





**HAWAII INSPECTION GROUP, INC.**  
INSPECTIONS FOR INFORMED DECISIONS



P.O. Box 231 • Kihei • Hawaii 96753 • Phone/Fax: 808-879-6000 • www.hawaiiinspectiongroup.com

**INVOICE**

**CLIENT**

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

**INSPECTION INFORMATION**

Inspection Date: \_\_\_\_\_ Time: \_\_\_\_\_ Report Number: \_\_\_\_\_  
 Inspection Address: \_\_\_\_\_ Cross Street: \_\_\_\_\_  
 Inspection City: \_\_\_\_\_ Approx. Sq. Footage: \_\_\_\_\_ Paid on site: \_\_\_\_\_

**ESCROW INFORMATION**

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

DESCRIPTION	AMOUNT
<b>TOTAL</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 - 866 - 306 - 9006**

**www.hawaiiinspectiongroup.com**

**PROPERTY INSPECTION**

<b>Inspection Date:</b>	<b>Time:</b>	<b>Report Number:</b>
<b>Inspection Address:</b>	<b>Cross Street:</b>	
<b>Inspection City:</b>	<b>Approx. Sq. Footage:</b>	<b>Paid on site:</b>
<b>Client Name:</b>	<b>Address:</b>	
<b>Client Phone:</b>	<b>Fax:</b>	<b>E-mail:</b>
<b>Buyer's Agent:</b>	<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**

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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

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***Component Description:***

***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:***

***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:***

***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:***

***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.

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***Component Description:***

***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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***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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***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:***

***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.

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***Component Description:***

***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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## NON-FUNCTIONING OR ACTION ITEMS II

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## NON-FUNCTIONING OR ACTION ITEMS III

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## GENERAL COMMENTS

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General Contractor, Lic. #

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**PHOTOS PAGE I**

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**PHOTOS PAGE II**

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**PHOTOS PAGE III**

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## PHOTOS PAGE IV

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**PHOTOS PAGE V**

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**PHOTOS PAGE VI**

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**PHOTOS PAGE VII**

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**PHOTOS PAGE VIII**

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**PHOTOS PAGE IX**

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# HAWAII INSPECTION GROUP



Kihei, Hawaii 96753  
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Email: tom@inspectiongroup.com



Licensed General Contractors • Licensed Civil Engineers

## MOLD ASSESSMENT

I performed a Mold Assessment on August 7, 2014 at 632 Honopuo Road, Haiku, Hawaii, and found the following:

1. Checked the moisture content of the walls and ceilings and all water service areas and found the moisture content to be from 12.4% to 16.3%. These readings are typical for this area at this time of year.
2. Measured the relative humidity of the unit in all rooms and found the relative humidity to be a constant 82.1 %. The relative humidity of the exterior was 83.0%. Both these readings are typical of this area at this time of year. Exterior and interior temperatures were 78.8 degrees and 78.4 degrees respectively.
3. Inspected the entire house and attic for visible evidence of mold. There was one visible area of spotting or discoloration around an exterior light fixture at the left side post. This appears due to humidity in this area. The area should be cleaned off and repainted with a paint containing a fungicide.
4. Checked unit for any “musty” or mold related odor, and found none.

**Conclusion-** There is no evidence from this Assessment of unusual mold sources within the unit.

Please let me know if you have any questions regarding this Mold Assessment.

Sincerely,

A handwritten signature in blue ink that reads "Thomas Douma".

Thomas Douma,  
Registered Indoor Air Quality Manager



# HAWAI'I INSPECTION GROUP

## The Right Choice for CONSTRUCTION CONSULTING



### SCOPE OF SERVICES PROVIDED:

#### HOME INSPECTIONS

ASHI Standard Home Inspection, including color photos and recommendations for all needed repairs

#### ENVIRONMENTAL TESTINGS

Offering a full range of mold, lead and asbestos assessments and sampling, Industrial Hygienist consulting

#### STRUCTURAL AND SEISMIC ASSESSMENTS

Determinations conducted by licensed engineers

#### WATER INTRUSION TESTING

Testing done with thermal graphic cameras and moisture meters

#### PROJECT REPORTS FOR

#### A.O.A.O. (Association of Apartment Owners) & COMMERCIAL BUILDINGS

Project Management, scope of work, bid documents, and project administration

#### RESERVE STUDIES

CAI Certified Reserve Specialist, 15 years experience

#### EXPERT WITNESS TESTIMONY

Provided for construction defects lawsuits

#### QUALIFICATIONS

ASHI Certified Home Inspector - over 8,000 inspections performed  
Hawai'i Licensed General Contractor  
Hawai'i Licensed Civil Engineer  
Hawai'i Licensed Chemical Engineer  
State Licensed Industrial Hygienist  
Hawai'i State Certified Lead and Asbestos Testing  
Nationally Certified Mold Testing  
CAI Certified Reserve Specialist  
Hawai'i State Qualified Expert Witness

#### SCHEDULING AN INSPECTION?

**Call or Email us directly.**

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Visit our website for sample reports and information:

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