

Inspect Hawaii
Property Inspection Report



45-123 Leilehua Place, Kaneohe, Hawaii 96744
Inspection prepared for: John Doe
Date of Inspection: 11/6/2014

Inspector: Oscar Libed
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We appreciate the opportunity to conduct this inspection for you!

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions.

Depending upon the age of the property, some items that are currently standard may not have been required previously, such as GFCI (Ground Fault Circuit Interrupter) outlets. This report will focus on safety and function, not current code. This report identifies significant concerns (not cosmetic) that may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects.

Note that this report is a snapshot in time.

We are available for any questions throughout the entire process. Also, please feel free to call us after you have reviewed your report to clarify and answer any questions.

Thanks again for selecting Inspect Hawaii.

Aloha,

Oscar Libed, P.E
cell: 808-330-2302
INSPECT HAWAII, LLC

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency, or items considered a high priority.

The summary is not a complete listing of all the findings in the report. Please review all of the pages of the report as the summary alone does not explain all the issues.

It is recommended that all repairs be performed by a licensed professional. For your records, we also recommend obtaining and retaining copies of all receipts, warranties and permits for the work/services conducted.

Interior Areas		
Page 5 Item: 4	Smoke Detectors	<ul style="list-style-type: none"> The batteries for the smoke alarms need to be replaced. Location: Both devices are in hallway in front of bedrooms.
Bedroom 1		
Page 6 Item: 3	Smoke Detectors	<ul style="list-style-type: none"> There were no smoke detectors present in the 3 bedrooms. We recommend having them installed for safety reasons.
Bathroom 1		
Page 7 Item: 5	GFCI	<ul style="list-style-type: none"> GFCI protected receptacles may not have been required when the house was built. We suggest Buyer consider upgrading with GFCI's at all receptacles near water sources. No cover on receptacle. This is a safety hazard and poses a risk for an electric shock.
Bathroom 2		
Page 10 Item: 3	GFCI	<ul style="list-style-type: none"> GFCI protected receptacles may not have been required when the house was built. We suggest Buyer consider upgrading with GFCI's at all receptacles near water sources.
Kitchen		
Page 12 Item: 10	GFCI	<ul style="list-style-type: none"> GFCI protected receptacles may not have been required when the house was built. We suggest Buyer consider upgrading with GFCI's at all receptacles near water sources.
Garage		
Page 16 Item: 4	Electrical	<ul style="list-style-type: none"> GFCI protected receptacles may not have been required when the house was built. We suggest Buyer consider upgrading with GFCI's at all receptacles near water sources.
Electrical		
Page 18 Item: 5	Breakers	<ul style="list-style-type: none"> Double tapped breakers inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation and repair by a licensed electrician. GFCI breaker is overheating and may be due to double-tapping. Recommend evaluation and repair by a licensed electrician.
Attic		
Page 22 Item: 4	Vent Screens	<ul style="list-style-type: none"> Gable louver vent screen on front side of roof is missing. Recommend repairing or replacing screen to prevent pest intrusion.
Page 22 Item: 5	Electrical	<ul style="list-style-type: none"> Electrical Box Cover missing. This is an electric shock hazard. Recommend installation of a cover plate.

Foundation		
Page 26 Item: 3	Foundation Plumbing	• Leaking observed and needs immediate repair by a qualified Plumbing Contractor to prevent unwanted moisture in crawl space. See "Crawl Space" section for pictures.
Grounds		
Page 27 Item: 1	Driveway and Walkway Condition	• Pavers are loose and are a trip hazard. Recommend securing concrete pavers to prevent tripping.
Page 28 Item: 5	Stairs & Handrail	• The wooden railing is wobbly. Recommend evaluation by a licensed contractor.
Page 29 Item: 9	Balcony	• Floor boards rotted due to wet weather. This is a SAFETY hazard. Highly recommend that the balcony not be used until a licensed contractor examines and repairs the floor boards.

Inspection Details

1. Attendance

In Attendance:

- Client present: John Doe

2. Home Type

Home Type:

- Single Family Home
- Split Level Style

3. Occupancy

Occupancy:

- Occupied - Furnished
- The utilities were on at the time of inspection.
- Moderate to heavy personal and household items observed.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas, the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas in the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted for further testing.

1. Cabinets

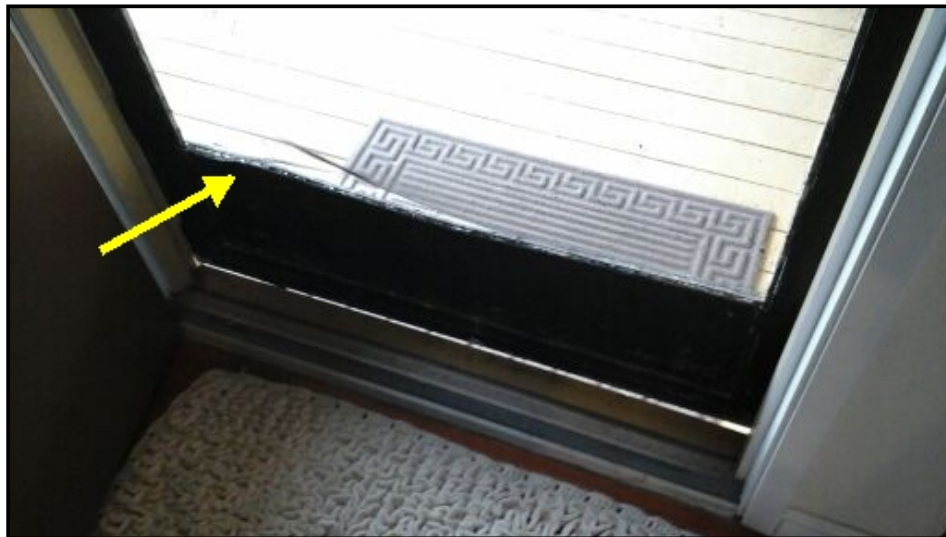
Observations:

- No deficiencies observed.

2. Doors

Observations:

- Front screen door is damaged.



Front screen door is damaged.

3. Electrical

Observations:

- Light switches near front door do not appear to control any fixtures. Recommend a licensed electrician to evaluate and repair.

4. Smoke Detectors

Observations:

- The batteries for the smoke alarms need to be replaced. Location: Both devices are in hallway in front of bedrooms.

Bedroom 1

The main area inspected in the bedrooms is the structural system which contains all walls, ceilings, and floors. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector is not authorized to move personal items.

1. Locations

Locations:

- Master bedroom located at back leftside.

2. Electrical

Observations:

- Light switches near front door do not appear to control any fixtures. Recommend a licensed electrician to evaluate and repair.

3. Smoke Detectors

Observations:

- There were no smoke detectors present in the 3 bedrooms. We recommend having them installed for safety reasons.

Bathroom 1

1. Locations

Locations:

- Master Bathroom

2. Cabinets

Observations:

- No deficiencies observed.

3. Ceiling Condition

Materials:

- Drywall ceilings.

Observations:

- The drywall is in good condition.
- Anchors on wall above toilet and near sink are for missing towel bars.



Anchors on wall above toilet and near sink for missing towel bars.

4. Doors

Observations:

- Door doesn't latch properly. Missing locking feature.

5. GFCI

Observations:

- GFCI protected receptacles may not have been required when the house was built. We suggest Buyer consider upgrading with GFCI's at all receptacles near water sources.
- No cover on receptacle. This is a safety hazard and poses a risk for an electric shock.



No cover on receptacle. This is a safety hazard and poses a risk for an electric shock.

6. Exhaust Fan

Observations:

- No fan was observed, we recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.

7. Floor Condition

Materials:

- Ceramic tile

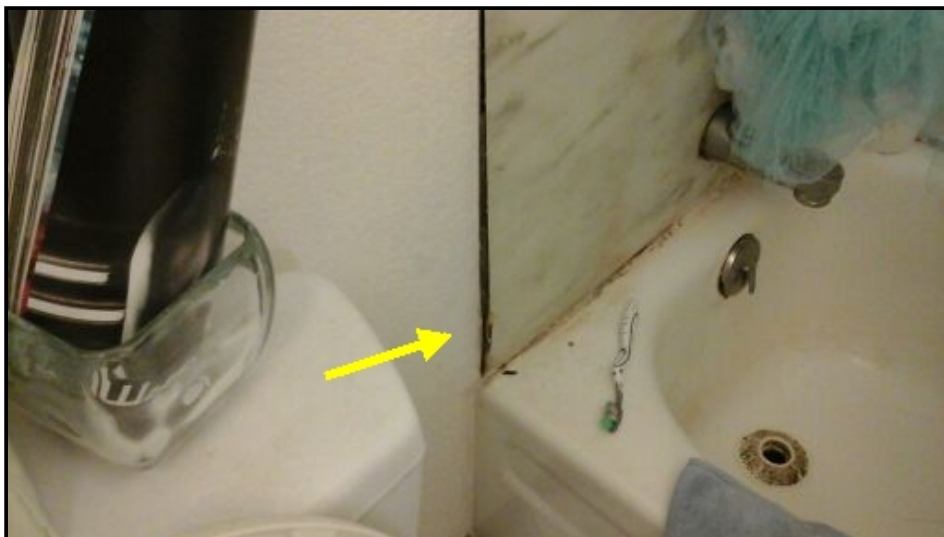
Observations:

- No deficiencies observed.

8. Bath Tubs

Observations:

- Recommend that all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring.



Some caulking repair needed at tub in main bath. Surround paneling edges not sealed, edging material is broken.

9. Sinks

Observations:

- No deficiencies observed.

10. Toilets

Observations:

- Tested and functional at time of inspection.

11. Window Condition

Materials:

- Aluminum framed fixed window noted.
- Aluminum framed glass louvers

Observations:

- Hardware difficult to operate due to corrosion in both bathrooms. Recommend review and repair as needed by qualified window contractors.

Bathroom 2

1. Ceiling Condition

Materials:

- There are drywall ceilings noted.

Observations:

- The drywall is in good condition.

2. Counters

Observations:

- No discrepancies noted.

3. GFCI

Observations:

- GFCI protected receptacles may not have been required when the house was built. We suggest Buyer consider upgrading with GFCI's at all receptacles near water sources.

4. Exhaust Fan

Observations:

- No fan was observed. We recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.

5. Floor Condition

Materials:

- Ceramic tile

Observations:

- No deficiencies observed.

6. Bath Tubs

Observations:

- Recommend that all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring.

7. Sinks

Observations:

- No deficiencies observed.

8. Toilets

Observations:

- Tested and functional at time of inspection.

9. Window Condition

Materials:

- Aluminum framed fixed window
- Aluminum glass louvers

Observations:

- Hardware difficult to operate due to corrosion in both bathrooms. Recommend review and repair as needed by qualified window contractors.

Kitchen

1. Cabinets

Observations:

- No deficiencies observed on all kitchen cabinets.

2. Counters

Observations:

- Plastic laminate tops
- There is normal wear consistent with the age of the home.

3. Dishwasher

Observations:

- Tested and functional at time of inspection.

4. Doors

Observations:

- Entry door frame has been patched and needs sanding/sealing for a final finished look.



Door frame not finished.

5. Garbage Disposal

Observations:

- Tested and functional at time of inspection.

6. Microwave

Observations:

- Tested and functional at time of inspection.

7. Cook top condition

Observations:

- All heating elements operated when tested.

8. Oven & Range

Observations:

- All heating elements operated when tested.

9. Sinks

Observations:

- Slow drain at sink. Recommend review and repair by licensed plumber.

10. GFCI

Observations:

- GFCI protected receptacles may not have been required when the house was built. We suggest Buyer consider upgrading with GFCI's at all receptacles near water sources.

Laundry

1. Dryer Vent

Observations:

- The dryer vent is missing the exterior cover. Cover will prevent pests from intrusion into dryer.



Laundry Dryer Vent

2. Wash Basin

Observations:

- Slow drain at sink. Recommend review and repair by licensed plumber.

Water Heater

1. Heater Enclosure

Observations:

- The water heater closet has multiple items surrounding it. Recommend removing items from contacting water heater to provide adequate clearance.
- The water heater closet door is not working and is off the track. Recommend licensed carpenter to repair.
- Unprotected light bulb in closet is susceptible to physical damage. Recommend a light fixture with an outdoor enclosure.



Items should not be resting on heater.



Door does not slide properly.



Bulb susceptible to physical damage.

2. Water Heater Condition

Heater Type:

- Electric

Location:

- The heater is located in the garage closet.

Observations:

- Tank is in satisfactory condition.

3. TPRV

Observations:

- A pressure & temperature relief valve & extension is satisfactory. Outside cover plate is detached from wall and needs caulking.



A pressure & temperature relief valve & extension is present and appears satisfactory. Outside cover plate is detached from wall.

4. Number Of Gallons

Observations:

- 50 gallons

5. Plumbing

Materials:

- Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.

Garage

1. Roof Condition

Materials:

- Inspected at roof level.

Materials:

- Flat roof with rubber membrane.

Observations:

- Ponding in some areas on flat roof.
- Recommend roofing contractor to evaluate.

2. Floor Condition

Materials:

- Bare concrete floors noted.

Observations:

- Minor cracks consistent with normal expansion/contraction of concrete material.



Normal cracks on concrete floor.

3. Rafters & Ceiling

Observations:

- There were no major deficiencies of the roof structure at the time of inspection.

4. Electrical

Observations:

- Loose receptacle outlet to left of entrance door.
- GFCI protected receptacles may not have been required when the house was built. We suggest Buyer consider upgrading with GFCI's at all receptacles near water sources.



Loose receptacle outlet to left of entrance door. Top receptacle not working.

Electrical

1. Electrical Panel

Location:

- Main service panel box on front left side of the house.
- Main Disconnect in panel box.

Location:

- Sub-panel with distribution breakers next to hallway bath door.

Observations:

- Rust buildup on outside of panel box. Difficult to remove front cover.



Cover is rusting and was difficult to remove.

2. Main Amp Breaker

Observations:

- 100 amp

3. Breakers in off position

Observations:

- All breakers in "on" position.

4. Cable Feeds

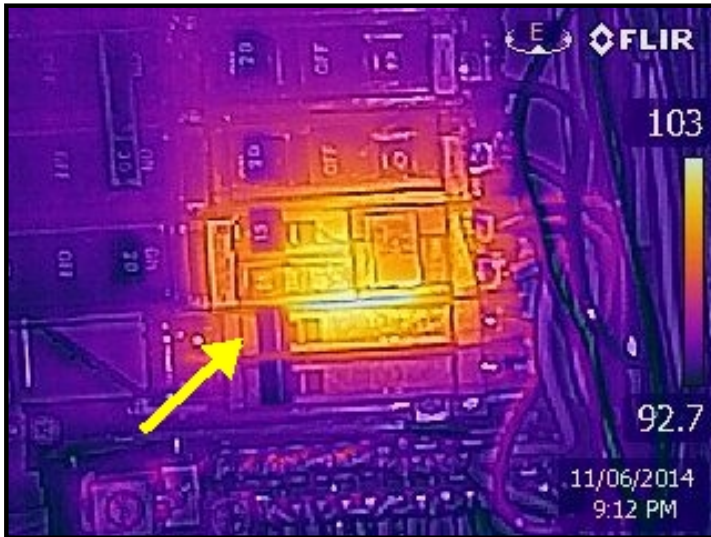
Observations:

- There is an underground service from the electric utility which is consistent with the neighborhood.

5. Breakers

Observations:

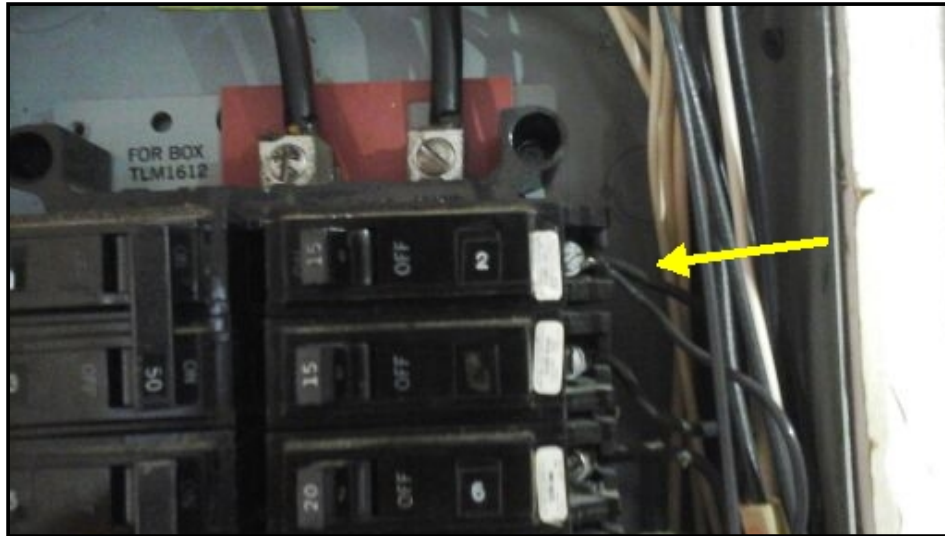
- All of the circuit breakers appeared serviceable.
- Double tapped breakers inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation and repair by a licensed electrician.
- GFCI breaker is overheating and may be due to double-tapping. Recommend evaluation and repair by a licensed electrician.



Infrared picture of overheated breaker



Main AC distribution panel



Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician.

Roof

1. Roof Condition

Materials:

- Inspected from roof level.

Materials:

- Composition shingles on main house.
- Flat roof is protected with rubber membrane.

Observations:

- Recommend roofing contractor to evaluate ponding on flat roof.
- Long nails on underside of roof protruding through plywood. Recommend roofing contractor for review and repairs.



Recommend roofing contractor to evaluate flat roof due to ponding.



Long nails on underside of roof protruding through plywood. Recommend licensed Roofer for review and repair.

2. Flashing

Observations:

- No roof flashing and drip edges installed.
- Missing edge flashings exposes underlying framing to wet weather. This condition may result in deterioration of roofing materials from moisture intrusion.
- Recommend review by a licensed roofer for repair as necessary.



Poor roof flashing. There are no drip edges installed.

3. Gutter

Observations:

- Extensions / Splash blocks missing or insufficient. The purpose is to divert water away from the foundation.



Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.

Attic

1. Access

Observations:

- Access at hallway ceiling.

2. Structure

Observations:

- Evidence of past dried pest droppings. No active droppings.

3. Ventilation

Observations:

- Under eave soffit inlet vents for cool air to enter roof and is acceptable design.
- Gable louver vents for hot air to escape from roof and is acceptable ventilation design.

4. Vent Screens

Observations:

- Soffit vents are rusted and painted. Recommend replacement by carpenter for improved air flow to cool roof.
- Gable louver vent screen on front side of roof is missing. Recommend repairing or replacing screen to prevent pest intrusion.



Vent screens are damaged or missing, suggest repairing or replacing screens as necessary to prevent pest intrusion.



Soffit vents are rusted and painted. Recommend replacement by carpenter for improved air flow to cool roof.

5. Electrical

Observations:

- Electrical Box Cover missing. This is an electric shock hazard. Recommend installation of a cover plate.



Electrical Box Cover missing. This is an electric shock hazard. Recommend installation of a cover plate.

6. Attic Plumbing

Observations:

- No deficiencies in plumbing vent piping. Good condition.

7. Insulation Condition

Materials:

- No insulation in attic.

Exterior Areas

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and down spouts with extensions or splash blocks that discharge water away from the building.

Minor settlement or “hairline” cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

1. Window Condition

Observations:

- Corrosion noted at window frames.



Deteriorated frames at windows due to corrosion.

2. Siding Condition

Materials:

- Painted wood siding

Observations:

- Paint is weathered and recommend priming and repainting of exterior walls. This will improve the protection of the siding from moisture.

3. Eaves & Facia

Observations:

- Monitor trim work (fascia, soffits etc.) Contact carpenter for any needed maintenance and repairs. For example, loose trim under eave near left side of garage.



Fascia covering the ends of rafter is separating at end.

4. Exterior Paint

Observations:

- Paint on exterior wall is beginning to get weathered.



Paint on exterior wall is beginning to get weathered.

Foundation

1. Post and Girders

Observations:

- Support Material: Wood/Bearing Wall
- Support Material: Concrete block piers
- Beam Material: Wood
- No deficiencies were observed at the visible portions of the structural components of the home.

2. Sub Flooring

Observations:

- Plywood sheathing sub floor.
- Visible areas appear satisfactory at the time of inspection.

3. Foundation Plumbing

Observations:

- [Leaking observed and needs immediate repair by a qualified Plumbing Contractor to prevent unwanted moisture in crawl space. See "Crawl Space" section for pictures.](#)

Grounds

1. Driveway and Walkway Condition

Materials:

- Concrete driveway

Observations:

- There are minor predictable and common cracks in the concrete driveway. Monitor these areas for further movement or expansion and repair/seal as needed.
- Pavers are loose and are a trip hazard. Recommend securing concrete pavers to prevent tripping.



Loose pavers.

2. Grading

Observations:

- The exterior drainage is generally away from foundation (this a good design feature).
- No major system safety or function concerns noted at time of inspection.

3. Vegetation Observations

Observations:

- No major system safety or functional concerns noted at time of inspection.

4. Patio and Porch Deck

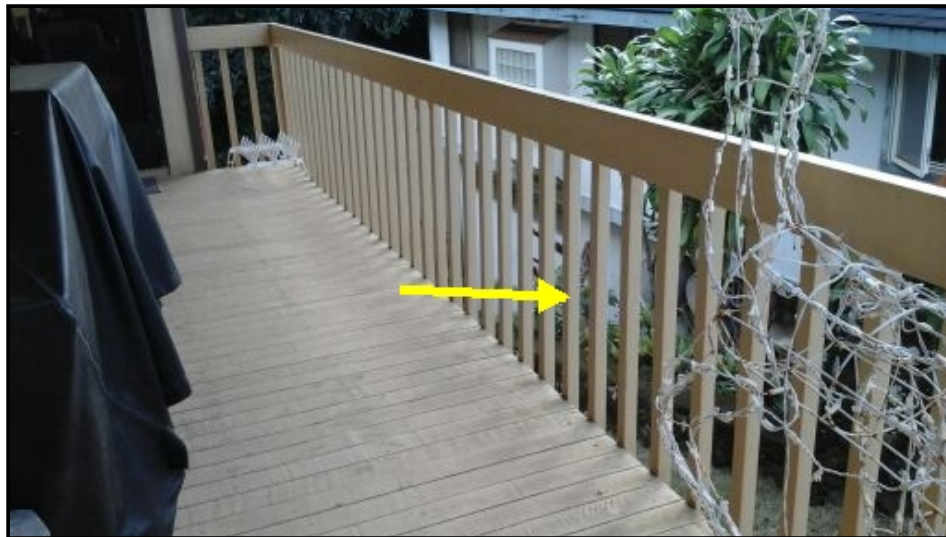
Observations:

- Some floor boards at step-up sagging due to moisture.
- Vertical rails spaced too far apart. Existing spacing was acceptable at time of initial building, but current standards are a maximum of 4 inches to prevent small objects from falling.



New Beam under front porch deck

Some floor boards at step-up sagging due to moisture.



Vertical rails spaced too far apart. Existing spacing was acceptable at time of initial building, but current standards are a maximum of 4 inches to prevent small objects from falling.

5. Stairs & Handrail

Observations:

- The wooden railing is wobbly. Recommend evaluation by a licensed contractor.

6. Plumbing

Materials:

- Copper piping

Observations:

- Water meter located on sidewalk, front right side, with iron cover. Also, main shut-off valve next to meter and has a concrete cover. Both meter and main shut-off valve in good condition.



Water meter and shut-off valve located on sidewalk, front right side.



Clean-out for main drain located in back of home

7. Pressure Regulator

Observations:

- None.
- We recommend the installation of a pressure regulator to protect pipes from high pressure from water utility.

8. Exterior Faucet Condition

Location:

- Outside of garage on left side.

Observations:

- Tested and functional at time of inspection

9. Balcony

Observations:

- Floor boards rotted due to wet weather. This is a SAFETY hazard. Highly recommend that the balcony not be used until a licensed contractor examines and repairs the floor boards.



Floor boards rotted on balcony.

10. Fence Condition

Materials:

- Stone

Observations:

- Retaining walls and perimeter are in good condition.

11. Sprinklers

Observations:

- Home is not equipped with an underground sprinkler system.

Basement/Crawlspace

1. Walls

Materials:

- A raised perimeter with pier and beam supports -- Crawlspace.

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

2. Plumbing Materials

Materials:

- Drain lines appear to lack proper support, recommend adding support hangers.
- Evidence of leakage detected and requires review and repair by a qualified plumbing contractor.
- Leaking observed in drain pipe at time of inspection. Recommend review and repair by a qualified plumber.



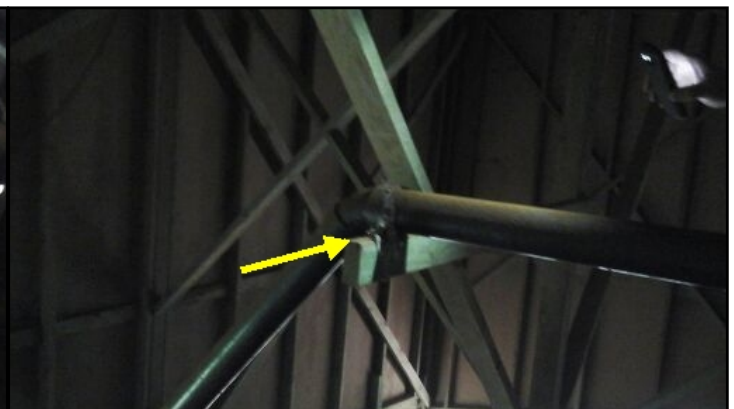
Drain pipe leaking at clean-out cover at the end.



Infrared picture of drain pipe leaking at clean-out cover at the end.



Drain pipes missing support straps



Drain pipes missing support straps



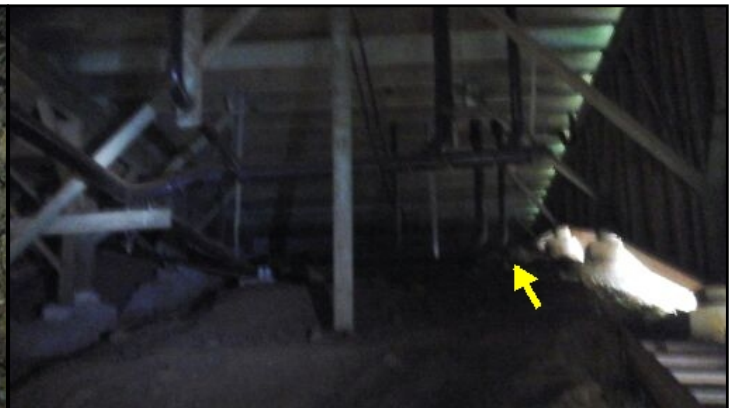
Need caulking to seal pipe penetrations



Need to seal pipe penetrations



Leaking drain at clean-out cover



Leaking drain pipe on the ground on the right side.

3. Access

Materials:

- Exterior hatch door.

Observations:

- Exterior entrance is in serviceable condition.



Exterior entrance is in serviceable condition.

4. Framing

Observations:

- No evidence of wood rot and is in good condition.



No evidence of wood rot.

5. Columns

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

6. Piers

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.