiring/Compatibility: Acceptable

The electrical distribution wiring/conductors are compatible and observed in acceptable condition. There are no significant discrepancies or safety concerns noted at the time of inspection.



GFCI/AFCIs: Partial

The installed GFCI protected electrical outlets/breakers are functioning/tripping properly and observed in satisfactory condition at the time of inspection, except where indicated below.

Lights and Switches: Acceptable

The light fixtures and switches are operable and observed in satisfactory condition at the time of inspection

Outlets/Receptacles: Partial correct

The electrical outlets/receptacles are observed in acceptable condition and the polarity/grounding tested proper at the time of inspection, except where indicated below.

Observations

8.2.1 Distribution/Sub Panels

RESTRICTED ACCESS - SUB

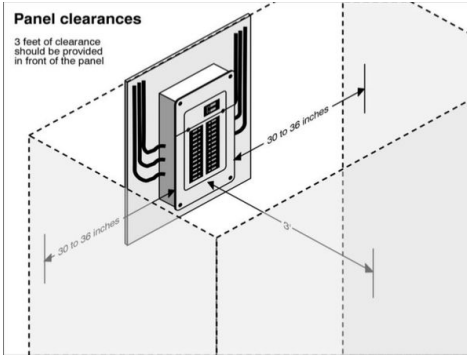
Access to the sub electrical panel is restricted and/or difficult. Current standards require direct clearance to all electrical panels in case of emergency or repair. Recommend review of the provided graphic for the proper measurements and repair as necessary.

Recommendation

Contact a qualified professional.



Recommendation



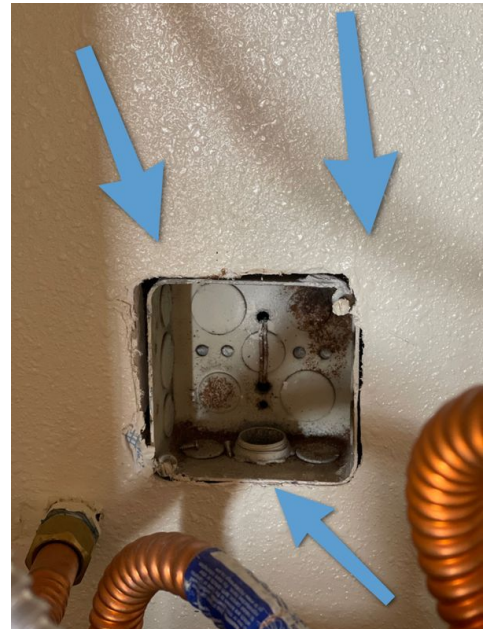
8.5.1 Branch Circuit
Conductors/Wiring/Compatibility

ONE J BOX COVER MISSING

There is an open junction box observed behind the water heater albeit no wires are present inside. Recommend repair/replacement of the cover plate.

Recommendation

Contact a qualified professional.



8.7.1 GFCI/AFCIs

NO GFCI

LANAI

There are electrical outlets observed on the lanai that are not GFCI rated. GFCI protection may not have been required at the time of original construction. Recommend evaluation and upgrading to GFCI outlets by a licensed electrician.

Recommendation

Contact a qualified professional.





8.7.2 GFCI/AFCIs

GFCI DOES NOT TRIP

BOTH BATHROOMS

There are GFCI outlets located in both bathrooms that do not trip properly when tested. Recommend repair/replacement by a licensed electrician.

Recommendation

Contact a qualified professional.



8.9.1 Outlets/Receptacles

OUTLET TESTING IMPROPER

BATHROOMS

There are one or more electrical outlets that tested open ground. Recommend further evaluation and repair/correction by a licensed electrician.

Recommendation

Contact a qualified professional.





9: EXTERIOR GROUNDS

Information

Porch, Patio, Balcony, Decks, and Carport Condition: Handrails/Guardrails

The handrails/guardrails are observed in acceptable condition and properly secure to the structure

Observations

9.8.1 Porch, Patio, Balcony, Decks, and Carport Condition

SPINDLES WIDE

The observed spacing between the patio guardrail spindles is wider than the currently recommended standard. This standard requires the spacing between the spindles/rails be no wider than a four inch sphere for child safety. Recommend upgrading or using caution in this area.

Recommendation

Contact a qualified professional.



10: VENTILATION

Information

Kitchen

There is a recirculating ventilation system/exhaust fan present in the kitchen.

Kitchen: Acceptable

The kitchen ventilation system is operable and functioning properly at the time of inspection



Laundry: Ventless dryer

The installed dryer is designed to be ventless. Recommend referring to the manufacture guidelines for additional maintenance and care.

Observations

10.2.1 Bathroom

POOR SUCTION FAN

BOTH BATHROOMS

The exhaust fans in both bathrooms are inoperable at the time of inspection. However, the suction or ventilation is inadequate. Recommend evaluation and repair/replacement.

Recommendation

Contact a qualified professional.

 Recommendation

10.2.2 Bathroom

BATH FAN INOPERABLE

BOTH BATHROOMS

 Recommendation

The exhaust fan in both bathrooms are inoperable and/or not function properly at the time of inspection.
Recommend repair/replacement.

Recommendation

Contact a qualified professional.

11: EXTERIOR PHOTOS

Information

Exterior



12: KITCHEN PHOTO

Information

Kitchen



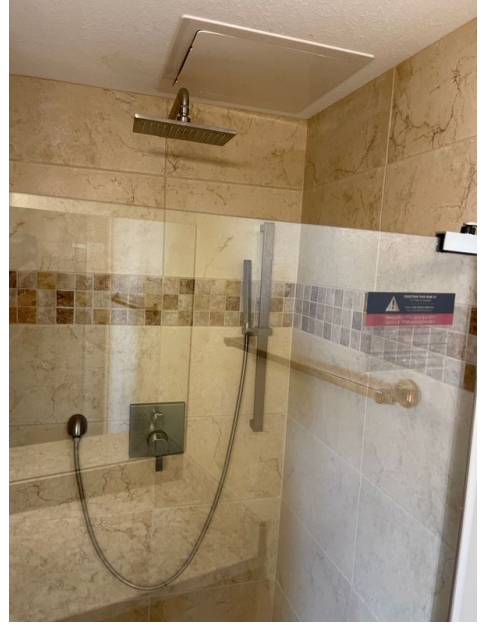
13: COMMON ROOMS PHOTOS

Information

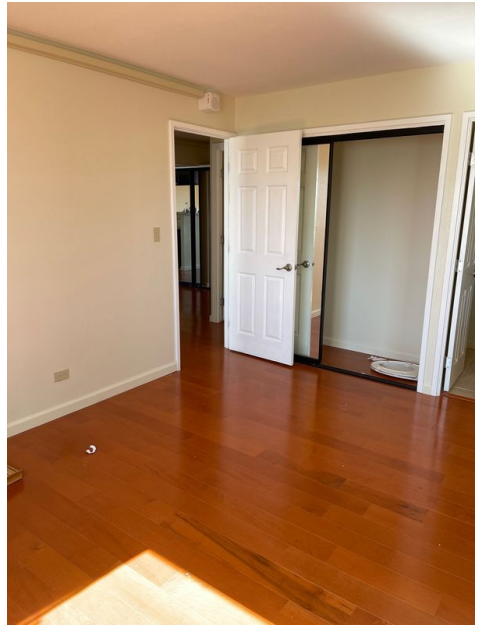
General Bathroom Photos: Bathroom 2



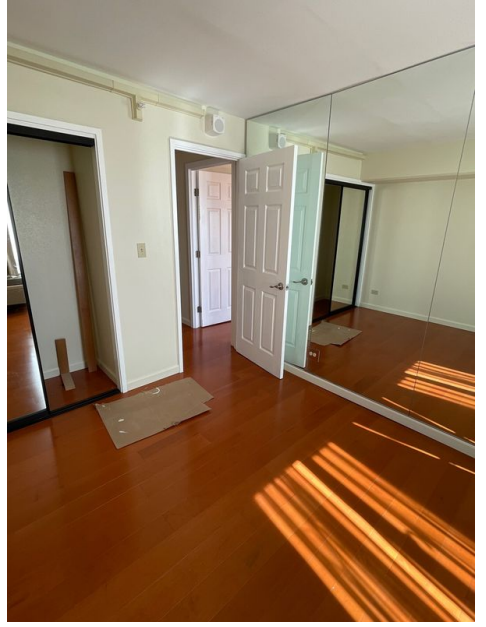
General Bathroom Photos: Master bathroom



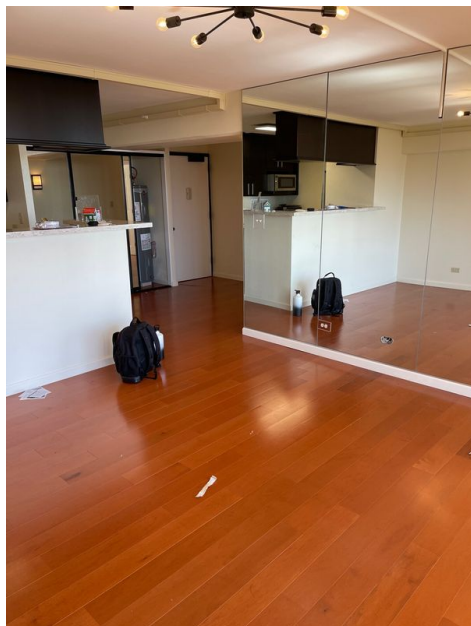
General Bedroom Photos: Master bedroom



General Bedroom Photos: Bedroom 2



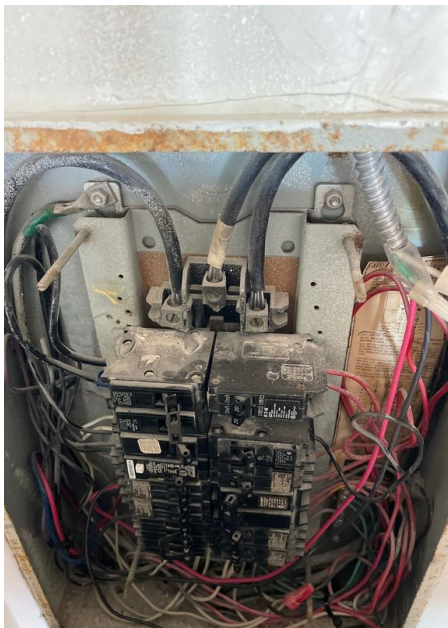
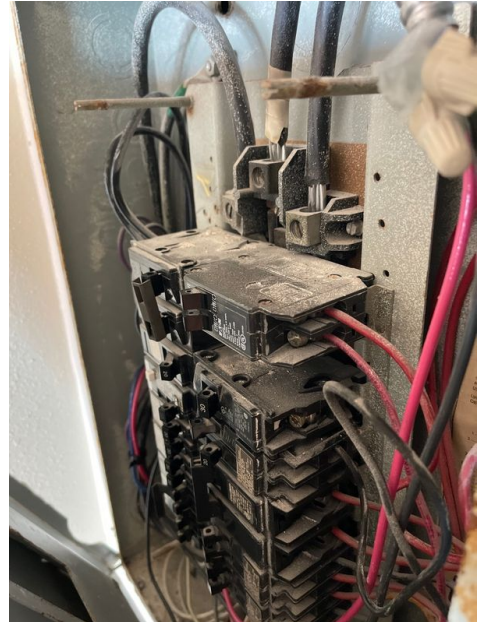
General Common Room Photos: Living room



14: ELECTRICAL PHOTOS

Information

Photos



STANDARDS OF PRACTICE

Appliances

Any existing appliances listed below are visually inspected and operated during the time frame of the inspection. The tests are performed by using the normal controls to determine whether or not the appliance is functional. Appliances are not moved and testing of timers, clocks, thermostats, cooking functions, self cleaning functions or other controls are not performed. No opinion is offered as to the actual adequacy, accuracy, condition, longevity, or effectiveness of appliance operation. The appliances are not tested under a normal load, and therefore, no statement can be made about the function, longevity, or effectiveness of the appliances. Minor superficial defects that do not effect the general function of the appliance are not included as part of the appliance evaluation. These may include, but are not limited to, cracked drawers, dents, chips, etc. The oven temperature is not verified or tested for accuracy. Every attempt to verify function of the appliances has been made. The appliances in the house are found to be in functional condition unless noted below.

Interiors

The evaluation of the interior areas is an evaluation of the interior functions of the property. The areas of interest in the interior section include any accessible walls, ceilings, floors, steps, stairways, balconies, railings, counters, cabinetry, doors, windows, ceiling fans, smoke alarms, mirrors, door bells, and fireplace material. The condition of the interior components are found to be in acceptable condition except if noted below.

11. System: Interiors

11.1 The inspector shall observe:

- A. walls, ceiling and floors.
- B. steps, stairways, balconies and railings.
- C. counters and a representative number of cabinets.
- D. a representative number of doors and windows.
- E. separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.
- F. sumps.

11.2 The inspector shall:

- A. operate a representative number of primary windows and interior doors.
- B. report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

11.3 The inspector is NOT required to observe:

- A. paint, wallpaper and other finish treatments on the interior walls, ceilings, and floors.
- B. carpeting.
- C. draperies, blinds or other window treatments.
- D. household appliances.
- E. recreational facilities or another dwelling unit.

Plumbing System

Plumbing System

The evaluation of plumbing system includes testing and visible observation of the major plumbing components observed in the house. This includes the testing of the main shut off valves, a visual evaluation of the supply and drain/vent plumbing (including defining visible material), any leaking, supports and insulation, functional drainage, cross connections, and fuel storage and distribution systems. Additionally, functional flow is tested in the home when several fixtures are operated simultaneously.

The plumbing system is found to be in functional condition except if noted below.

* The connection to public or private water systems is outside of the scope of inspections. Recommend consulting the owner or city to determine the type of connection. If a private system (supply or waste) is identified, it is recommend that a specialist evaluate the systems.

Inspection of the Interior Plumbing

The observation of the interior plumbing includes testing of the plumbing systems located in the interior of the structure. All accessible fixtures, faucets and sinks are evaluated and tested. This is performed buy filling the sinks with hot and cold water, observing the drainage, and evaluating for leaking. The functions of the tub and shower plumbing are tested for a reasonable amount of time. The shower wall, bases and enclosures, and the condition of the tubs are evaluated and tested for leaking and drainage. The toilets are evaluated for function, leaks, and connection to the floor.

All of the interior plumbing components are found to be functional except if noted below.

7. System: Plumbing

7.1 The inspector shall observe:

A. interior water supply and distribution system including:

1. piping materials, including supports and insulation.
2. fixtures and faucets.
3. functional flow.
4. leaks.
5. cross connections.

B. interior drain, waste and vent system, including:

1. traps; drain, waste, and vent piping; piping supports and pipe insulation.
2. leaks.
3. functional drainage.

C. hot water system including:

1. water heating equipment.
2. normal operating controls.
3. automatic safety controls.
4. chimneys, flues and vents.

D. fuel storage and distribution systems including:

1. interior fuel storage equipment, supply piping, venting and supports.
2. leaks.

E. sump pumps.

7.2 The inspector shall:

A. describe:

1. water supply and distribution piping materials.
2. drain, waste and vent piping materials.
3. water heating equipment.

B. operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house.

7.3 The inspector is NOT required to:

A. state the effectiveness of anti-siphon devices.

B. determine whether water supply and waste disposal systems are public or private.

C. operate automatic safety controls.

D. operate any valve except water closet flush valves, fixture faucets and hose faucets.

E. observe:

1. water conditioning systems.
2. fire and lawn sprinkler systems.
3. on-site water supply quantity and quality.
4. on-site waste disposal systems.
5. foundation irrigation systems.
6. spas, except as to functional flow and functional drainage.

Water Heater

The inspector shall observe:

C. hot water system including:

1. water heating equipment.
2. normal operating controls.
3. automatic safety controls.
4. chimneys, flues and vents.

Electrical

System: Electrical

8.1 The inspector shall observe:

A. service entrance conductors.

-
- B. service equipment, grounding equipment, main overcurrent device, main and distribution panels.
 - C. amperage and voltage ratings of the service.
 - D. branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages.
 - E. the operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage, and on its exterior walls.
 - F. the polarity and grounding of all receptacles within six feet of interior plumbing fixtures and all receptacles in the garage or carport, and on the exterior of inspected structures.
 - G. the operation of ground fault circuit interrupters.

8.2 The inspector shall:

A. describe:

- 1. service amperage and voltage.
- 2. service entry conductor materials.
- 3. service type as being overhead or underground.
- 4. location of main and distribution panels.

B. report any observed aluminum branch circuit wiring.

8.3 The inspector is NOT required to:

A. insert any tool, probe or testing device inside the panels.

B. test or operate any overcurrent device except ground fault interrupters.

C. dismantle any electrical device or control other than to remove covers of the main and auxiliary distribution panels.

D. observed

- 1. low voltage systems.
- 2. smoke detectors.
- 3. telephone, security, cable TV, intercoms or other ancillary wiring that is not a part of the primary electrical distribution system.

Exterior Grounds

System: Exterior

5.1 The inspector shall observe:

A. wall cladding, flashings and trim.

B. entryway doors and representative number of windows.

C. garage door operators.

D. decks, balconies, stoops, steps, areaways, and porches including railings.

E. eaves, soffits and fascias.

F. vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building.

5.2 The inspector shall:

A. describe wall cladding materials.

B. operate all entryway doors and representative number of windows including garage doors, manually or by using permanently installed controls of any garage door operator.

C. report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

5.3 The inspector is NOT required to observe:

A. storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories.

B. fences.

-
- C. safety glazing.
 - D. garage door operator remote control transmitters.
 - E. geological conditions.
 - F. soil conditions.
 - G. recreational facilities.
 - H. outbuildings other than garages and carports.

The evaluation and inspection of the exteriors system includes testing and visible observation of the components observed on the exterior of the house. The operation and condition of the exterior doors are tested. The sidewalks and driveway are evaluated for condition, function, and slope (minor cracks, unless trip concerns are omitted). The grading and drainage are evaluated, effective movement of water away from the structure, and any condition that may adversely affect the structure. The vegetation is evaluated for any conditions that may adversely impact the structure. The construction of the porch, patio, balcony, and decks are evaluated for proper function. The gates, fencing, and walls are evaluated for function and operation. The exterior siding is evaluated for condition. The flashings and trim are evaluated for condition. The eaves, fascia, and soffits are evaluated. The condition of the exterior paint is evaluated for condition. If applicable, the retaining wall is evaluated for condition and structural concerns.

All of the exterior components mentioned above are found to be in acceptable and functional except if noted below.

Ventilation

Insulation & Ventilation

12.1 The inspector shall observe:

- A. insulation and vapor retarders in unfinished spaces.
- B. ventilation of attics and foundation areas.
- C. kitchen, bathroom, and laundry venting systems.

12.2 The inspector shall describe:

- A. insulation and vapor retarders in unfinished spaces.
- B. absence of same in unfinished space at conditioned surfaces.

12.3 The inspector is NOT required to report on:

- A. concealed insulation and vapor retarders.
- B. venting equipment which is integral with household appliances.