



**HIHI Inspections**  
HAWAII ISLAND HOME INSPECTIONS

**Report Prepared For**  
Client

**Inspection Address**  
Condo Building, unit 000  
12345 Island St.  
Hawaii County, HI

**Inspection Date**  
June 10, 2023  
3:00 pm

**Inspector**  
Brian Savage  
(808) 746-0691

## TABLE OF CONTENTS

Guide to Reading the Report .....	3
Inspection Summary .....	4
Inspection Info .....	8
Purpose and Scope .....	9
Limitations and Exclusions .....	9
1. Structural System .....	11
2. Exterior .....	11
4. Plumbing .....	14
5. Electric System .....	18
6. Interior .....	20
7. Kitchen .....	24
8. Bathrooms .....	28
9. HVAC.....	32
10. Other .....	34



## **X** **Safety Hazard or Immediate repairs**

Red indicates that a house component has a safety hazard defect where injury or damage could occur and is in need of *immediate* repair. A common example of this would be a dangerously rotted deck board or a broken downspout emptying rainwater onto an electrical panel. A licensed or qualified professional should be contacted for further evaluation and correction.

## **R** **Recommended Repairs**

Orange indicates that a component has a defect that is not installed properly, has improper function or needs repair. Without repair, damage could occur that may lead to a safety hazard or a more costly repair. I recommend further evaluation and correction by a qualified or licensed tradesperson.

## **M** **Maintenance or Safety Update**

Blue indicates that a component requires normal maintenance and/or needs attention. Often poor maintenance leads to damage, more expensive repairs, safety hazards. In this category I include maintenance like caulking or sealing against moisture; painting to prevent insect penetration. Blue also could indicate a safety upgrade that should be evaluated by a professional and considered important and pro-active. Often older buildings were constructed at a time when codes and inspection were lax or non-existent and the components installed might have been sufficient at the date of installation, but with time have become worn, obsolete, questionable.

## **S** **Noted Satisfactory Component, Recent Upgrade or Repair**

This classification shows that a component is in unusually good condition, had a recent upgrade, or repair that amended a previous issue. Often, asking a willing owner about the repaired defect history or maintenance will help keep future guess work to a minimum.

## **?** **Questionable Building Practice, Unknown, Uncertain Maintenance**

Violet indicates a component or building practice that may be functional, yet its purpose is unclear or not readily discoverable. It may need further investigation by asking the current owner.

## **S** INSPECTION SUMMARY

*The Inspection Summary is not a substitute for review and comprehension of the full report. The summary serves to bring to light the major areas for immediate safety concern, repair, maintenance or review by a qualified or licensed professional.*

### **Building Notes**

The condo unit #000 is located on the second floor of the Condo Building Villas. The ground floor has parking and storage specific to the unit. The Inspection was limited to unit 000 itself and its lanai. The roof of the building was observed briefly for the PV system. However, there is no way to inspect the individual PV system belonging to #000. The PV panels, wiring and net metering boxes are not located within the unit, nor are they part of a standard inspection. The PV panel observance was to generally determine that the panels are in use and maintained.

The Condominium was built in 1985 under the standards of that time and the unit has been a rental. The defects found generally reflect this. There are many small defects and not just minor blemishes. A history of small changes, wear and tear, upgrades and unfinished work lead this inspector to form the opinion that the unit has had the minimum amount of maintenance over the years.

## **Defects Found for Repair, Maintenance or Further Evaluation**

1. Condensate Drain from Split AC System: The units AC drain is piped into a shared exterior drain on the side of the building. The junction of the two drains is poorly installed (basically, a hole in the pipe) and drainage from upper floors is leaking from the junction. Also, there is no visibly accessible trap or vent in the pipe from the AC Condenser/Compressor.
2. Facing the condo unit from the Lanai, on the right wall the corner bead and stucco have deteriorated due to water damage, expansion of metal corner bead and the possible pooling of water during heavy rain storms.
3. In the same area the anodized aluminum door frame has been bent and corroded leaving a gap large enough for rodents, geckos and insects to enter.
4. The anodized aluminum rail is showing signs of corrosion at many fittings.
5. The locking mechanism on the large slider handle is missing its wooden grip.
6. Looking out the Lanai from inside, (the left) and opposite of the exterior damage, the inside wall is similarly damaged at the floor level.

**S INSPECTION SUMMARY (continued)**

7. In the ceiling above defect #6, the accordion vertical blind track has an ongoing issue of pulling out of the ceiling and the wall due to the weight of the curtain and the method of fastening.
8. The wood front door has an inward warp in the lower half which causes the door to not properly seal. This is typical of custom specialty doors.
9. There seems to be a permanently attached 6 plug aftermarket outlet in one of the outlet boxes. It is unclear whether this poses an electrical issue or not.
10. At the Lanai slider the floor has a downward trough partway across the floor. It's unclear if this is a defect. One of the tiles is cracked and many of the tiles in this area are spot-battered which can lead to more cracks and loose tiles.
11. The ceiling above what was once a bar sink alcove ceiling is roughed in with unfinished, unsanded, unpainted drywall. This is likely from installation of the Split AC unit.
12. Throughout the entire unit there are gaps, spotty grout work, mismatched techniques, poor maintenance caulk and unfilled portions where the tile meets the wall. There is no base board.
13. Above the guest (laundry) bathroom, the light fixture is not moisture sealed and there is a gap.
14. In the guest bath, the tile ledge-wall in the bathtub is cracked and can leak water behind the tile.
15. The window lock in the guest bedroom is functioning poorly and a wooden bar has been added for security since the other building occupants have access to these areas.
16. The anodized window frame and screen frame show signs of corrosion in multiple places.
17. Guest bedroom closet ceiling drywall is unsanded and unpainted drywall from the AC unit installation.
18. The Master Bath tub fill spout is severely corroded and also unsealed to the tile. Same for the water valves.
19. The Master bath tub tile wall-shelf has gaps, is cracked and can allow water to seep into the wall.
20. Master bath right vanity trap and drain are below the entrance to the stack. This is an improper, contaminating installation. This means that there is waste water in the pipe above the trap - essentially the entire P trap is filled at all times with possible effluent from upper floors. The cast iron fitting's plug is badly corroded and starting to weep wastewater. The plywood wall plate and water damage on the vanity woodwork also indicates that this is an ongoing issue.
21. Same vanity: the drain above the trap is also improperly plumbed.

**S INSPECTION SUMMARY (continued)**

22. Left side sink of same vanity has a similar issue; improperly plumbed to allow effluent from upper units to back flow the vanity trap.

23. The sinks on this vanity are set incorrectly and the caulking seal has large gaps to allow water under the sink.

24. Guest bath spigot corroded, angled and unsealed against the tile. Same with hot and cold valve knobs.

25. Hot water heater located in Master bath closet. It appears flex piping has been repaired with a high-quality flex connector. A large hole in the wallboard exposes the pipes and NM electric cable, which contacts the copper. The Water heater serial number for Bradford White Co. indicates a 2005 manufacturing date - 16 years old and considered at the end of its servicable life.

26. No drip pan/blocks under hot water heater.

27. Shower door glass loose at hinge.

28. Towel bars loose on wall.

29. Right vanity in guest bathroom has same plumbing issues as #20 with water damage on the woodwork.

30. Left vanity incorrectly plumbed with flex accordion pipe, though the trap is draining correctly.

31. Unknown switch in hallway. Labeled as such. Along with at least 5 covered, unused outlet, junction and ceiling fixture boxes indicates a history of electric fixture changes, modifications and repairs.

32. The left front range burner functioning, but is offset by inches under the rangetop glass. It's unclear whether this is a manufacturing defect or a usage/installation defect.

33. Kitchen Cabinetry - doors, drawer fronts and hinges all have signs of poor maintenance beyond normal wear. Includes cracking, misalignment, sagging, coating deterioration and oxidation of the hinges.

34. The hot water temperature at the kitchen sink is 134°F. This is considered hazardous - contact for 15 seconds can produce a 3rd degree burn. The safety standard for scald prevention is maximum 120°F. The temperature was not checked at other fixtures to determine if they were anti-scald fixtures.

35. The kitchen sink faucet base is not sealed, a common wet area. This allows water to penetrate and soak the wood support beneath the granite counter top.

## **S** INSPECTION SUMMARY (continued)

36. The kitchen sink drain wall penetration has a large unsealed gap. Open wall gaps allow critters and airflow. Airflow from vertical wall penetrations is now considered a fire/safety issue. Most other drain penetrations in the unit are also unsealed.

37. The electric sub-panel circuits are mostly labeled. There is not a panel disconnect, nor was there a disconnect discovered within the unit. This is typical. Though the panel cannot be safely serviced or shut off quickly (the bus bars remain energized) from within the condo unit without locating the main panel somewhere within the building. The location for disconnect is unknown at the time of inspection.

**I INSPECTION INFO**Inspection Type

STANDARD CONDO

Exterior Lanai, Plumbing, Electric,  
Interior, Kitchen, Bathrooms, HVACAdditional Inspections

NONE

Inspection AddressIsland Condos  
12-12345 Island Drive  
Island Town, HIClient

Client

Client@gmail.com

Client Agent/Email

Real Estate Agent

Agentname@gmail.com

Inspection Date

June 10, 2023 3:00 PM

Sunny conditions - 81 ° F

BuildingCondo Complex of 15 units  
3 story over garageTMK

3-0-0-000-000-0000

Inspection Report

Report Sent to Email

clientname@gmail.com

Agentname@gmail.com

Inspector

Brian Savage

(808) 746-0691

hihi.inspections@gmail.com

## PURPOSE & SCOPE of INSPECTION

HIHI Inspections follows the standards of practice set forth by the American Society of Home Inspectors (ASHI). Inspectors inspect the readily accessible and installed components and systems of a home as outlined in each component or system section of this report. To see the full ASHI standards of practice please visit their website:

[www.homeinspector.org/Resources/Standard-of-Practice](http://www.homeinspector.org/Resources/Standard-of-Practice)

A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property designed to identify defects within specific systems and components defined by the ASHI standards of practice.

A general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

A general home inspection report shall identify, in written format, defects within specific systems and components defined by the standards below that are both observed and deemed material by the inspector and may include additional comments and recommendations.

## LIMITATIONS & EXCLUSIONS

An inspection is not technically exhaustive and will not identify concealed or latent defects. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc. An inspection will not determine the suitability of the property for any use. An inspection does not determine the market value of the property or its marketability. An inspection does not determine the insurability of the property. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property. An inspection does not determine the life expectancy of the property or any components or systems therein. An inspection does not include items not permanently installed. ASHI Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

The inspector is not required to determine: Property boundary lines or encroachments, the condition of any component or system that is not readily accessible, the service life expectancy of any component or system, the size, capacity, BTU, performance or efficiency of any component or system, the cause or reason of any condition, the cause for the need of correction, repair or replacement of any system or component, future conditions, compliance with codes or regulations, the presence of evidence of rodents, birds, animals, insects, or other pests, the presence of mold, mildew or fungus, the presence of airborne hazards, including radon, the air quality, the existence of environmental hazards, including lead paint, asbestos or toxic drywall, the existence of electromagnetic fields, any hazardous waste conditions, any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes, acoustical properties, correction, replacement or repair cost estimates, estimates of the cost to operate any given system.

**The inspector is not required to** operate any system that is shut down, any system that does not function properly, evaluate low-voltage electrical systems, any system that does not turn on with the use of normal operating controls, any shut-off valves or manual stop valves, any electrical disconnect or over-current protection devices, any alarm systems, moisture meters, gas detectors or similar equipment.

**The inspector is not required to:** move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets,



## LIMITATIONS & EXCLUSIONS (cont)

or anything else that might restrict the visual inspection, dismantle, open or uncover any system or component, enter or access any area that may, in the inspector's opinion, be unsafe, enter crawlspaces or other areas that may be unsafe or not readily accessible, inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used, do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets, inspect decorative items, inspect common elements or areas in multi-unit housing, inspect intercoms, speaker systems or security systems, offer guarantees or warranties, offer or perform any engineering services, offer or perform any trade or professional service other than general home inspection, research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy, determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements, determine the insurability of a property, perform or offer Phase 1 or environmental audits, inspect any system or component that is not included in the Standards set forth by ASHI.

Systems or components, like Catchment Water Tanks, Solar PV, Solar Hot Water present in many Hawaiian homes are part of larger systems that do get inspected. However, these specialized components are outside of the scope of a standard inspection. It's the inspector's choice to observe and take note of the additional system and any issues, but is not obligatory. If components are present but not inspected, it will be noted in the report.

### ABOUT CONDO INSPECTIONS

**The condo inspection is limited to the interior of condo unit itself and its attached lanai. Inspectors describe and inspect the lanai as the exterior, the plumbing, electric, interior living spaces, bedrooms, closets, kitchen, bathrooms and the HVAC within the confines of the unit. As such, Inspectors do not inspect other parts of the building, the structure, the exterior, the roof and roof system of the building.**

## 1 STRUCTURE

Following the ASHI standard of practice for Structural systems and components, Inspectors evaluate and describe the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible attics and under floor crawlspace areas. Where there are clear indications of possible deterioration, inspectors probe the structural components of the home, including the foundation and framing.

All Structural components of the condo unit are unknown and are not inspected.

## 2 EXTERIOR

Following the ASHI standard of practice for Exterior systems and components, Inspectors evaluate and describe the wall coverings, flashing, and trim. Exterior doors, attached and adjacent decks, balconies, stoops, steps, porches and railings. Eaves, soffits and fascia that are accessible from the ground level. Vegetation, grading, surface drainage and retaining walls that could affect the building adversely. Adjacent walkways, entryways, patios and driveways.

### Lanai:

**Description:** Tiled lanai. Anodized aluminum railing. The AC condenser / compressor is located on the lanai.

**Comments:** The overall condition of the lanai tile floor is noted to be in good condition. The aluminum railing has signs of corrosion at many of the joint fittings between rail and baluster. This is usually from moisture - especially salty on the coast - and age. This is labeled as a maintenance issue and not a safety issue as the railing itself is in satisfactory condition.



Areas of corrosion on railing

## 2 EXTERIOR (continued)

### Walls, Trim

**Description:** The exterior wall material on the lanai appears to be a stucco and a heavy spray textured over clapboard of fibrous cement.

**Comments:** The overall condition of the wall covering in the lanai area is noted as satisfactory with the exception of the right slider trim - water has collected and seeped into the corner area causing the rusting and expansion of the metal trim bead. It could be that the lanai has poor slope drainage in this corner. Inspection for water damage below the unit was not possible at this time, however, water damage has occurred from this same issue on the interior which is covered in the Interior report section. I recommend evaluation and repair by a qualified handy person or carpenter.

### Recommended Repairs



Water damage to trim/wall



Lanai

**2 EXTERIOR (continued)**

### Sliding Door and Entry Doors

**Description:** The lanai has a large-paneled sliding glass door in anodized aluminum frame and the front door is wood and a security screen door of painted steel.

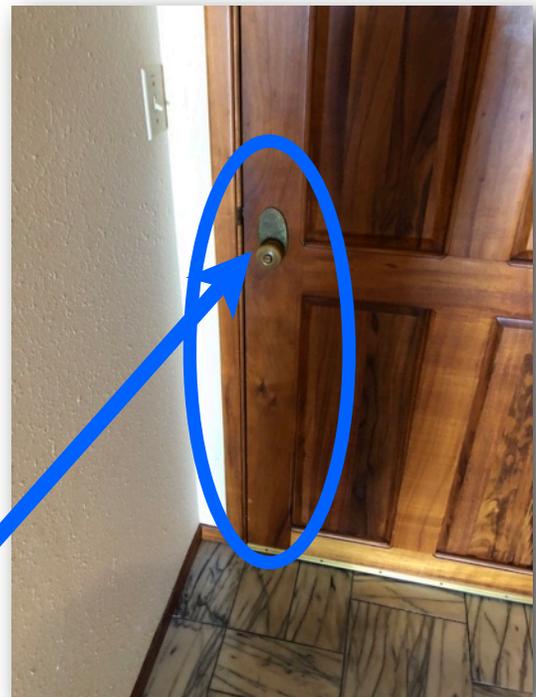
**Comments:** The Lanai Slider moves with a normal amount of effort for the size of door. The slider screen is also satisfactory. The slider lock is functional, though the lock lever is missing its grip. The anodized aluminum door frame has been bent and/or corroded, leaving a gap large enough for critters (rodents, geckos and insects). I recommend further evaluation by a door/window specialist.

The wood **front entry** door has an inward warp in the lower half which causes the door to not properly seal. This is typical of custom wood doors. **Note:** The Entry Door's only security is a locking knob. I recommend a matching door deadbolt. The entry screen door's function is noted as satisfactory.



**Recommended Repairs**

Corrosion of sliding door and frame - leaving a hole



**Warp Area**



Missing grip on lever

Note: Locking knob only

## 4 PLUMBING

Following the ASHI standards of practice, Inspectors check and describe the water supply, drain, waste, sumps and vent piping materials and the water heating equipment, water heating - venting, drainage and serviceability. Fuel storage and shut off for water heating. Checking all faucets and fixtures for leaks, pressure, flow, function, cross connection and contamination. Inspectors are not required to check pumps or catchment tanks, filters or UV equipment.

**Water Supply:** Public

**Main Shut Off:** Unknown

**Piping:** 3/4" copper, 1/2" copper - known from holes in the wall

**Drains :** Cast iron, galvanized, plastic and ABS and other unknown

**Hot Water:** 50 gallon, 240 volt electric, 2005: 16 years old

**Pressure and volume at faucets:** Noted as good.

**Temperature at Faucets:** 134°F hot, 87°F cold

### Safety Hazard or Immediate repairs



**X** The hot water temperature at the kitchen sink is 134°F. This is considered hazardous - contact for 15 seconds can produce a 3rd degree burn. Children and elderly are especially sensitive to this. The safety standard for scald prevention is a maximum 120°F. The temperature was not checked at other fixtures to determine if they incorporated updated anti-scald fixtures.

#### Time and Temperature Relationship to Severe Burns<sup>4</sup>

Water temperature		Time for a third degree burn to occur
155° F	68° C	1 second
148° F	64° C	2 seconds
140° F	60° C	5 seconds
133° F	56° C	15 seconds
127° F	52° C	1 minute
124° F	51° C	3 minutes
120° F	48° C	5 minutes
100° F	37° C	safe temperature for bathing

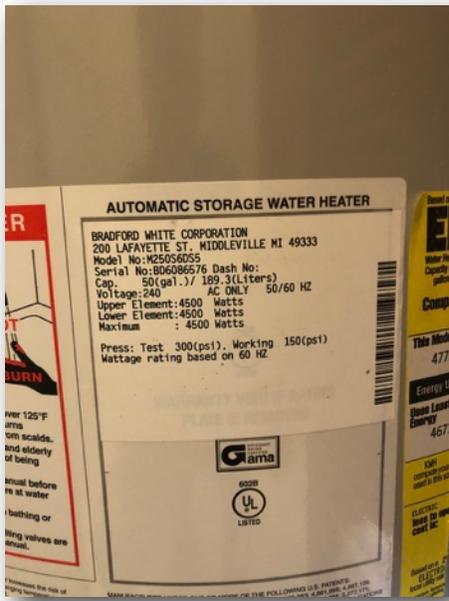
**X** Recommend a qualified plumber to further evaluate the settings on the hot water tank and whether a mixing valve should be installed on the hot water tank.

# 4 PLUMBING

**Hot Water Tank:** Located in Closet of Master Bedroom Suite. **According to the Manufacturer's web site** the 50 gallon hot water tank is manufactured in April 2005 - 16 years old - Though it is possible that the tank is 1985, the year the building was constructed.

**Comments:** The tank shows **NO** indications or signs of deterioration. The tank has new high-grade flex hoses installed. **NOTE:** The TPR (Temperature-Pressure Relief Valve) drain is inaccessible for inspection.

**Recommend a drip pan and blocking.**



Serial #: BD 6086576

For example:



**Production Year**

- A = 1984 or 2004
- B = 1985 or 2005
- C = 1986 or 2006
- D = 1987 or 2007
- E = 1988 or 2008
- F = 1989 or 2009
- G = 1990 or 2010
- H = 1991 or 2011
- J = 1992 or 2012
- K = 1993 or 2013

- L = 1994 or 2014
- M = 1995 or 2015
- N = 1996 or 2016
- P = 1997 or 2017
- S = 1998 or 2018
- T = 1999 or 2019
- W = 2000 or 2020
- X = 2001 or 2021
- Y = 2002 or 2022
- Z = 2003 or 2023

**Production Month**

- A=January
- B=February
- C=March
- D=April
- E=May
- F=June
- G=July
- H=August
- J=September
- K=October
- L=November
- M=December



New Flex Hoses installed

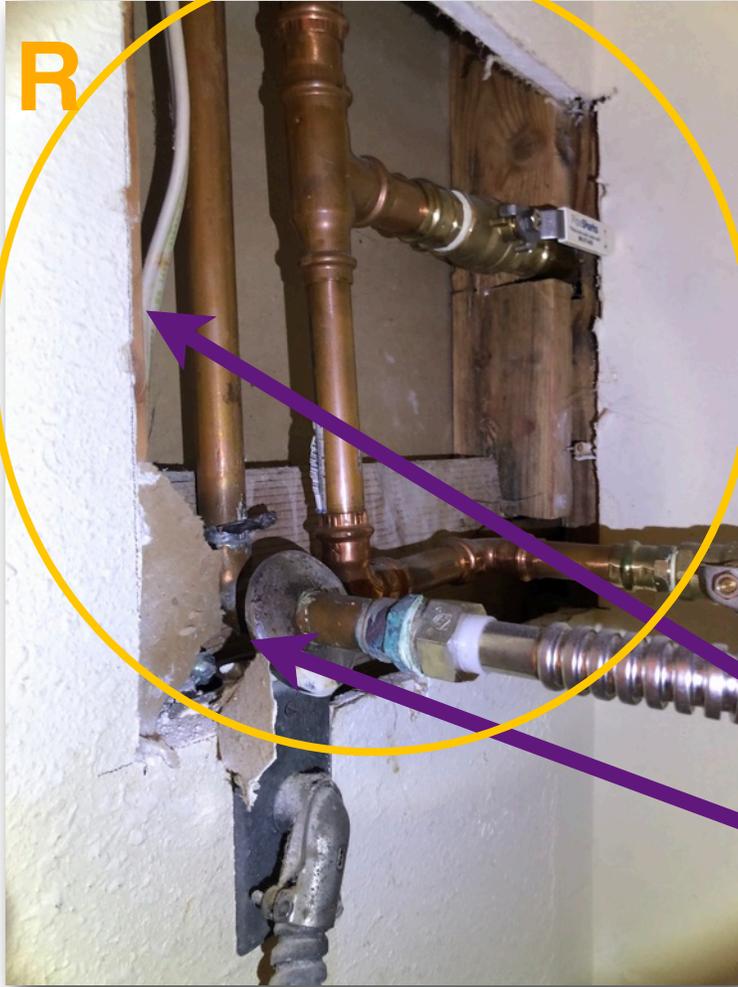


**Recommended Upgrade**

Recommend drip pan and blocking

## 4 PLUMBING

**Comments:** Repair/installation work area has been left open. The 240 volt NM wire is unsecured and contacting the copper water pipe. Also, the copper pipe is installed directly above the 240V junction box: Any water leaks, work done or condensation would drip directly onto the electric box. I recommend further evaluation and repair by a qualified professional.



### Recommended Repairs

Recommend the wall board be properly repaired or access panel be placed to block airflow and access to stud wall cavity.

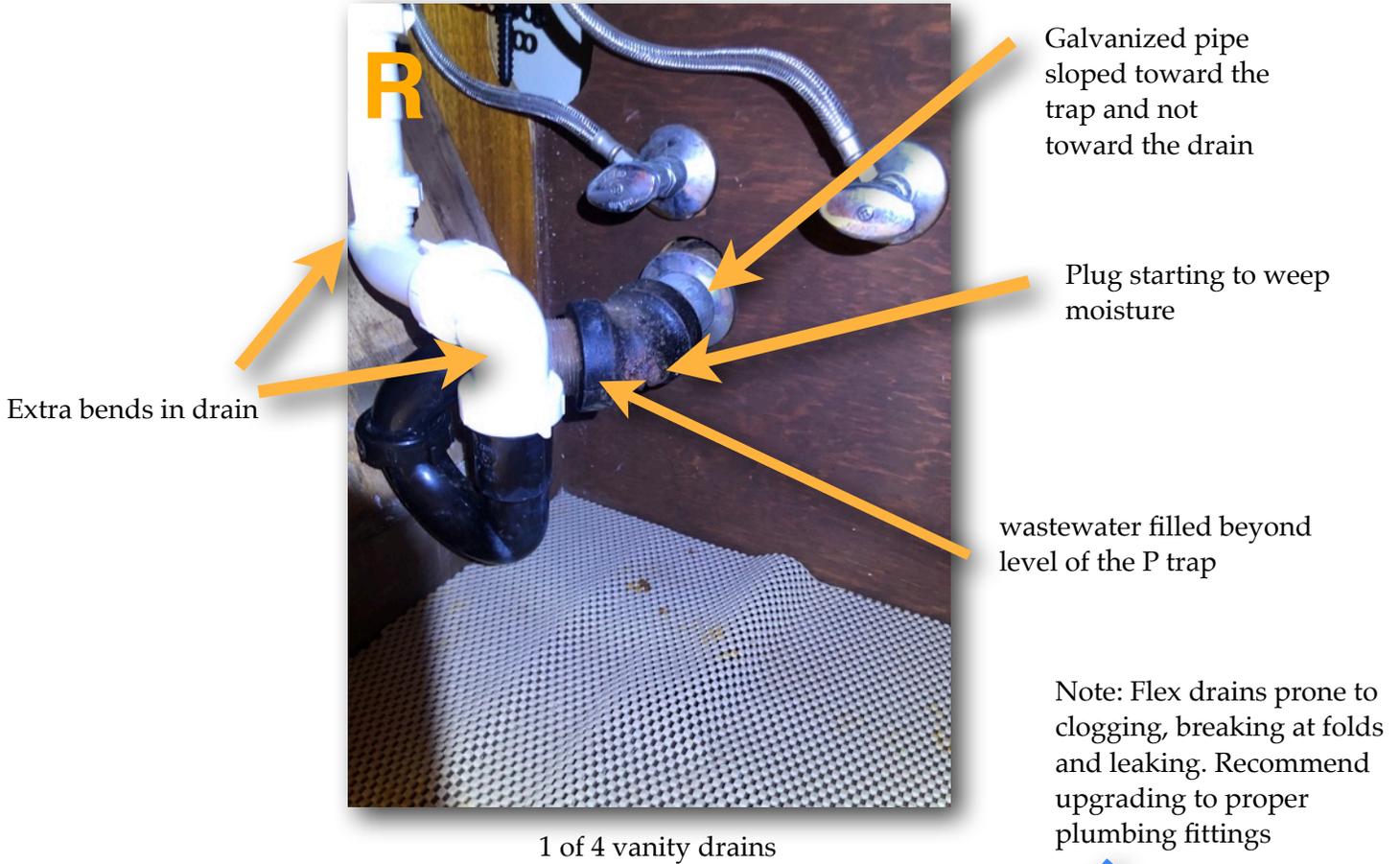
### Questionable Install:

Loose 240 volt wire and water pipe install over electric junction box. Recommend further evaluation from a qualified professional

## 4 PLUMBING

**Comments:** The two bathrooms have double vanity sinks. 3 of the 4 drains are plumbed incorrectly. The vanity traps and drains are below the entrance to the stack - they slope toward the trap and not away. This is an improper, contaminating installation. This means that there is waste water in the pipe above the trap - essentially the entire P trap is filled at all times and effluent from upper floors can possibly enter the trap. One cast iron fitting's plug is badly corroded and starting to weep wastewater. The plywood wall plate and water damage on the vanity woodwork also indicates that this is an ongoing issue. **I recommend further evaluation for repair by a licensed or qualified plumber.**

### Recommended Repairs



**5 ELECTRICAL**

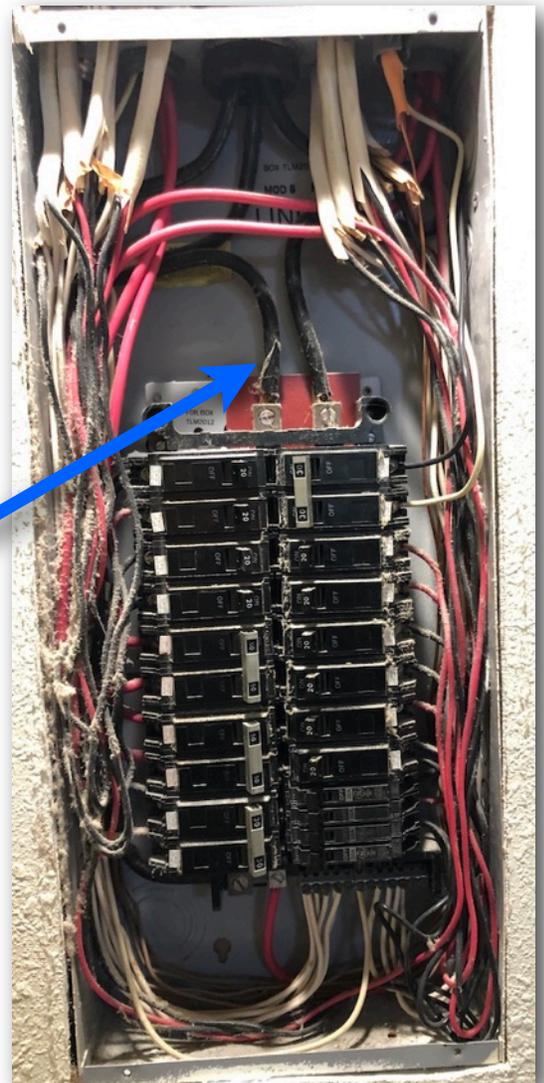
Following the ASHI standards of practice, Inspectors check and describe the Service drop and amperage, service entrance conductors, cables, and raceways, service equipment and main disconnects, service grounding, interior components of service panels and subpanels - locations and conductors. Overcurrent protection devices and a representative number of installed lighting fixtures, switches, and receptacles. The presence of ground fault circuit interrupters and arc fault circuit interrupters. The presence or absence of smoke alarms and carbon monoxide alarms and the predominant branch circuit wiring method.

- Service Wire:** Unknown Amperage : Likely 100 amp
- Main Disconnect Location:** None Located within the unit
- House Sub-Panel w/ Over load Breakers Location:** Maste Suite Bathroom
- Sub Panel Disconnect:** None Located within the unit or exterior of unit
- Panel/Breaker Manufacturer:** Eaton - Culter Hammer
- Wiring Method:** Non Metallic Cable (Romex) in copper. 120v and 240v.

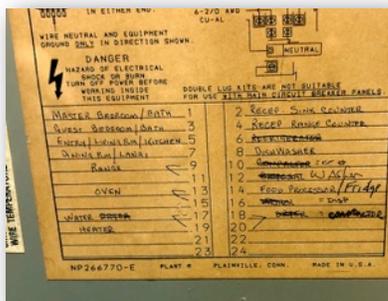
**Comments:** The electric sub-panel circuits are mostly labeled, though the right side labels have been displaced by the AC installation. There is not a panel disconnect, nor was there a disconnect discovered within/ outside of the unit. This is typical for condo panels and as long as the main disconnect is accessible (not in a locked room) and is clearly labelled with the unit number, it meets code. This means that sub panel cannot be shut off quickly or easily serviced (the bus bars remain energized) from within the condo unit without locating the main panel disconnect somewhere within the building. The location for the main disconnect is unknown at the time of inspection. The panel interior is cramped, messy, though all conductors seem to be in satisfactory condition.

**Recommended safety upgrade**

Recommend that the Sub Panel have further evaluation by a licensed electrician for a safety upgrade.



No Sub Panel Disconnect Breaker



# 5 ELECTRICAL (continued)

## OUTLETS, LIGHTS and SWITCHES

**Comments:** All accessible outlets, lights and switches, Kitchen and Bath GFCI's were checked for function and were found to be in good condition with exceptions:

### Recommend Repair

Dimmer Switch for hallway not functioning properly or improper bulbs in place



### Unknown?

Unknown Switch



Two of several unknown covered electric boxes



Aftermarket plug-in outlet over a removed outlet plate. Unknown.

**SAFETY UPGRADE:** Arc Fault Circuit Interrupters Breakers (AFCI) and Combination Arc Fault Circuit Interrupters (CAFCI) are now standard for many household 15 and 20 amp circuits. AFCI and CAFCI breakers provide an updated level of protection against loose, faulty wiring, defective appliances and any arcing that may occur that may not trip an older circuit breaker. Older homes are not required to be updated and some circuits in older wiring systems cannot use AFCI/CAFCI breakers, but is good to consider this Update. To do so, check with a licensed electrician to see if the electric can be upgraded.

## 6 INTERIOR

Following the ASHI standards of practice, Inspectors check and describe bedrooms and living spaces, doors, flooring, walls, ceilings, windows, closets, fans, lighting. Although not required, I check laundry machines for function but not the washing machine valves. Other appliances are checked in the kitchen section.

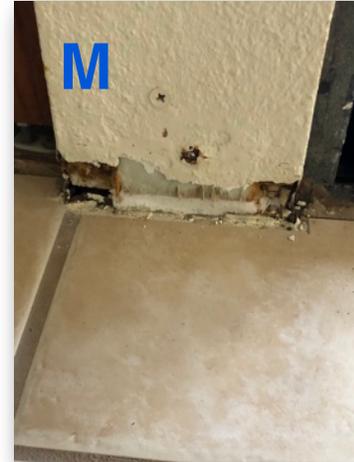
### Walls and Ceilings:

**Description:** Drywall

**Comments:** The overall condition of accessible walls and ceilings was satisfactory with typical wear with the exception of the bar ceiling, both bedroom closet ceilings. The AC installation has left these ceilings with new wall board but unsanded and unpainted. [Recommend finishing and sealing.](#)



Unsanded Drywall for AC install



Water Damage from Lanai damage

### Floors:

**Description:** Tile floors except bedrooms that have wall-to-wall-carpet. Kitchen has wood floor.

**Comments:** The overall condition of accessible flooring was satisfactory with typical wear with the Exception of:

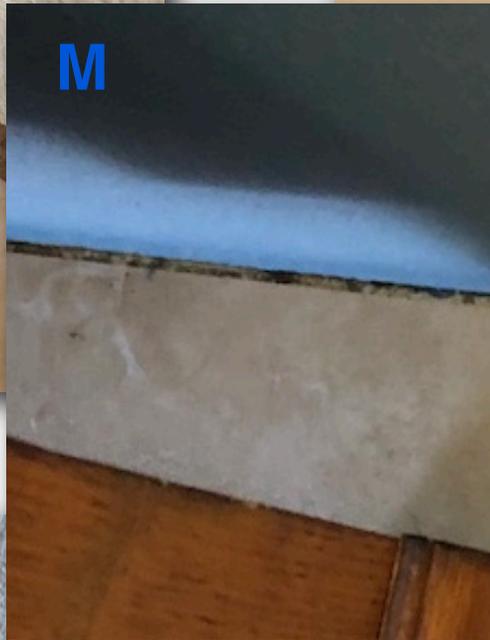
#### Cracked tile and Spot-Buttered tiles at Lanai Slider

1. Spot-battered tiles easily crack if anything drops on them or if they are point loaded.
2. Edges at Tile/Wall joint have random patch areas and some areas are crumbling. Some patches are grout and some are caulk. Gaps allow easy access and highways for insects. [Recommend filling and sealing all floor edges.](#)



Cracked Tile

**6 INTERIOR (continued)**



**Floor and Wall Edges - Recommend Maintenance**

## 6 INTERIOR (continued)

### Fans:

**Description:** Ceiling Fans

**Comments:** The ceiling Fan above the dinning area was tested and is in satisfactory condition. The ceiling fans in the bedrooms and living room were not tested during the inspection, but were functioning during the inspection.

**Description:** Bath Venting Fans/Lights

**Comments:** The Venting Fans in each Bath were on and functioning during the inspection.



Bath Fan Vent

### Interior Doors:

**Description:** Wood and Louvered doors for Bedrooms and Closets

**Comments:** The overall condition of interior doors and louvered closet bi-fold doors was satisfactory with typical wear.

## Windows and Built-in window coverings:

### Windows

**Description:** Aluminum Framed Sliding Windows and screens in Bedrooms

**Comments:** The overall condition of accessible windows was **Poor**. The Locking mechanism of the Guest Bedroom was hardly functional and the master bedroom window lock was non-functional - the catch being bent-in. There were lengths of wood to lay in the track to prevent access from the outside hallway. The Master Bedroom sliding window was not sliding and aligning correctly in the track. The Frames and the screens had areas of corrosion. The windows are past their useful and functional life. From a security standpoint and a functional standpoint, **I recommend that the master bedroom window be replaced and the lock repaired on the guest bedroom window.**



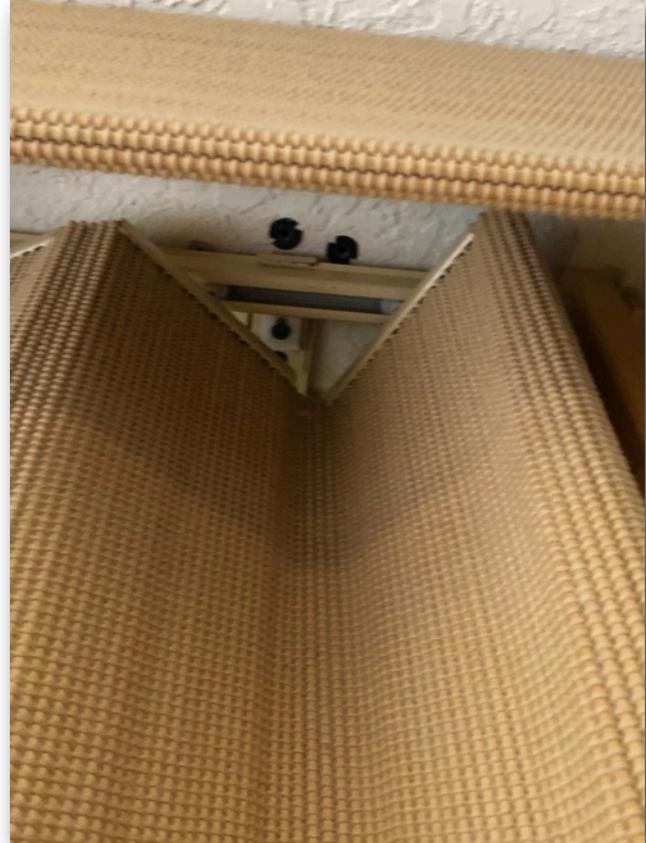
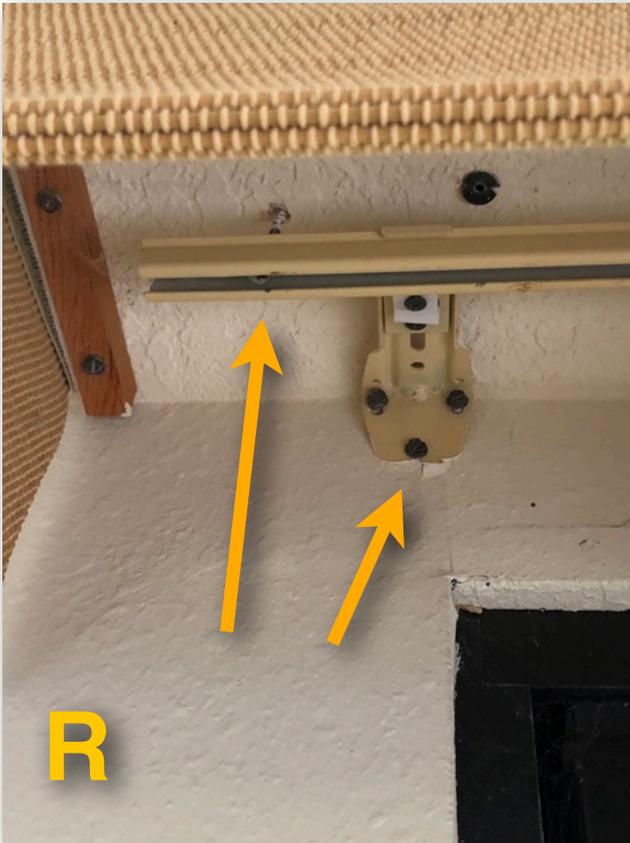
## 6 INTERIOR (continued)

### Built-in window coverings

**Description:** Accordion folding vertical blinds.

**Comments:** The overall condition of the blinds was noted as **Satisfactory**, with the exception of the right side track of the blinds servicing the **lanai slider** had evidence of repeated and unsuccessful attempts to secure the track. The weight of the blinds being the culprit for pulling out the fasteners. **Recommend Repair with a more secure method of fastening.**

The Bedroom Blinds were noted as functioning.



### Recommend Repair

**Fasteners pulling out of ceiling and wall**

### Closets:

**Description:** Closets in Bedrooms, Bathrooms, Kitchen, and Living area

**Comments:** All closets contained household items - much of the closet interiors were inaccessible for visual inspection. Of note is the AC condensate pumps in each bedroom closet. All doors and bi-fold doors functioning satisfactorily.

# 7 KITCHEN

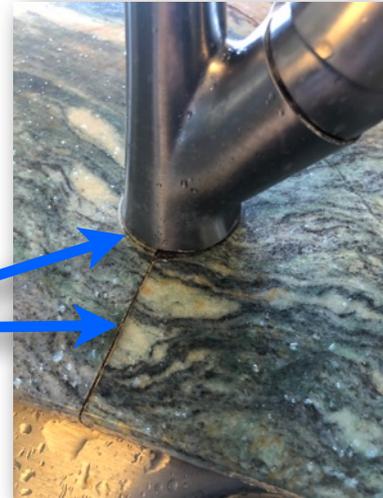
Following the ASHI standards of practice for Kitchens, Inspectors check and describe accessible countertops, sinks and disposals, cupboards and cabinets, drawers, lighting, built-in and permanently installed appliances. GFCI outlets are part of the electrical section.



## Countertops

**Description:** Granite Counter Tops.

**Comments:** The overall Kitchen Countertop condition was noted in good condition Except for:



Maintenance:  
Reseal

## Cabinets

**Description:** Wood cabinets, drawers and doors

**Comments:** The overall Kitchen Cabinets condition was noted in FAIR condition with some areas having more than average wear from lack of maintenance. Most of the hinges have light to moderate corrosion. Some of the Doors are sagging and misaligned. Unfortunately these are not adjustable hinges.



Cracking



surface deterioration



sagging



corrosion

**7 KITCHEN (continued)**

**Range, Oven, Micro and Hood:**

**Description:** Electric 240 volt glass top range, in-wall oven, in-wall microwave. Range Hood

**Comments:** Oven and Microwave tested and functioning normally. Range burners and oven element were tested. Hood fan and light tested. All in satisfactory condition and functioning properly **with the exception of:**



The left front range burner is functioning, but is offset by inches under the rangetop glass. It's unclear whether this is a manufacturing defect or a usage/installation defect where the element has shifted.

Recommend further evaluation by appliance specialist.

**Dishwasher:**

**Description:** Dishwasher with above counter Air-Gap and in-counter switch

**Comments:** The dishwasher was operated through a short cycle and drained. Noted to be in functional condition, with the **EXCEPTION of:**



Small Rust Defect in Rack



Roll over image to zoom in

Rack Repair on Amazon

## 7 KITCHEN (continued)

### Sink and Disposal:

**Description:** Undermount Double Bowl with 1/2 hp Disposal (steel grinding bed)

**Comments:** The overall condition of sink was satisfactory. The Disposal functioned well, though the counter switch had to be pressed deeper than expected.



### Refrigerator:

**Description:** Fridge, Freezer on bottom.

**Comments:** Refrigerator noted to be in clean, satisfactory condition.



Refrigerator Temperature



Freezer Temperature

## 7 KITCHEN (continued)

### Laundry - Washer and Dryer

**Description:** Front loading washer and dryer in guest bathroom passageway.

**Comments:** The washer was run through a short cycle and the dryer was run briefly for drum spin and heat. Both Washer and Dryer were noted to be functioning and in satisfactory condition.



## 8 BATHROOMS



### Bathroom 1: guest bath w/ laundry

**Components of Bathroom 1:** Toilet, 2 Vanity Sinks, Shower Unit, Tub, Fan Light

**Comments:** The shower pan is a composite material. Vanity top is marble with new sinks and faucets. The overall condition and function of the bathroom amenities was Satisfactory with typical wear with the EXCEPTION of the following defects:



#### Recommend Maintenance

Shower Stall Light fixtures should be sealed against moisture



#### Recommend Repair

Cracked grout and back sloped tile allows water to pass behind



#### Recommend Maintenance

Tub trim loose and unsealed allows water to pass behind wall

**8 BATHROOMS (continued)**

**Bathroom 1: guest bath w/ laundry**



**Recommend Repair**

Shower Stall Glass Door loose on hinge - should be secured to prevent door from falling



**Recommend Repair**

Tub Spigot heavily corroded, unsealed against tile wall and sideways



**Recommend Maintenance**

Water Damage from vanity trap. SEE PLUMBING SECTION



**Recommend Maintenance**

Towel Rack loose on wall

# 8 BATHROOMS (continued)

## Bathroom 2: Master Bath

Components of Bathroom 1: Toilet, 2 Vanity Sinks, Shower Unit, Tub, Fan Light

Comments: The overall condition and function of the bathroom amenities was Satisfactory with typical wear with the EXCEPTION of the following defects:



Composite Shower Pan



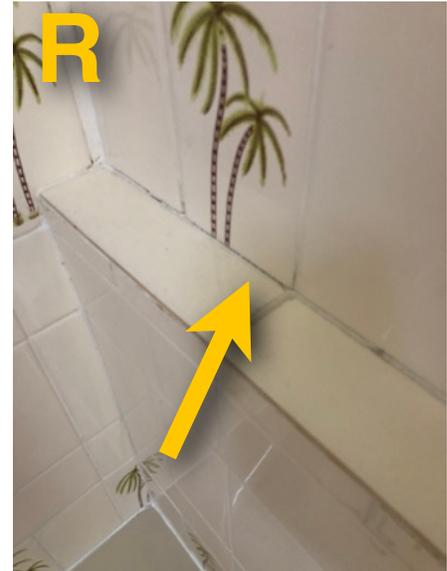
### Recommend Repair

Tub Spigot heavily corroded, unsealed against tile wall



### Recommend Maintenance

New vanity sinks - caulking seal has shrunk, pulled away with large gaps



### Recommend Repair

Cracked grout and back sloped tile allows water to pass behind

**8 BATHROOMS (continued)**

**Bathroom 2: Master Bath**



**Recommend Maintenance**

Water Damage from vanity trap. SEE PLUMBING SECTION



**Recommend Maintenance**

Towel Rack loose on wall



Slow to flush toilet with low vacuum

## 9 HVAC

### For A/C Cooling

Following the ASHI standards of practice, inspectors check and describe the cooling system type, panel locations, and energy source. The inspector shall open readily openable access panels to inspect central and permanently installed cooling equipment and distribution systems.

The inspector is NOT required to inspect: electric air cleaning and sanitizing devices, determine cooling supply adequacy and distribution balance, inspect cooling units that are not permanently installed or that are installed in windows, inspect cooling systems using ground-source, water-source, solar, and renewable energy technologies.

## Split System Air Conditioning

**Description:** Fujitsu Split with wall units in Dining, Master Bedroom and Guest Bed.

Condenser / Compressor on Lanai

**Disconnect:** Arms reach on Lanai

**Energy Source:** Electric - 30 amp 240 volt from unit breaker panel

**Age: Unknown** - Manufacturers Sticker Camera image missing.



Condenser on Lanai



Power disconnect within  
reach



Bedroom wall unit



Distribution  
lines labeled  
and free of  
frost



Condensate  
pumps and  
switches in  
Bedroom  
closets

## 9 HVAC (continued)

Comments:

ALL wall units and remotes tested. Bedroom condensate pump drains checked for leaks. OVERALL the function of the AC unit is noted to be GOOD with two observations:



### Recommend Repair

The units AC drain is piped into a shared exterior drain on the side of the building. The junction of the two drains is poorly installed (basically, a hole in the pipe) and drainage from upper floors is leaking from the junction. Also, there is no visible or accessible trap or vent observed in the pipe from the AC Condenser/Compressor.



### Recommend Maintenance

The top of each wall unit requires cleaning for efficiency.

**10 OTHER**

# PV System on Roof

NOT INSPECTED

