

Signature Inspections Hawaii

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Inspected By: Trevor Drinen



Home Inspection Report

Prepared For:

B Hulk

Property Address:

45-624 Z Hualukini Place

Kaneohe, HI 96744

Inspected on Thu, Dec 29 2016 at 5:25 PM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General

Client's Signature:

A handwritten signature in black ink, appearing to be a stylized name, possibly 'Kaneohe' or similar, written in a cursive style.

Property Type:	Single Family
Stories:	One
Approximate Age:	2010
Age Based On:	Sellers Disclosure
Bedrooms/Baths:	3/2
Door Faces:	Northeast
Furnished:	Yes
Occupied:	Yes
Weather:	Overcast
Temperature:	Cool
Soil Condition:	Damp
Utilities On During Inspection:	Electric Service
People Present:	Owner

(General continued)



Comment 1:
Entry.



Figure 1-1

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Sloped Away From Structure Condition: Satisfactory
Vegetation:	Not Growing Against Structure Condition: Satisfactory
Retaining Walls:	Masonry Condition: Satisfactory
Driveway:	Concrete Condition: Satisfactory
Walkways:	Concrete Condition: Satisfactory
Steps/Stoops:	Concrete Condition: Satisfactory
Patios/Decks:	Not Present

(Site continued)



Comment 2:
Sloped away from house.



Figure 2-1



Comment 3:
Retaining wall - suggest power washing.

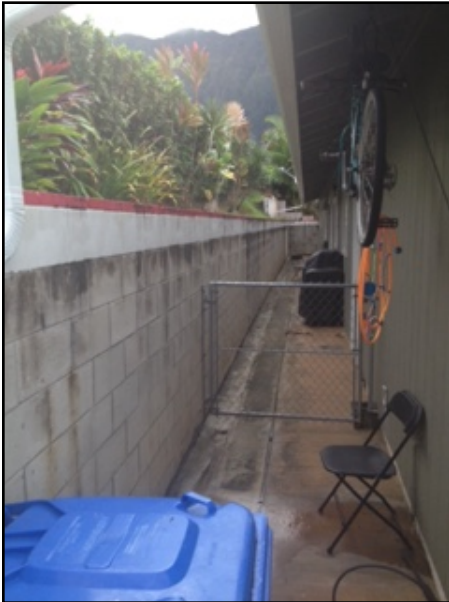


Figure 3-1

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Lap Wood, T1-11 Condition: Satisfactory
Exterior Trim Material:	Wood Condition: Satisfactory
Windows:	Vinyl, Slider Condition: Satisfactory
Entry Doors:	Wood, French Doors Condition: Satisfactory



Comment 4:
Exterior .



Figure 4-1

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	Walked Roof/Arms Length
Roof Design:	Gable
Roof Covering:	3 Tab Shingle
	Condition: Satisfactory
Approximate Roof Age:	Approximate 5 Years
Ventilation Present:	Soffit
	Condition: Marginal
Vent Stacks:	Plastic
	Condition: Satisfactory
Flashings:	Metal
	Condition: Satisfactory
Soffit and Fascia:	Wood
	Condition: Satisfactory
Gutters & Downspouts:	Metal
	Condition: Satisfactory

(Roofing continued)



Comment 5:
Single layer.



Figure 5-1



Comment 6:
Flashing.



Figure 6-1

(Roofing continued)



Comment 7:
Roofing granulates in gutter.



Figure 7-1



Comment 8:
Solar Piping Wrap Shows deficiency & seal -- suggested action have professional solar personal repair.



Figure 8-1

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Slab on Grade
Foundation Material:	Poured Concrete
	Condition: Satisfactory
Signs of Water Penetration:	N/A Dry
	Condition: Satisfactory
Prior Waterproofing:	Perimeter Drain
	Condition: Satisfactory
Floor Structure:	Concrete Slab
	Condition: Satisfactory
Subflooring:	Not Inspected
Wall Structure:	Wood Frame
	Condition: Satisfactory



Comment 9:

Portions of the structure were not inspected - no crawl space and can not visually see sub flooring.

Attic

Attic Entry:	Bedroom Closet
Roof Framing Type:	Wood Trusses
	Condition: Satisfactory
Roof Deck Material:	Plywood
	Condition: Satisfactory
Vent Risers:	PVC
	Condition: Satisfactory
Insulation:	Fiberglass Batts
	Condition: Satisfactory

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Overhead
Main Disconnect Location:	Meter Box
Service Panel Location:	Exterior
Service Panel Manufacturer:	Cutler Hammer
	Condition: Satisfactory
Service Line Material:	Copper
	Condition: Satisfactory
Service Voltage:	120 volts
Service Amperage:	200 amps
Service Panel Ground:	Cold Water Pipe, Ground Rod
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	Yes
	Condition: Satisfactory
Smoke Detectors:	9 volt Battery Type, Hard Wired
	Condition: Satisfactory

(Electrical continued)



Comment 10:
Overhead power.



Figure 10-1

Sub Panel

Location:	Garage
Service Line Material:	Copper
Overcurrent Protection:	Breakers
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
GFCI/AFCI Breakers:	Yes
	Condition: Satisfactory

(Sub Panel continued)



Comment 11:
Sub panel .well labeled



Figure 11-1

HVAC

HVAC System Type:

Central Split System

(HVAC continued)

**Comment 12:**

AC units in satisfactory conditions with not visual rust .



Figure 12-1

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System
	Condition: Satisfactory
Condenser Make:	Mitsubishi Electric
Condenser Approximate Age:	Approx 5years
Expansion Coil Make:	Mitsubishi
Condesate Drainage:	To Exterior
	Condition: Satisfactory
AC Supply Air Temp:	76

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Public
Supply Pipe Material:	Copper
	Condition: Satisfactory
Location of Main Water Shutoff:	To right of front entry door
Sewer System:	Public



Comment 13:
Main shut off.



Figure 13-1

Water Heater

Manufacturer:	American water heater
Fuel:	Electric
Capacity:	120 gal solar / electric
Approximate Age:	Approx 20 Years
Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Marginal

(Water Heater continued)



Comment 14:
Water heater.



Figure 14-1

Living Room

Flooring:	Wood Condition: Satisfactory
Ceiling and Walls:	Drywall Condition: Satisfactory

(Living Room continued)



Comment 15:
Living room flooring with transition to kitchen .



Figure 15-1

Bathrooms

(Bathrooms continued)



Comment 16:
Slow drain - bath 1 in hallway - left sink.



Figure 16-1

Bathroom #1

Location:	Hallway
Bath Tub:	Free Standing Condition: Satisfactory
Shower:	In Tub Condition: Satisfactory
Sink(s):	Double Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Shower Walls:	Tile Condition: Satisfactory
Tub Surround:	Tile Condition: Satisfactory
Floor:	Marble Condition: Satisfactory
Ventilation Type:	Ventilator, Window Condition: Satisfactory

(Bathroom #1 continued)

GFCI Protection:

Outlets

Condition: Satisfactory



Comment 17:



Figure 17-1

Bathroom #2

Location:	Masterbed
Bath Tub:	Free Standing Condition: Satisfactory
Shower:	In Tub Condition: Satisfactory
Sink(s):	Double Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Bidet:	Standard Non Electric Condition: Satisfactory
Shower Walls:	Tile Condition: Satisfactory

(Bathroom #2 continued)

Tub Surround:	Tile Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator, Window Condition: Satisfactory
GFCI Protection:	Outlets, Lights Condition: Satisfactory

Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Granite Condition: Satisfactory
Sink:	Single Condition: Satisfactory



Comment 18:
Exterior dryer vent cover missing.



Comment 19:
GFCI operational .

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Range:	Kenmore Condition: Satisfactory
Range Hood:	Kenmore Condition: Satisfactory

(Appliances continued)

Refrigerator:	Kenmore Condition: Satisfactory
Dishwasher:	Kitchen Aid, Display function non operational Condition: Repair or Replace
Disposal:	Badger Condition: Satisfactory
Washer:	Kenmore Condition: Satisfactory
Dryer:	Kenmore Condition: Satisfactory



Comment 20:
Non operational display unit.



Figure 20-1

Laundry

Built In Cabinets:	Yes Condition: Satisfactory
Laundry Sink:	Yes Condition: Satisfactory

(Laundry continued)

Dryer Venting:	To Exterior Condition: Exterior vent cover missing
GFCI Protection:	Yes Condition: Satisfactory
Laundry Hook Ups:	Yes Condition: Satisfactory
Washer:	Kenmore Condition: Satisfactory
Dryer:	Kenmore Condition: Satisfactory

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Wood Laminate Condition: Satisfactory
Walls:	Painted Drywall, Textured Over Drywall Condition: Satisfactory
Window Types:	Double Hung, Sliders, Fixed, Jalousie Condition: Satisfactory
Window Materials:	Vinyl
Entry Door Types:	French Condition: Satisfactory
Entry Door Materials:	Fiberglass
Interior Door Materials:	Wood

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Roofing

1) Solar Piping Wrap Shows deficiency & seal -- suggested action have professional solar personal repair.



Figure 8-1

(Report Summary continued)

Bathrooms

2) Slow drain - bath 1 in hallway - left sink.



Figure 16-1

Kitchen

3) Exterior dryer vent cover missing.

4) GFCI operational .

(Report Summary continued)

Kitchen: Appliances

5) Non operational display unit.



Figure 20-1