

**Thomas Douma**  
 Residential and Commercial Property Inspections  
 A Member of the Hawaii Inspection Group, Inc.  
 www.hawaiiinspectiongroup.com

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**INSPECTION ORDER INFORMATION**

**Inspection Date:** November 28, 2006      **Time:** 11:00      **Report Number:**

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**Inspection Address:** Nearby Drive      **Cross Street:**

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**Inspection City:** Kihei      **Approx. Sq. Footage:** House+cottage      **Paid on site:**

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**Structure Style:** Single family residence      **Structure Type:** Wood frame      **Age:** 30

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**Inspection Fee:** 435.00      **Add:** 17.95      **For:** GET      **Billing Fee:**      **Total:** \$452.95

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**Who Will Attend the Inspection?**      **Buyer**       **Buyer's Agent**       **Seller**       **Seller's Agent**

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**Method of Delivery:**      **In person**       **By mail**       **By fax**       **By E-mail**       **Uploaded on the web**

NOTES:

**CLIENT INFORMATION**

**Client Name:**      **Address:**

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**Client Phone:**      **Fax:**      **E-mail:**

**AGENT/REFERRAL INFORMATION**

**Buyer's Agent:**      **Cell:**      **E-mail:**

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**Office:**      **Address:**

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**Office Phone:**      **Fax:**      **Website:**

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**Seller's Agent:**      **Cell:**      **E-mail:**

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**Office:**      **Address:**

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**Office Phone:**      **Fax:**      **Website:**

**ESCROW BILLING INFORMATION**

**Escrow Number:**      **Officer:**

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**Escrow Company:**      **Address:**

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**Escrow Phone:**      **Fax:**      **E-mail/Website:**

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**Report sent or delivered on:**      **Invoiced on:**



# HAWAII INSPECTION GROUP, INC.

www.hawaiiinspectiongroup.com



## INVOICE

### CLIENT

Client Name: \_\_\_\_\_ Address: \_\_\_\_\_  
 Client Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

### INSPECTION INFORMATION

Inspection Date: November 28, 2006 Time: 11:00 Report Number: \_\_\_\_\_  
 Inspection Address: Nearby Drive Cross Street: \_\_\_\_\_  
 Inspection City: Kihei Approx. Sq. Footage: House+cottage Paid on site:

### ESCROW INFORMATION

Escrow Number: \_\_\_\_\_ Officer: \_\_\_\_\_  
 Escrow Company: \_\_\_\_\_ Address: \_\_\_\_\_  
 Escrow Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail/Website: \_\_\_\_\_

DESCRIPTION	AMOUNT
Structural Inspection	435.00
	0.00
Please send payment to P.O. Box 60 Kihei, HI 96753	0.00
	0.00
	0.00
Escrow Billing Fee	
<b>TOTAL</b>	<b>\$452.95</b>

**PLEASE MAKE CHECKS PAYABLE TO HAWAII INSPECTION GROUP**

**Mahalo for your business!**

Payment of this invoice is due upon receipt. The late payment charge rate of interest is 1.5% monthly (18% per annum), after 30 days.

**Hawaii Inspection Group, Inc.**

**SCOPE OF INSPECTION**

**If the client is the buyer, this report is not intended to be used by any third party, and the INSPECTOR shall not be accountable to any such third parties in any manner. If the report is a “Listing Inspection” for the seller, the report may be relied on (within the scope of the inspection described below), by both the seller and the buyer of the property from the seller upon execution of this agreement. The report is not intended to be distributed to any subsequent buyer of the property for reliance by the subsequent buyer, and the INSPECTOR is not accountable to such subsequent buyers in any manner.**

The purpose of this report is to provide the user an overview of the subject residence. The INSPECTOR can only spend a limited amount of time on each item and the report is thus limited in scope to only those items described herein, and only to the extent described in the Standards of Practice of the American Society of Home Inspectors (ASHI®), a copy of which is attached to the inspection report. The INSPECTOR will inspect the major structural and electrical / mechanical components for visual evidence of material defects and this report is not a statement of the code or permit complying condition of the property as only a governmental building inspector is authorized to determine the code or permit complying condition of the property.

**CLAIMS PROCEDURE**

It is hereby agreed and understood that should the client claim to discover that one or more aspects of the report is incorrect, the client agrees to notify the inspector before any corrective measures are undertaken, and further to allow a re-inspection by the INSPECTOR of the reported problem at no cost to the client. Should the INSPECTOR determine in the INSPECTOR’S sole discretion that a repair or replacement needs to be performed, the client agrees to allow the INSPECTOR, or his designated person, the opportunity to effect said repair or replacement prior to initiating any repair or replacement on his own behalf and prior to initiating any mediation, arbitration or civil action. If there is a conflict regarding the wording of a report, the report kept at Hawaii Inspection Group, Inc. shall prevail.

**ARBITRATION AGREEMENT**

Any dispute between the client and the INSPECTOR arising out of the inspection or the resulting report shall be decided by neutral arbitration in accordance with Chapter 658 of the Hawaii Revised Statutes and not by court action except as provided by Hawaii: a) to aid in the selection of an arbitrator; b) for judicial review of arbitration proceedings; or c) to enter a judgment upon an award rendered by the arbitrator. The arbitrator shall be a retired Circuit Court judge from the State of Hawaii, a licensed Hawaii Attorney with at least five years of real estate experience or a home inspector with at least five years experience. The arbitration shall be handled in accordance with commercial arbitration rules of a Hawaii dispute resolutions provider. If the parties herein cannot agree upon an arbitrator, the Second Circuit Court from the State of Hawaii, shall appoint an arbitrator. The prevailing party in any arbitration under this Arbitration Agreement shall be entitled to recovery fees and costs incurred in the proceeding.

**By signing below, you are specifically agreeing to the Scope of the Inspection, the Claims Procedure, and the Arbitration Agreement above, and all conditions as described above. You are agreeing to have any dispute decided by neutral arbitration as provided by Hawaii law and you are giving up any rights you might possess to have the dispute litigated in a court or jury trial. If you refuse to submit to arbitration after agreeing to this provision, you may be compelled to arbitrate under the authority of section 658-3 of the Hawaii Revised Statutes.**

**IF THIS AGREEMENT IS NOT SIGNED BY ANY PARTY, THIS INSPECTION REPORT WILL CARRY NO WARRANTY OR GUARANTEE AS TO ITS CONTENTS, AND SHALL BE AS INFORMATION ONLY FOR THAT PARTY.**

**SELLER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**BUYER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**INSPECTOR:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**HAWAII INSPECTION GROUP, INC.**

Member of the Real Estate Inspection Group, Inc.

**1-800-900-1239**

**www.hawaiiinspectiongroup.com**

**PROPERTY INSPECTION**

<b>Inspection Date:</b> November 28, 2006		<b>Time:</b> 11:00	<b>Report Number:</b>
<b>Inspection Address:</b> Nearby Drive		<b>Cross Street:</b>	
<b>Inspection City:</b> Kihei		<b>Approx. Sq. Footage:</b> House+cottage	<b>Paid on site:</b> <input type="checkbox"/>
<b>Client Name:</b>		<b>Address:</b>	
<b>Client Phone:</b>	<b>Fax:</b>	<b>E-mail:</b>	
<b>Buyer's Agent:</b> Choose or Type	<b>Cell:</b>	<b>E-mail:</b>	
<b>Office:</b>		<b>Address:</b>	
<b>Office Phone:</b>	<b>Fax:</b>	<b>Website:</b>	

**PRELIMINARY COMMENTS**

We have inspected the major structural components, plumbing, heating and electrical systems for visual signs of significant nonfunctional performance, excessive or unusual wear, and general conditions of the property. Our findings and recommendations are not intended as criticisms of the building, but as professional opinions regarding the conditions present.

Please keep in mind that in some dwellings there may be features and systems that may not conform with current building standards. While we attempt to list any health, hazardous, and safety issues, we do not warrant that all non-conforming issues will be listed, as they may not have been a requirement at the time the house was built. The client should be aware that all dwellings need ongoing preventive maintenance in order to keep all aspects of the property in functional conditions.

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## DEFINITIONS

The following are definitions of words likely to be used in this report when evaluating the condition of the elements of the house.

### **FUNCTIONAL CONDITION:**

This means that the item appeared in excellent functional condition with no visible problems, and may have been recently installed.

### **FAIR CONDITION:**

While not in excellent condition, the item was installed and performed according to reasonable expectations.

### **POOR CONDITION:**

While functioning, the item did not perform to reasonable expectations. Maintenance, repairs, or replacement may be needed at the present time, or in the near future.

### **ACTION or NON-FUNCTIONING ITEMS:**

These items did not meet the minimum standards of the manufacturer, and immediate safety or structural concerns may be present. Examples include a damaged or leaking hot water heater, a substandard electrical panel, a leaking roof, or a broken chimney. Other items that are less integral to the major systems of the house, such as a broken window pane, a missing or broken door handle, or an inoperative water faucet may also be categorized as non-functioning or action items.

### **NON-CODE:**

While only the building department may determine the code status of any particular situation, some items may appear to be non-code conforming or unsafe. Although an item is only required to comply with codes that were applicable at the time the house was built or remodeled, current code items may sometimes be mentioned because of safety concerns. Any items noted as “non-code conforming” should be verified with the local building department, as this report is not a code compliance inspection.

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## HAZARDOUS MATERIALS

**This report does not include reporting on the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.**

**Nor does it include the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances (see the attached American Society of Home Inspectors Standards of Practice).**

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## EXTERIOR I

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**Items Inspected:** The exterior, the exterior wall coverings, flashings and trims, as well as the eaves, soffits, and fascias, where accessible from the ground level. All exterior doors and windows and their respective operating hardware, and the roof, flashings and chimneys if present.

The roof was inspected by walking upon it.

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**Component Description:**

The exterior was a combination of plywood and stucco.

The trims were wood.

The exterior doors were wood swing type, and metal sliding type.

The windows were metal framed with jalousie, sliding and raise type.

The roof was a composition shingle installation on full diaphragm sheeting and a wooden shake (cottage).

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**EXTERIOR SIDING AND TRIM:**

The exterior siding showed visible evidence of damage or penetration at the ohana. The trims and fascias were weathered and need to be painted to protect them from the elements as part of the regular maintenance of the house. There were some small cracks to the stucco (especially at the upper side of the main house and addition). The paint coverage was fair to good and appeared correctly applied, but failing in several areas.

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**EXTERIOR DOORS AND WINDOWS:**

All the doors and locking hardware tested operated normally except for the tracks of the sliding doors facing the pool and at the ohana dining area. There were no cracked or broken window panes visible, and all the opening and locking hardware operated normally.

---

**ROOF SYSTEM:**

The roofs showed visible evidence of past leaking and aging when inspected (ohana shake roof and the flat roof of the main house addition). There were some weathered and split shakes visible, and some exposed roofing felt. The plastic partial gutters and downspouts appeared in good functional condition.

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**CHIMNEY:**

NONE

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**EXTERIOR 1 ACTION ITEMS:**

Damage to the plywood siding was noted at the right rear corner of the ohana (see picture) due to earth to wood contact and irrigation, and repair is needed to avoid further damage. The stucco cracks at the main house need to be sealed, especially at the upper addition around the window areas.

The tracks of the metal sliding doors of the ohana dining room and the main house overlooking the pool need to be cleaned, lubricated, and some repaired in order to operate the doors normally. The latch of the ohana bath window is broken and needs repair.

The roof of the ohana showed many weathered, damaged and dislodged shakes, along with debris on the roof and contact with the trees (see picture 3). I recommend this roof be repaired at this time. The flat portion of the main house roof is also need of repairs at this time (see picture 13), and there is damaged plywood at the rear of this section of roof that needs repair for dry rot. All the roofs need to have the debris removed for proper drainage.

Weather damage to the large ridge beam extending beyond the front gable end of the ohana was noted, and this beam needs repair at this time. Insect damage was visible to the eave at the ohana (picture 5), and I recommend the house and ohana be re inspected by licensed termite inspector.

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**Items Not Included:** This Section does not include the screening, shutters, or awnings.

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## EXTERIOR II

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**Items Inspected:** Walkways, patios, and driveways leading to the dwelling entrances, and the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building. Also inspected are any attached decks, balconies, stoops, steps, porches, and their associated railings if present.

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**Component Description:**

The driveway and walkways were poured concrete.

The garage has been converted to living quarters.

There are decks and porches installed in this property.

There are retaining walls and storage sheds installed on this property.

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**WALKWAYS, PATIOS AND DRIVEWAYS:**

The driveway and walkways appeared to be in good functional condition. There were some cracks visible on the concrete and these appeared to be due to tree root lifting and some settlement.

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**DECKS AND PORCHES:**

The concrete deck at the rear appeared in good conditions, but there were separations and settlement cracks near the pool area.

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**GROUNDS AND RETAINING WALLS:**

The grading does not appear appropriate at several locations, and there were visible problems at the time of this inspection. The retaining walls were inspected and all were in good functional condition except as noted below.

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**EXTERIOR 2 ACTION ITEMS:**

Tree roots are lifting the driveway concrete (pictures 10 & 11), and some settlement was noted at the upper walkways. The shallow rooting trees along the driveway will extend this damage unless cut back, and the driveway needs repair at this time. The concrete slab around the pool is cracking and some displacement at the cracks has occurred (see picture 1 & 14). I recommend a pool deck specialist be consulted regarding repairs to this area.

The grading at the main house addition and at the cottage (pictures 12 & 6). This grading needs to be corrected to allow the surface runoff water to flow away from the house to avoid damage.

While not within the scope of this inspection, insect and dry rot damage were noted to the storage shed, and paint failure on one side. I recommend the shed be further inspected if you desire more detailed information regarding this building.

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**Items Not Included:** Fences, geological or hydrological conditions, outbuildings, storage sheds, recreational facilities, seawalls, docks, breakwalls or erosion or earth stabilization control methods.

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## ELECTRICAL SYSTEM

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**Items Inspected:** The service drop, service entrance conductors, cables, and raceways, service equipment and main disconnects, service grounding, interior components of service panels and sub-panels, conductors, overcurrent protection devices, representative number of installed lighting fixtures, switches and receptacles, and ground fault circuit interrupters.

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**Component Description:**

The main panels and meters at the right side of the house and ohana have aluminum wire conductors. The main panels are rated for up to 240v - 100 amp and have 100 amp main breaker disconnects. There was a sub-panel installed in the laundry room and bathroom (ohana) Copper wire was used for the 110v service and aluminum wire for the 220v service within the house. The 110v exterior outlets were not on a GFCI protected circuit. There was visible evidence of electrical upgrading or remodeling.

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**ELECTRICAL PANEL(S):**

The electrical panels showed visible problems in the form of double lugged circuit breakers. The circuit breakers sizes were consistent with the amperage rating of the wires and the loads currently visible in the house. The panels appeared correctly grounded, but the final grounding point was not visible and continuity could not be verified.

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**OUTLETS AND SWITCHES:**

All the accessible 110 volt outlets and all the light switches tested responded normally (we do not move furniture to test the outlets) except for one with reversed polarity.

GFCI (Ground Fault Circuit Interrupter) outlets were not installed for the bathrooms, kitchen and exterior circuits. Although GFCI outlets may not have been a requirement when the house was built, they are recommended for areas exposed to the elements or water service appliances for safety.

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**ELECTRICAL ACTION ITEMS:**

The main panel in the house has three double lugged circuit breakers (two circuits installed on one circuit protector), and I recommend this be corrected for safety. The subpanel house has numerous changes and splices within the panel. Unprotected romex type wiring was used both inside and outside the house and ohana, and these areas need to be corrected or the wire coating will degrade and the wires will be exposed. There were also a number of unprotected splices (front entry of main house, over the beam in the main house addition, under the ohana sink, for example), and these need to be corrected for safety. An outlet in the main house addition shows reversed polarity (hot and neutral reversed) and this needs to be corrected.

The light fixture was missing in the ohana living room, the ohana living room fan is poorly wired and needs to be repaired ( see picture #8) The lights in the ohana bedroom dimmed when the air conditioning was turned on. Light switches at the ohana front entry had no visible function.

In light of the numerous safety problems with the electrical system in both the main house and ohana, I recommend the wiring system be reviewed by a licensed electrician, who could further assess the system and make an estimate for repairs.

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**Items Not Included:** Remote control devices (unless this is the only control), alarm systems and components, low voltage wires and systems and components, ancillary wiring. Systems and components that are not part of primary electrical power distribution system, the measuring of amperage, voltage, or impedance, and lights that are on timers or photo-voltaic cells.

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## HEATING & A/C SYSTEM

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**Items Inspected:** All the installed heating equipment, including the vent systems, flues, and chimneys where readily accessible.

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**Component Description:**

There is no primary heating source  
There is Air Conditioning installed in this property.

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HEATING SOURCE:

There is no primary heating unit

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AIR CONDITIONING SYSTEM:

The through the wall air conditioners were tested and appeared to be in serviceable condition and the cold air response time and temperature appeared to be in the normal ranges. No temperature testing of the units was performed.

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AIR FLOW:

The air flow was good and consistent from all available registers and the temperature was in the normal ranges when the air conditioner was tested.

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DUCTS:

NONE

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HEATING AND COOLING ACTION ITEMS:

NONE

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**Items Not Included:** The interiors of flues or chimneys which are not readily accessible, the heat exchanger, humidifier or dehumidifier, electronic air filter, solar space heating system, the determination of the adequacy or distribution balance of the heat or air conditioning system supply.

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## PLUMBING & WATER HEATING

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**Items Inspected:** Interior water supply and distribution systems, drains, waste and vent systems, water heating equipment, vent systems, flues, and chimneys, fuel storage and fuel distribution systems, and drain sumps, sump pumps, and related piping. The main water shut off is located at the front of the house.

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**Component Description:**

The water supply lines were copper.  
The water heaters were Ruud brand.

The waste lines and vents were ABS plastic and cast iron.  
These are electric units. 120&80 gallon capacity

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### WATER SUPPLY AND WASTE LINES:

The plumbing appeared in good functional conditions. There were two leaks and some unusual corrosion visible. The water quality appeared good when examined in the sinks. The water pressure was good even with multiple fixtures in use at the same time throughout the house. The water pressure may drop when multiple fixtures are tested simultaneously in different areas.

---

### WATER HEATER:

The water heaters responded normally to the thermostats and the hot water response time and temperature was within the normal ranges, but somewhat slow to the main house bathrooms. The main house solar system appears newer, and in excellent condition. The pressure relief valves had a discharge line properly directed to the outside and the units showed no leaking or unusual corrosion. There is a flex electrical line properly installed.

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### PLUMBING ACTION ITEMS:

Leaking was visible under sink in the main house addition, and at the shutoff valve for the ohana washing machine outside (see picture 4). Both need repair at this time.

The main house cloths dryer needs an external vent installed.

There was discoloration consistent with mold in the laundry room on the back sheet rock. You may wish to have this removed, and/or further evaluated. I recommend a dryer vent be installed to the exterior of the main house laundry closet.

I recommend both solar systems be serviced at this time, and any needed repairs performed.

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**Items Not Included:** Clothes washing machine connections, interiors of flues not readily accessible, wells, well pumps, or water storage related equipment, water conditioning systems, solar water heating systems, fire and lawn sprinkler systems, private waste disposal systems, adequacy or quality of the water supply, or the operation of safety or shutoff valves.

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**KITCHEN**

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**Items Inspected:** The primary installed cooking facilities, garbage disposals, dishwashers, venting if any, countertops, and a representative number of installed cabinets.

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**Stove/Cooktop/Oven:** GE & Ceran

**Other Oven(s):** KitchenAid

**Microwave(s):**

The electric range and cooktop and oven responded normally to the controls except at the main house cooktop. No temperature testing of the units was performed. There was a flex electrical line installed.

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**Garbage Disposal(s):** ISE

The disposal responded normally to the controls, and there was no visible leaking under the sink area while in use.

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**Dishwasher(s):** Kenmore

The dishwasher was run through a full cycle and there were no leaks or visible problems at the time of this inspection.

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**Additional Appliances(s):**

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**Exhaust System Type:** Ductless range hood.

The exhaust fans and lights responded normally when tested.

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**SURFACES AND CABINETS:**

The sink, cabinets, and counter tops were in good functional condition but older water damage was visible and some hinges were loose and there was some damage to the baseboards. We do not inspect for minor cosmetic damage.

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**KITCHEN ACTION ITEMS:**

The controls at the oven at the main house Ceran cooktop/oven did not respond correctly, and I recommend they be checked by an appliance specialist.

The wiring to the disposal in the ohana is not correctly installed (see picture 7), and needs to be corrected for safety at this time.

Water damage to the shelf under the main house sink was visible, and I recommend this shelf be replaced, and this area be further inspected for possible water damage.

Damage was visible to the tile floor at the dishwasher that needs repair.

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**Items Not Included:** Compactors, water purification systems and filters, and non-built in microwave ovens.

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## BATHROOMS

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**Items Inspected:** All sinks, toilets, shower and bath enclosures, faucets, drain lines where visible, counter tops, cabinets, flooring, ventilation, and wall and ceiling coverings.

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### SINKS AND FIXTURES:

The sinks, drains, and fixtures were visually inspected for loose or broken parts, leaks from fittings or gaskets, signs of corrosion, stuck or leaking shutoff valves, and other nonfunctional conditions. There were no problems noted on the sinks or fixtures at the time of this inspection, except as listed in the plumbing section. Any found leaks are listed on the plumbing section.

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### TOILETS:

The toilets and shutoff valves were tested, the flush mechanisms checked, and all were operating normally. The toilets were securely fastened at the floor line.

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### SHOWERS AND BATHTUBS:

The faucets and enclosures were all in good functional condition with no visible problems. , except as listed below. There are some small voids and separations at the adjoining areas of the tub and shower enclosure, especially at the floor and wall lines. Re-apply caulking to seal these areas and prevent moisture damage. Some of the tiles were loose and there were voids in the grout. Re-attach and re-apply the grout to avoid moisture penetration.

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### EXHAUST SYSTEMS:

Windows and exhaust fans were used for ventilation, and all operated properly at the time of this inspection though the fans were very noisy in operation.

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### COSMETIC FINISHES:

The cabinets and counter tops were in good functional condition. We do not inspect for minor cosmetic damage.

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### BATHROOMS ACTION ITEMS:

An active leak was visible under the sink at the main house addition that needs repair at this time.

The exhaust fans in the main house bathrooms were very noisy, showed rust, and appear to be at or near the end of their functional lives.

The hot and cold water response was reversed at the sink.

Rust was noted at the base of the tub in the ohana bathroom, and I recommend this area be kept dry and sealed to avoid further rusting.

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**Items Not Included:** Spas, sauna, steam rooms, and their water heating and filtering systems.

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## INTERIOR

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**Items Inspected:** The walls, ceilings, and floors, steps, stairways, and railings, countertops, a representative number of installed cabinets, a representative number of interior doors and windows, garage doors, and garage door opener.

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**Component Description:**

The floors were a combination of wall to wall carpeting, tile, and linoleum.

The walls were textured sheetrock.

The ceilings were textured sheetrock and open beams with wood planking.

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**FLOORS AND STAIRWAYS:**

The floors were in good functional condition throughout the house except in the main house kitchen.

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**WALLS AND CEILINGS:**

The walls and ceilings were in good functional condition. There were some gaps noted to the beams in the ohana living room (See the Foundation and Framing Section)

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**INTERIOR DOORS:**

All the room and closet doors were tested and all were in good functional condition.

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**FIREPLACE(S):**

NONE

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**SMOKE DETECTOR(S):**

The smoke detectors were not located at the beginning of the bedroom, and those present were not tested. The client is strongly advised to install smoke detectors before occupying the house for safety. At least one smoke detector is needed at the entrance to each sleeping area

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**INTERIOR ACTION ITEMS:**

NONE

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**Items Not Included:** Window treatments, central vacuums systems, recreational facilities, interiors of chimneys and flues, firescreens and doors, seals and gaskets, combustion devices, draft characteristics, movement of any fireplace insert.

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## FOUNDATION & FRAMING

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**Items Inspected:** Foundation, floor structure, wall structure, ceiling structure, roof structure, garage floor and structure. The crawl space was not accessible and the foundation could not be inspected from the inside.

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**Component Description:**

There was no attic area for inspection

The foundation was a poured concrete slab on concrete footings.

The framing was platform type

The walls were 2x4 vertical wood framing.

The roof framing was 4X rafters

No hurricane clips were visible

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**FOUNDATION AND FRAMING:**

The foundation showed some hairline to 1/8" vertical cracks, but no visible evidence of foundation failure or unusual settlement. There was some visual evidence of seasonal moisture, but no standing water and the soil was dry at the time of the inspection. The framing was tight where visible, with no visible evidence of current water stains or damage.

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**ATTIC:**

The roof framing was tight where visible, with no visible evidence of current water stains or damage.

Ventilation appears adequate.

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**INSULATION:**

None visible

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**FOUNDATION AND FRAMING ACTION ITEMS:**

The rafters in the living room of the ohana are pulling away from the ridge beam (see photo 9). I recommend this condition be examined by a contractor and additional support provided for this area.

The rear concrete slab and trellis is showing some separation from the house (picture 2), and I recommend this area be monitored, and re inspected if any further movement occurs. This wood trellis is showing some insect damage and some dry rot and needs repair.

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**Items Not Included:** This report includes no engineering or architectural services, nor offers any opinion as to the strength or adequacy of any structural system or component. Only areas clearly visible are included.

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## NON-FUNCTIONING OR ACTION ITEMS I

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### EXTERIOR 1 ACTION ITEMS:

Damage to the plywood siding was noted at the right rear corner of the ohana (see picture) due to earth to wood contact and irrigation, and repair is needed to avoid further damage. The stucco cracks at the main house need to be sealed, especially at the upper addition around the window areas.

The tracks of the metal sliding doors of the ohana dining room and the main house overlooking the pool need to be cleaned, lubricated, and some repaired in order to operate the doors normally. The latch of the ohana bath window is broken and needs repair.

The roof of the ohana showed many weathered, damaged and dislodged shakes, along with debris on the roof and contact with the trees (see picture 3). I recommend this roof be repaired at this time. The flat portion of the main house roof is also need of repairs at this time (see picture 13), and there is damaged plywood at the rear of this section of roof that needs repair for dry rot. All the roofs need to have the debris removed for proper drainage.

Weather damage to the large ridge beam extending beyond the front gable end of the ohana was noted, and this beam needs repair at this time. Insect damage was visible to the eave at the ohana (picture 5), and I recommend the house and ohana be re inspected by licensed termite inspector.

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### EXTERIOR 2 ACTION ITEMS:

Tree roots are lifting the driveway concrete (pictures 10 & 11), and some settlement was noted at the upper walkways. The shallow rooting trees along the driveway will extend this damage unless cut back, and the driveway needs repair at this time. The concrete slab around the pool is cracking and some displacement at the cracks has occurred (see picture 1 & 14). I recommend a pool deck specialist be consulted regarding repairs to this area.

The grading at the main house addition and at the cottage (pictures 12 & 6). This grading needs to be corrected to allow the surface runoff water to flow away from the house to avoid damage.

While not within the scope of this inspection, insect and dry rot damage were noted to the storage shed, and paint failure on one side. I recommend the shed be further inspected if you desire more detailed information regarding this building.

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### ELECTRICAL ACTION ITEMS:

The main panel in the house has three double lugged circuit breakers (two circuits installed on one circuit protector), and I recommend this be corrected for safety. The subpanel house has numerous changes and splices within the panel. Unprotected romex type wiring was used both inside and outside the house and ohana, and these areas need to be corrected or the wire coating will degrade and the wires will be exposed. There were also a number of unprotected splices (front entry of main house, over the beam in the main house addition, under the ohana sink, for example), and these need to be corrected for safety. An outlet in the main house addition shows reversed polarity (hot and neutral reversed) and this needs to be corrected.

The light fixture was missing in the ohana living room, the ohana living room fan is poorly wired and needs to be repaired ( see picture #8) The lights in the ohana bedroom dimmed when the air conditioning was turned on. Light switches at the ohana front entry had no visible function.

In light of the numerous safety problems with the electrical system in both the main house and ohana, I recommend the wiring system be reviewed by a licensed electrician, who could further assess the system and make an estimate for repairs.

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## NON-FUNCTIONING OR ACTION ITEMS II

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### HEATING AND COOLING ACTION ITEMS:

NONE

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### PLUMBING ACTION ITEMS:

Leaking was visible under sink in the main house addition, and at the shutoff valve for the ohana washing machine outside (see picture 4). Both need repair at this time.

The main house cloths dryer needs an external vent installed.

There was discoloration consistent with mold in the laundry room on the back sheet rock. You may wish to have this removed, and/or further evaluated. I recommend a dryer vent be installed to the exterior of the main house laundry closet.

I recommend both solar systems be serviced at this time, and any needed repairs performed.

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### KITCHEN ACTION ITEMS:

The controls at the oven at the main house Ceran cooktop/oven did not respond correctly, and I recommend they be checked by an appliance specialist.

The wiring to the disposal in the ohana is not correctly installed (see picture 7), and needs to be corrected for safety at this time.

Water damage to the shelf under the main house sink was visible, and I recommend this shelf be replaced, and this area be further inspected for possible water damage.

Damage was visible to the tile floor at the dishwasher that needs repair.

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## NON-FUNCTIONING OR ACTION ITEMS III

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### BATHROOMS ACTION ITEMS:

An active leak was visible under the sink at the main house addition that needs repair at this time.

The exhaust fans in the main house bathrooms were very noisy, showed rust, and appear to be at or near the end of their functional lives.

The hot and cold water response was reversed at the sink.

Rust was noted at the base of the tub in the ohana bathroom, and I recommend this area be kept dry and sealed to avoid further rusting.

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### INTERIOR ACTION ITEMS:

NONE

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### FOUNDATION AND FRAMING ACTION ITEMS:

The rafters in the living room of the ohana are pulling away from the ridge beam (see photo 9). I recommend this condition be examined by a contractor and additional support provided for this area.

The rear concrete slab and trellis is showing some separation from the house (picture 2), and I recommend this area be monitored, and re inspected if any further movement occurs. This wood trellis is showing some insect damage and some dry rot and needs repair.

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## GENERAL COMMENTS

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Most houses in this area shift slightly each year due to the changing moisture content of the soil resulting from winter rains. Control of the roof runoff water can reduce the degree of this seasonal shifting and reduce the potential settlement that can occur. As with most other houses in this area, drainage control is an important element in the on-going maintenance of the house. The items recommended in the report have been shown to be of help in this problem, and we urge the recommendations be followed.

This house appeared well built and well maintained with no visual evidence of structural, electrical or mechanical systems failure. Remodeling as noted at the main house addition, electrical system, and hot water system, and the buyer may wish to check the permit history of the house to help verify code compliance.

The condition of the roofs and the electrical remodeling were the items that appeared to be the most significant from the inspection. The pool deck and the condition of the driveway may also prove expensive to remedy. There were also a number of relatively minor items noted, and each of these appeared easy to remedy. There are some comments and suggestions listed throughout the report and these comments are not to be considered action or problem items and are not listed as such. Only the issues described in the Action items sections affected the functionality of the home at the time of this inspection and they are summarized on pages 14 through 16.

Overall, this house and ohana appeared fair condition for its age given the comments above.

Please be sure to read page one of this report and the enclosed copy of the Standards of Practice of the American Society of Home Inspectors, which delineate the areas, and items that we inspect and those which are excluded. A signed copy of Page 3 of this report must be returned to the inspector to be covered by our warranty or guarantee regarding its contents.

### \*OPTION FOR BUYER\*

This inspection and report was contracted and performed for the buyer of the inspected property. This report will serve as "Information only", with no Errors or Omissions warranties applicable to the inspection or report, unless the Scope of Inspection Agreement on page 3 is signed and dated by the Client or designated Agent for whom the report was contracted and returned to the inspector within 30 days of the close of escrow. The Agreement had not been signed as of the writing of this report. A signed and dated copy of the Agreement can be faxed to (Thomas Douma) (the inspector of the property) at (808) 879-6000 or mailed to the inspector at P. O. Box 60, Kihei, HI 96753.

This report is not to be considered a bidding document for repairs, and contractors doing so will be doing so at their own risk. We recommend that all conditions be verified in the field.

Please read through this entire report (especially page 3).

My services do not stop upon delivery of this report, call at any time if you have any questions in regards to the issues described herein.

**Thomas Douma**  
General Contractor, Lic. #

26557

**PHOTOS PAGE I**



PHOTO 1: Cracks and separation at the pool decking



PHOTO 2: Rear patio slab and trellis



PHOTO 3: View of ohana roof, note debris on the right side and trees in contact with the roof



PHOTO 4: Leak at ohana washing machine faucet

**PHOTOS PAGE II**



PHOTO 5: Insect and possible water damage to the eave at the left front corner of the ohana



PHOTO 6: Dry rot damage to the exterior siding and a faulty grade at the left rear of the ohana



PHOTO 7: Exposed electrical splice at the disposal under the ohana kitchen sink



PHOTO 8: Living room fan in the ohana

## PHOTOS PAGE III



PHOTO 9: Living room rafter/ridge beam separation



PHOTO 10: Root damage at the driveway



PHOTO 11: Root damage at the driveway



PHOTO 12: Faulty grade at the main house addition

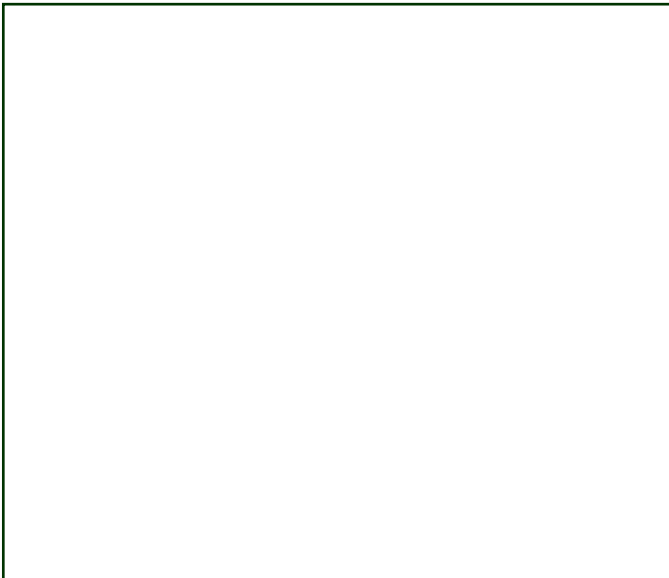
**PHOTOS PAGE VI**



PHOTO 13: Flat roof section over the main house addition. Note damage to wood fascia board at the side and rear



PHOTO 14: Cracks to the concrete deck at the pool



No Further Pictures

