



**HIHI Inspections**  
HAWAII ISLAND HOME INSPECTIONS

**Report Prepared For**  
Client

**Inspection Address**  
12-12345 Street St.  
Hawaii Town, HI 96000

**Inspection Date**  
May 24, 2023  
10:00 am

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

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## **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 house and carport were built in 2003 with treated Hi-Bor borate wood, exterior walls in 2x4 framing. The main house is 36' x 24'. The carport 22' x 24' and the front lanai is 24' x 10'. There are two small wooden walkways, one accessing the side door and one accessing the rear bedroom slider. The home was occupied during inspection, though most components were readily accessible. Some electrical outlets were not checked due to the furniture blocking the outlets.

## Immediate Safety Hazards and Immediate Repairs

### Structure - Foundation

**A.** The south-west lanai pier footing is in need of support due to erosion and settling or the solidity of structure supporting the lanai will be compromised. I recommend further review by a concrete/foundation professional or a qualified mason.

**B. The Range:** The Anti-Tip safety Leg not installed, but found. This is a safety issue.

## Recommended Repairs

### Structure

1. Several other pier blocks/footings have undercutting of base fill material due to normal settling, vibration and water erosion. This is rather common for homes in Kona Paradise due to the dusty nature of lava rock fill and the steep slope. This erosion has happened over a long period, but it's getting to the point where some loss of support may occur if a repair is not made.

I recommend further review by a concrete/foundation professional or a qualified mason.

### Exterior

2. There are 5+ spots of wood deterioration on the lanai. The rot is from water seeping into old nail holes or cracks and are beyond sealing with paint. Sections or entire boards need to be replaced before the deterioration become hazardous. At the time of inspection there are no fully rotted boards that were accesible to be probed.

### Roof

3. The three ABS vent pipes need painting to protect the plastic from UV damage. Spray paint, any color, white is best. The ridge tape flashing around these pipes is starting to loosen from years of heat and sun and two of the pipes are incorrectly flashed and need a diverter above the pipe so water will not collect and eventually leak.

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

4. The fascia venting for the roof is inadequate to keep the roof and the ceiling space cool and there is no roof venting higher upwards or ridge venting. Nor is there likely to be insulation. Hot air generated by the sun on the darker colored roof gets trapped, creating a hot, radiating ceiling on the interior.

### **Plumbing**

5. The hot water heater is at or near the end of its useful life. The cold input nipple is corroded. The plastic drains on these older water heaters become quite brittle and can easily break or crumble if disturbed.

6. The kitchen sink drain has an extra drain for a double bowl sink. This needs to be changed to a single tail piece from the disposal. If the drain backs up there could be overflow and leaking.

7. The drain under the bathroom vanity need to be sealed or have an eschucheon to prevent airflow and critters from entering the wall space.

8. The toilet needs caulking to seal the base to stop movement and condensate leaking under the toilet.

9. Venting is missing for the bathroom shower drain.

10. Several unions for the pump and UV fliter piping are missing, making each difficult to service without cutting the pipe.

### **Electric**

11. The exterior outlet on the lanai has no power.

12. A GFCI is missing for the outlet to the right of the fridge.

## **Maintenance**

13. The exterior retaining wall paint is peeling significantly. While this is a aesthetic maintenance, paint chips are being released into the environment.

### **Exterior**

14. The north gutter downspout entry has vegetation growing and blocking the drain causing gutter overflow and water flowing onto the fascia and soffit.

15. The living room slider is not operating smoothly and it takes extra effort to close.

16. Where the exterior driveway hand rail meets the concrete there is minor rusting and the metal pipe could be resealed with the appropriate paint.

17. Corners of the lanai and side deck railing need to be sealed with caulk/ paint to prevent water damage.

**S INSPECTION SUMMARY (continued)**

18. The exterior bath window trim ends needs paint to seal against pests/moisture.
19. On the south side gutter, the transition drains the carport roof into the gutter over the walkway. A heavy downpour will overwhelm this transition without a flow stop.

**Roof**

20. The palm frond above the roof is causing mildew to grow on the metal roof surface. Trimming the overhanging branch will help abate the growth of mildew.
21. There is rust creep at the ends of each roofing profile, an acceptable amount for this age of roofing. This note is to bring to light that the rust creep is not overly significant, but it is present and should be monitored.

**Plumbing**

22. Water tanks are beyond the normal scope of inspection, however, because water tanks are required in Kona Paradise and are important for fire safety the following comment is noted: The water tank shows streaks of rust, most rust starting from liner contact with the tank and then staining in streaks. No water was overflowing at the time of inspection and the rust areas are not prevalent enough at the time of inspection to compromise the tank, however the overflow siphon needs to be checked for proper functioning during an overflow rainfall. The Overflow Siphon drains the excess water away from the tank. If the siphon is not working then water spills over the edge of the tank and can corrode the tank sides and base edge.
23. The PEX piping on the exterior garage wall leading to the outdoor shower needs paint to protect it from UV light.
24. The rear bedroom mirrored closet door is jammed and off its track. It may need a reset and adjustment.
25. The Front Sliding Glass Door to the lanai located in the front bedroom/office is operational, though stiff to open and close. Probably due to debris and non-usage. Needs cleaning and adjustment.

**I INSPECTION INFO**Inspection Type

STANDARD

Structure, Exterior, Roof, Plumbing, Electric,  
Interior, Kitchen, Bathrooms, CarportAdditional Inspections

NONE

Inspection Address12-1234 Island Road  
Island Town, HI 96000Client

Client name

Client email@gmail.com

Client Agent/Email

Agent Name

Agent@gmail.com

Inspection Date

May 24, 2023 10:00 AM

Sunny conditions - 81 ° F

Building

Single Family - occupied

2 bedroom 1 bath

Built in 2003

TMK

0-0-0-000-00-000

Inspection Report

Report Sent to Email

Clientname@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.

## Foundation

The understructure of the house was accessed through the north side's access door. The carport concrete slab serves as an "anchor" for the house and the remaining house foundation is comprised of Post and Pier and a concrete retaining wall. Some of the piers are situated in fill material and some have concrete poured around the footing. The posts are braced in all directions and the front of the house corners have single sided shear walls.



Access Door



Carport Slab



Post and Pier Structure



Southwest Side Shear Wall



Post and Pier Structure - Pier Footing on Grade

## 1 STRUCTURE (continued)

### Framing and Structure

The framing material is Hi-Bor treated wood which helps resist insect damage. The walls are typical 2x4 framing and some 2x6 framing. 2x6 floor joists are used with short spans to beams. The floor is comprised of 3/4" treated plywood. The carport roof structure is engineered trusses with hurricane strapping under 2x4 purlins. The roof structure for the house appears to be 2x6 with 2x4 purlins. The house roof structure beyond the overhangs was not inspected as there is no access in the cathedral ceiling to observe the interior roof structure above the gypsum.



Garage roof structure with hurricane straps - trusses



Visible house roof structure



floor joists and floor sheathing with bracing



floor joists and floor sheathing with bracing

## 1 STRUCTURE (continued)

The overall condition of the structure and framing in all accessible areas appears to be satisfactory with no visible defects with the **EXCEPTIONS** below:

### Immediate Repairs

The south-west lanai pier footing is in need of support due to erosion and settling. The solidity of structure supporting the lanai will be compromised if this is not repaired.

I recommend further review by a concrete / foundation professional or a qualified mason.



Loss of pier block support

## 1 STRUCTURE (continued)

### Recommended Repairs

Several other piers/footings have undercutting of base fill material due to normal settling, vibration and water/gravity erosion, but they are not as critical as the lanai pier block. This is common for homes in Kona Paradise due to the dusty, round-rolling nature of lava rock fill and the steep slope. Human activity around the edges and lack of rooted vegetation also have cause. This erosion has happened over a long period, but it's getting to the point where movement may occur if a repair is not made soon.

I recommend further review by a concrete/foundation professional or a qualified mason.



## 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.

### Lot, Driveway, Grading and Drainage:

**Description:** The house is situated on steep grade. The driveway is concrete with a starting grade of 21° and continues at 17° until flat in the parking/turning area. There is a pipe handrail and retaining walls in concrete. Lava rock and Lava rock fill have excellent drainage.

**Comments:** The concrete drive is in Good Condition with few signs of deterioration. Vegetation is starting to take root to inhibit the erosional nature of the steep grade. Natural settling of the lava fill has occurred and with gravity, there has been erosion of some fill. The pipe railing is solid and a small paint maintenance is recommended to prevent further deterioration. The retaining wall along the drive is solid with no signs of cracking or settling, though superficially, the paint is peeling. I recommend continuation of rooted vegetation and further evaluation of the grade/fill retention by a qualified mason.



Minor Maintenance: Paint and exterior caulk



**2 EXTERIOR (continued)**

**Walls, Trim:**

**Description:** Wood textured Hardie board - fibrous cement sheathing. Trim is painted and sealed wood.  
**Comments:** Siding and trim is noted to be in good condition with typical wear. **Recommend few minor Maintenance Repairs with paint and caulking to prevent entrance of insects.**



Paint

Caulk

**Lanai:**

**Description:** Painted 2x6 Hi-Bor Decking

**Comments:** The Lanai was recently covered in shade cloth. Hi-Bor wood products are good to prevent insect damage, however Hi-Bor is not a guarantee against damage from continuous sun and moisture. The Lanai deck boards have small areas of deterioration - Mostly at nail heads, previous repairs and sun cracked wood grain. At the time of inspection there was one small area where the moisture has made its way to the underside of the lanai. **Recommend a qualified carpenter for further evaluation and repair.**



Small areas of Deck board deterioration

### 3 ROOF

Following the ASHI standard of practice, Inspectors check and describe roofing materials, roof drainage systems, flashing, skylights, chimneys, and roof penetrations.

**How Inspected:** Walked

**Roof Type:** Hip

**Roof Material:** Painted Corrugated Steel: Hawaiian Deep Corrugation

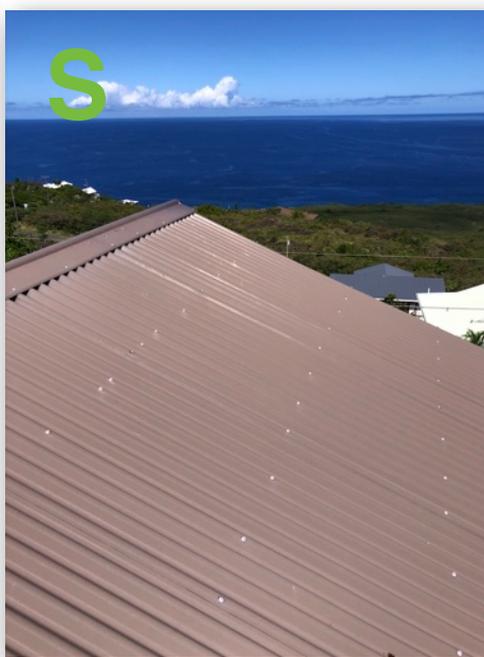
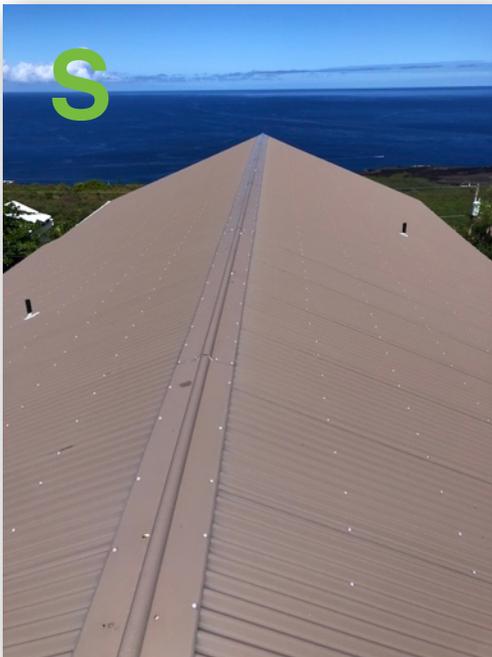
**Penetrations:** 3 Plumbing Vents

**Estimated Age:** Original 2003

**Comments:** The overall condition of the roof material was good and well-installed. Fasteners were also in good condition and properly installed into the purlins. Small amount of profile edge roof rust creep was noted. This is typical wear for the age of roofing and should be checked periodically to make sure it isn't progressing. Some mildew is growing underneath a palm frond.

**Flashing for Plumbing Vents:** In Hawaii, aluminized ridge tape is standard flashing for roof penetrations. It lasts longer than rubber boots which disintegrate quickly from UV exposure. The flashing tape has poor installation indicated below - some flashing tape is in wrong direction to water flow. Because of pipe placement in the corrugation for two of the vents, a diverter tape was not used and water collects in the uphill pocket. Also the ABS pipe should be painted to reduce deterioration from UV. White spray paint is best to block the UV, but brown could be used to match the roof color. I recommend a handyman that has experience with flashing tape.

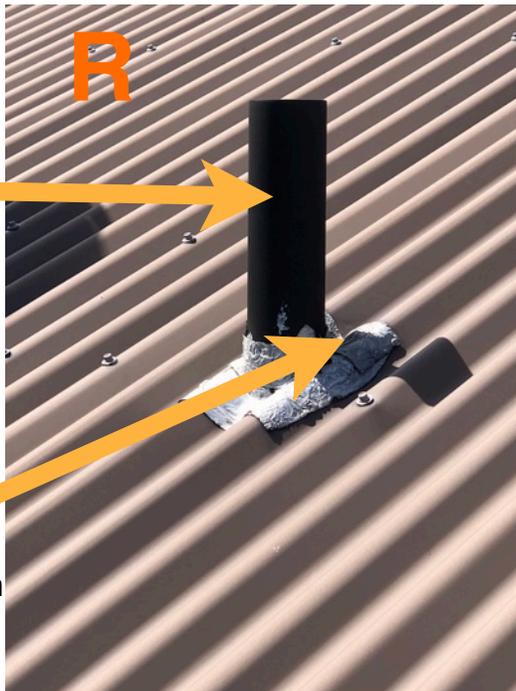
The **Gutters** are plastic and are in fair condition with proper hanger angles and plenty of support. There is vegetation clogging the north side downspout entrance which can cause overflow onto the fascia boards. There is also a point above the walkway that looks as though its a pinch point that can not handle the volume of water in a medium to strong downpour - because there is only one collection downspout per side. A baffle may help, but it is not crucial.



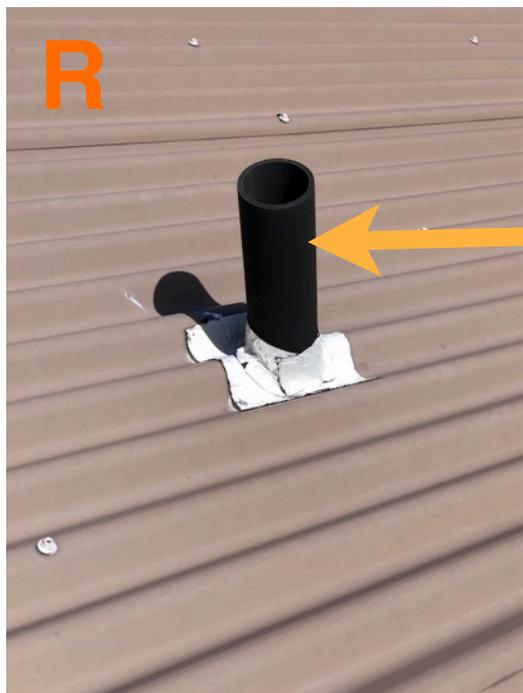
### Recommended Repairs



Spray Paint needed



Water Collects in pocket: Re-flash with diverter



Spray Paint needed

Minor Rust Creep: Monitor



**3 ROOF (continued)**

**Maintenance**



Note: Second Dish on Roof above carport



## 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:** Catchment Tank, Rain from roof, Pump, fiberglass pressure tank

**Main Shut Off:** PVC Valve after UV system

**Pump Shut Off:** remove plug from socket or circuit breaker in main panel on front of house.

**Filtration:** Double 10" String Filter housing and UV light with bypass

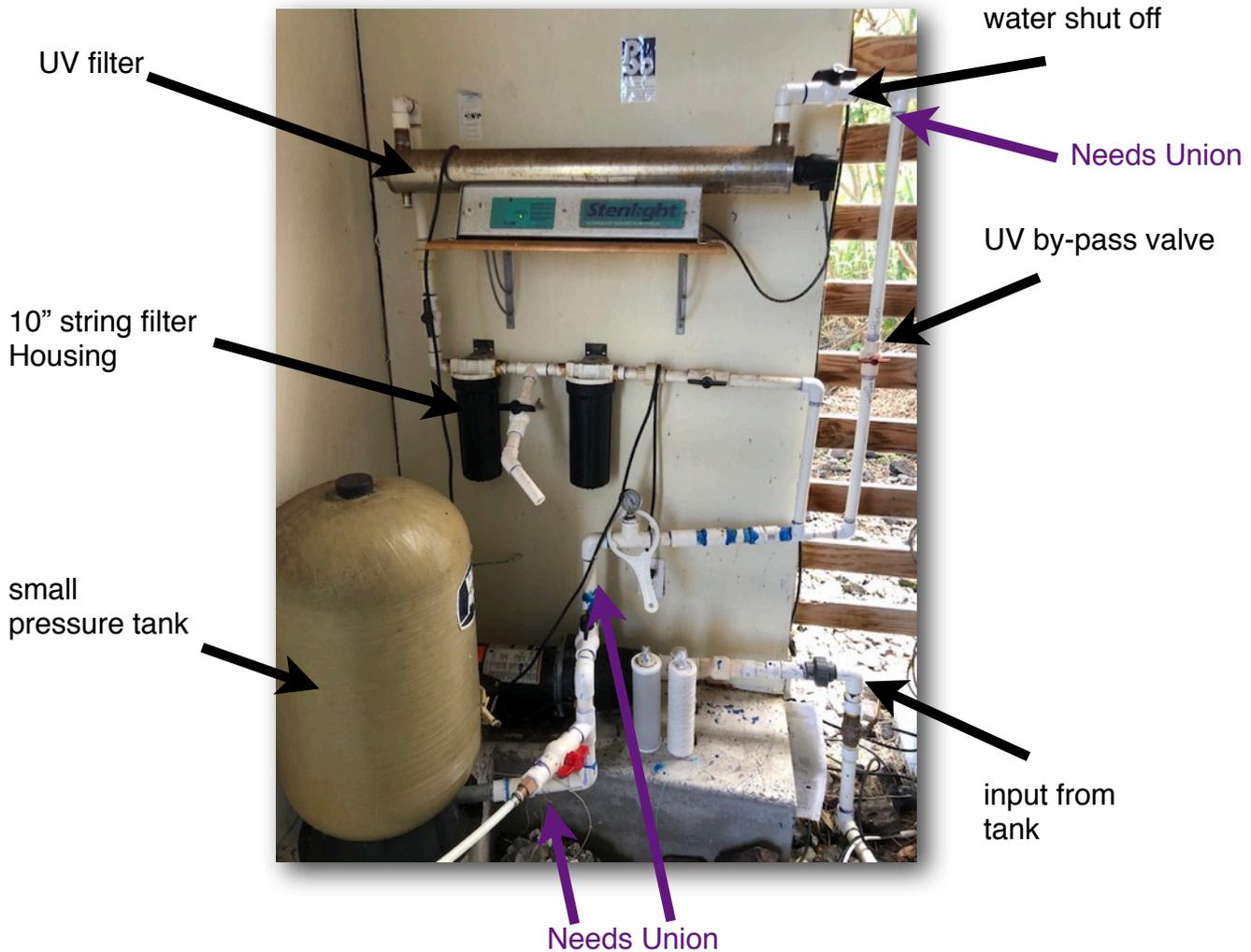
**Piping:** PVC 3/4", copper 3/4", PEX 1/2"

**Drains :** ABS, 3" main, 2" and 1.5"

**Hot Water:** 30 gallon, 240 volt electric, 2008: 13 years old

**Pressure and volume at faucets:** Satisfactory

**Temperature at Faucets:** 120.5°F hot, 87°F cold



The system is missing several unions for servicing components. Without unions in key places the pipes need to be cut to replace the Pressure Tank, Pump, or UV filter.

# 4 PLUMBING

**Hot Water Tank:** Located in Carport. The 30 gallon hot water tank is from 2008 - 13 years old - past its servicable life expectancy. It is showing indications that it may need replacing. I recommend further evaluation by a qualified plumber.



30 gal 240volt tank

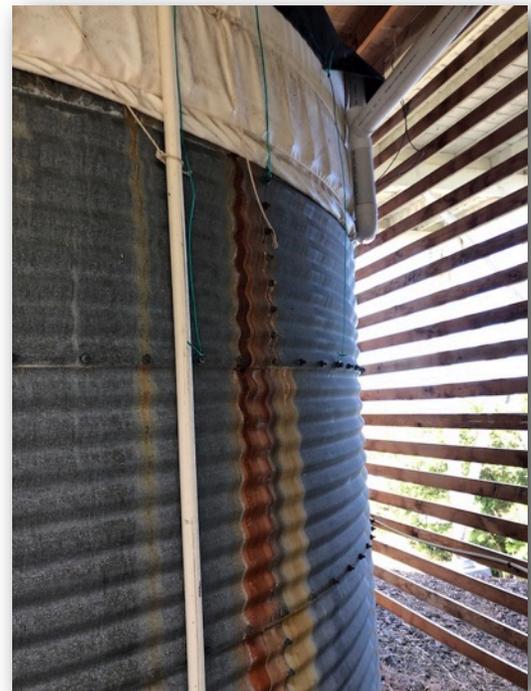


water shut off



TPR - Temp/Pressure Relief Valve piping is PEX. Should be copper or CPVC. TPR drains behind the tank. It should drain outdoors.

**Potential Leak:** Cold water inlet pipe nipple on water heater is heavily rusted



Minor Rusting on the water tank. Typical from poorly functioning overflow

**4 PLUMBING**



?

The shower drain is missing vent after Trap. Without a vent, water can be pulled or gurgled from the shower trap allowing sewer gas smell to enter bathroom. I recommend an UPDATE by a qualified plumber.

**R**



?

Hose Bib inaccessible from ground



Hot water temperature  
Kitchen

## 4 PLUMBING

### Recommended Repairs

Overall the plumbing system is in good condition with the following recommended small repairs that can be easily accomplished by a skilled handyman.



The sink installed is single bowl with disposal, yet there is an extra drain for a double bowl sink that could leak during a clog and cause damage. The T joint can be removed and an extension tailstock installed.



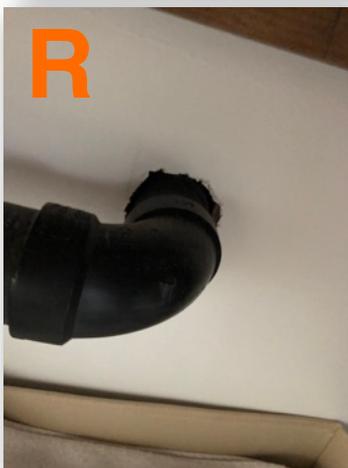
Toilet Base could be sealed to prevent moisture going under base and to provide stabilization.



This 3" pipe is for filling the catchment tank in times of low water from a water truck on the street. The pipe span is largely unsupported, balanced on rocks and pipe could break during an emergency fill.



PEX piping on exterior for the outdoor shower could be painted for UV protection.



Bath vanity wall drain penetration needs escutcheon or seal to prevent air flow and critters

**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, conductors . Overcurrent protection devices and 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:** Tri-Plex 100 Amp attached under lanai

**Main Disconnect Location:** Left West-face shear wall under lanai. Adjoining meter box. 100 Amp

**House Sub-Panel w/ Over load Breakers Location:** Back Bedroom, behind door

**Panel/Breaker Manufacturer:** Eaton - Culter Hammer

**Wiring Method:** Non Metallic Cable (Romex) in copper and some aluminum. 120v and 240v.

**Comments:** The Main Disconnect Panel has some oxidization on its bus bars from exposure to the exterior salt air. There is some debris and possible cloth wire insulation resting on one of the power leads from the meter box and an unknown wire tap. The Water Pump and UV filter both have breakers in this box.



Main Panel and Disconnect



Wire insulation debris and attachment from unknown wire

**R ?**

Pump and UV breakers

Main Panel and Disconnect Interior

**Reccomend:** With the other recommended repairs by a qualified electrician, I recommend that the Main Panel be checked for corrosion, the unknown wire (possible tap) and debris.



Double Grounding Rods spaced 6 feet (around corner)

## 5 ELECTRICAL (continued)

**Comments:** The Sub Panel circuits are clearly labeled and the interior is orderly and cleanly wired. Return buses were checked to make sure they are isolated from ground wires.



Sub Panel located in rear bedroom



Note: Presence of old unused telephone boxes and wires



All accessible Outlets Checked

**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.

## 5 ELECTRICAL (continued)

**Comments:** All accessible outlets, lights and switches were checked for function and were found to be in good condition with these exceptions:

### Recommended Repairs

**Comments:** Overall the electric system is in good condition with the following recommended repairs to be addressed by a qualified or licensed electrician:

1. The lanai GFCI outlet does not have power and/or the outlet is defective.
2. Wires crossing the trusses in the Carport are unsupported. This is potentially dangerous and a fire hazard.
3. The outlet to the left of the refrigerator is not GFCI protected. Kitchen outlets are required to be GFCI.



Lanai GFCI outlet with no power



Unsupported wires crossing carport trusses



Kitchen countertop outlet is not GFCI protected

## 5 ELECTRICAL (continued)

*Under the ASHI standards of practice, Inspectors are not required to determine the age and type of smoke alarms and carbon monoxide alarms, nor test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices.*

### Smoke Detectors

**At the time of inspection,** four smoke detectors were found. Front Bedroom, Rear Bedroom, Hallway and Living Area.

Upon engaging the test button of one smoke detector, three of the four smoke detectors sounded their alarm and appear to be hardwired to each other.

The smoke detector in the living area is a battery only smoke detector and the test button was engaged and alarm sounded.

**It is also noted that a fire extinguisher** was found in the Carport near the laundry machine. Its age and functionality are unknown.

It is recommended to have a least one appropriate fire extinguisher within the house as well. All fire extinguishers should be periodically replaced per manufacturer's guidelines.



Fire Extinguisher in Carport

## Safety Upgrade

Additional Extinguisher in House

## 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 ceiling was satisfactory with typical wear.

### Floors:

**Description:** Vinyl Floating Plank throughout all floors.

**Comments:** The overall condition of accessible flooring was satisfactory with typical wear. Raised thresholds are both of wood material and vinyl plank.

### Doors:

**Description:** Hollowcore press formed masonite. Two Sliding glass doors and screens for Lanai access. One slider in the rear bedroom. Sliding ten-light wood doors separating the living and front Bedroom/Office.

**Comments:** The overall condition of interior doors was satisfactory with typical wear. The Lanai sliders and screens functioned well with the **Front Sliding Glass Door to the lanai located in the front bedroom/office being operational, though stiff to open and close. Probably due to debris and non-usage. Needs cleaning and adjustment. The Front Bedroom/Office Door needs a door stop to keep from damaging the wood sliding door.**

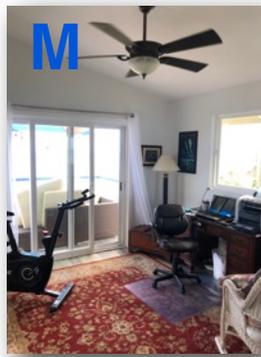
### Fans:

**Description:** Fan with light in rear bedroom, front bedroom/office. Two fans with lighting in living/dining area. All fans with remote control combined with room light/power switch. One pull chain/switch operated fan in the bathroom.

**Comments:** All fans, lights and remotes were tested and functioning with the **exception of the Rear Bedroom fan blade balance. There is a wobble in the fan spin that indicates an unbalanced blade(s).**



Wobble in bedroom fan



Front Slider needs track adjustment



Door stop needed

## 6 INTERIOR (continued)

### Closets:

**Description:** Mirror slide doors and wire shelves.

**Comments:** Overall condition of the accessible closet space was satisfactory with the exception of **the rear bedroom mirrored closet door is jammed and off its track. It may need a reset and adjustment.**



Adjust Rear door slide

### Windows:

**Description:** Vinyl sliders and bathroom has a glass jalousie window.

**Comments:** The overall condition of accessible windows was satisfactory with typical wear.

## 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, Cabinets:

**Description:** Quartz, 1-2 years old. Cabinets - wood, 1-2 years old.

**Comments:** The overall Kitchen condition was good with typical wear. All cabinet doors and drawers were noted as functioning without issue.



### Sink and Disposal:

**Description:** Undermount Single Bowl with Disposal

**Comments:** The overall condition of sink was good. The Disposal functioned well, though the switch is far to the left. **The sink drain from the disposal is plumbed for a double bowl. See Plumbing Section for REPAIR.**



### Dishwasher:

**Description:** Age 1-2 years

**Comments:** The dishwasher was operated through a short cycle and drained. Noted to be in good function condition, with the EXCEPTION of: **There was no accessible AIR GAP above or below the counter at the time of inspection. I recommend an air gap to be installed.**



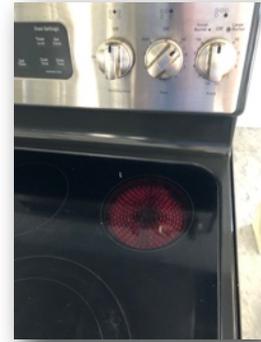
**7 KITCHEN (continued)**

**Range and Hood:**

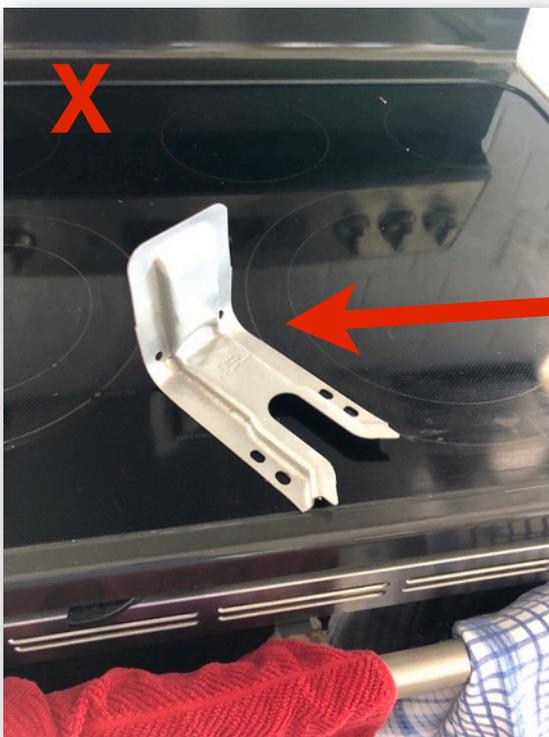
**Description:** Electric 240 volt glass top convection oven range. Age: 2 years old. Range Hood is 120 volt exterior vented.

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

**The range Anti-Tip safety device was not installed. I recommend this simple device be installed for safety.**



Range Elements



**Anti-Tip safety device**

Device was found and remains in the bottom drawer of Range

## 7 KITCHEN (continued)

### Refrigerator:

**Description:** French Door, Freezer on bottom.

**Comments:** Age - 2 years old. Refrigerator noted to be in good working condition.



Frigerator temperature



Freezer Temperature

# 8 BATHROOMS

Number of Bathrooms: 1  
Additional: Outdoor Shower

## Bathroom 1:

Components of Bathroom 1: Toilet, Vanity Sink, Corner Shower Unit, Ceiling Fan: non-venting

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



### Maintenance

Toilet could be caulked for stabilization and prevention of condensate and water entering under the toilet and damaging the wood understructure



## Outdoor Shower

Description: Outdoor shower on north side of garage. Has drain in shower floor.

Comments: The overall condition and function of the outdoor shower was satisfactory with typical wear and debris from wind/insects.



## 9 GARAGE - CARPORT

### Carport

**Description:** open carport with laundry machines and laundry tub. Also Located here is the hot water heater covered in the Plumbing Section.

**Comments:** The overall condition and function of the Carport is satisfactory with some notes: There are a few normal cracks in the concrete, paint stains and mud daubers in the trusses. The concrete surface is in satisfactory condition. Lights, Laundry Tub, Laundry Machines and Cabinets are all noted to be in good condition. Both Washer and Dryer are 1-2 years old and were tested on short cycles for functionality.

The Plywood used on the inside of outdoor shower wall is noted to be painted non-borate CDX sheathing with some signs of insect frass below.



washer being tested in short cycle