

Signature Inspections Hawaii

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Inspected By: Trevor Drinen



Home Inspection Report

Prepared For:

Clark Kent

Property Address:

46-259 Kahuhipa St

Kaneohe , HI 96744

Inspected on Fri, Dec 30 2016 at 11:32 AM

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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:



Property Type:	Condo
Stories:	Two
Approximate Age:	Approximate Age 1971
Age Based On:	Sellers Disclosure
Bedrooms/Baths:	2/1
Door Faces:	Southeast
Furnished:	Yes
Occupied:	Yes
Weather:	Drizzle
Temperature:	Cool
Utilities On During Inspection:	Electric Service
People Present:	Owner, Clark Kent

 **Comment 1:**
General Photo - Exterior / Main Entry Door with viewpoint of 1st & 2nd floors.



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
Walkways:	Concrete Condition: Satisfactory
Steps/Stoops:	Concrete, Steps have anti slip material both in concrete paint and material Condition: Satisfactory
Patios/Decks:	Concrete Condition: Satisfactory



Comment 2:

Site Grading - Away from residence - Water moves away from structure towards exterior in all areas.



Figure 2-1

(Site continued)



Comment 3:
Entry walk way.



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:	Concrete / Concrete Filled , Suggested: Exterior power wash to removed light gray dust / debris Condition: Satisfactory
Exterior Trim Material:	Wood Condition: Satisfactory
Windows:	Aluminum , Jealousy Condition: Satisfactory
Entry Doors:	Wood, Black Security Entry Gate Door Condition: Satisfactory
Balconies:	Concrete Condition: Satisfactory
Railings:	Metal Condition: Satisfactory

(Exterior continued)



Comment 4:
Exterior 1st floor.



Figure 4-1



Comment 5:
Exterior - 2nd floor .



Figure 5-1

(Exterior continued)



Comment 6:
Exterior Trim - Satisfactory Condition .



Figure 6-1



Comment 7:
Security Door + Entry Door .



Figure 7-1

(Exterior continued)



Comment 8:
Exterior Balcony on 1st level .



Figure 8-1



Comment 9:
Balcony Railing. Condition satisfactory Meets code on spindles / gaps



Figure 9-1

(Exterior continued)


 Comment 10:
Balcony Door - Solid Core / Oversized in height - Satisfactory Condition .




Figure 10-1

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: Not Inspected

 Comment 11:
Portions of the roofing were not inspected due to condo roof access is not allow.
Suggest - arrangement of inspection with building or complex manager of desired

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, Concrete Block
	Condition: Satisfactory
Signs of Water Penetration:	Dampness, *Water moving away from foundation
	Condition: Satisfactory
Prior Waterproofing:	Perimeter Drain
	Condition: Satisfactory
Floor Structure:	Concrete Slab
	Condition: Satisfactory
Subflooring:	*No visible sub-flooring area - sellers report lists sub-flooring as Concrete
	Condition: Further Evaluation Required
Wall Structure:	Full Masonry, No cracking or signs of settling
	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:	Underground
Main Disconnect Location:	Service Panel
Service Panel Location:	Interior
Service Panel Manufacturer:	General Electric
	Condition: Satisfactory
Service Line Material:	Copper
	Condition: Satisfactory
Service Voltage:	120 volts
Service Amperage:	125 amps
Service Panel Ground:	Unknown Not Visible
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory

(Electrical continued)

Overcurrent Protection:	Breakers Condition: Satisfactory
GFCI/AFCI Breakers:	Yes Condition: Satisfactory
Smoke Detectors:	9 volt Battery Type, Hard Wired Condition: Recommend Additional Smoke Detectors - see notes for suggested locations



Comment 12:
Interior Electrical Panel clear labeling.



Figure 12-1

(Electrical continued)



Comment 13:
Electrical panel - General Electric .

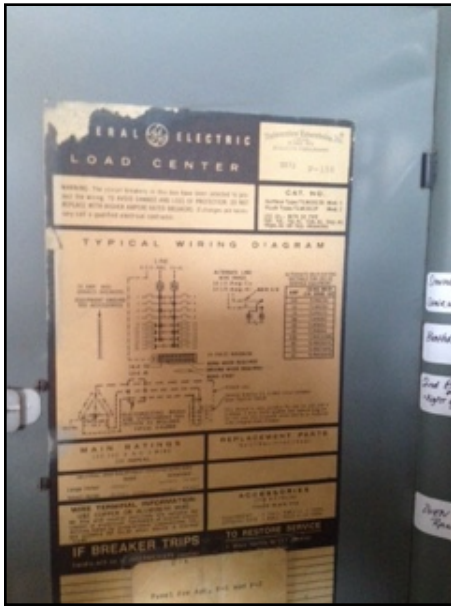


Figure 13-1



Comment 14:
GFCI.



Figure 14-1

(Electrical continued)



Comment 15:
No Smoke Detector - Possible / Suggested Location 3.



Figure 15-1



Comment 16:
No Smoke Detector - Possible / Suggested Location 2.

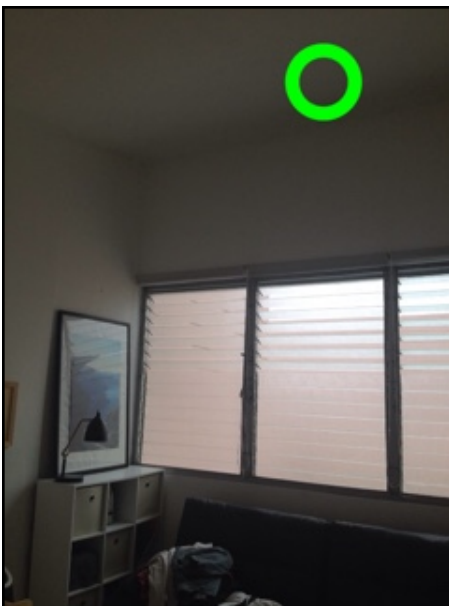


Figure 16-1

(Electrical continued)



Comment 17:
No Smoke Detector - Possible / Suggested Location 1.

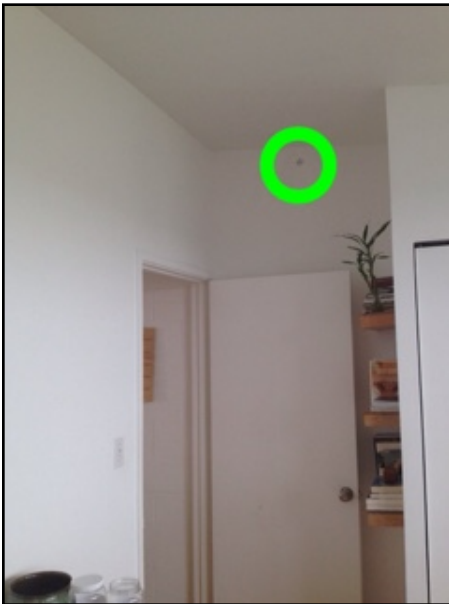


Figure 17-1

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:	Suggest asking build location of shut off & / or personal to contact in order to have water shut off - main valve NOT located
Sewer System:	Public

(Plumbing continued)

Water Heater

Manufacturer:

Not Inspected



Comment 18:

Portions of the water heater were not inspected as the device is not located within unit and owner does not know location. Suggested action: obtain information from building / complex management

Living Room

Flooring:

Wood

Condition: Satisfactory

Ceiling and Walls:

Walls: Concrete, Dry wall w/ paint, Dry wall with wallpaper

Condition: Satisfactory



Comment 19:

Flooring - satisfactory .

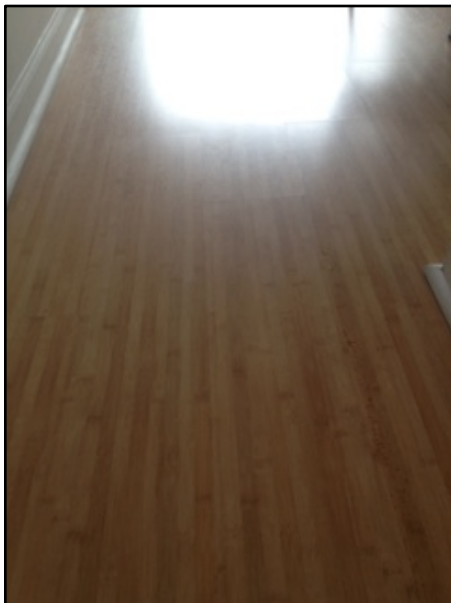


Figure 19-1

(Living Room continued)



Comment 20:

Wall - concrete (no cracks) condition satisfactory .

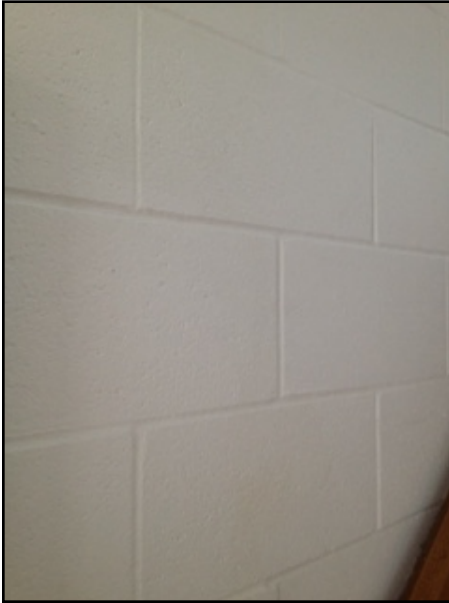


Figure 20-1



Comment 21:

Wall - Dry wall w/ paint - minor patching repairs visible - condition: satisfactory .

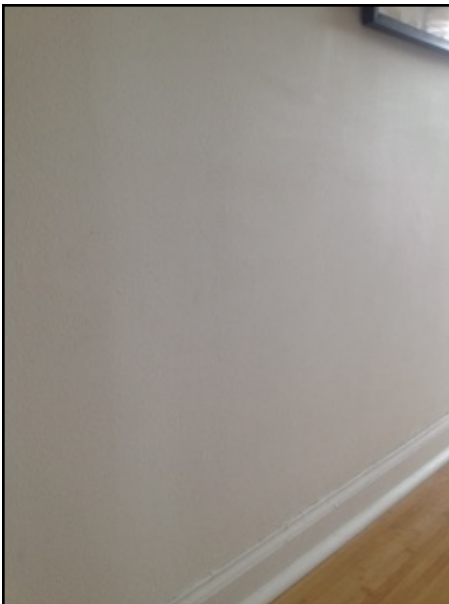


Figure 21-1

(Living Room continued)


 Comment 22:
Walls with wallpaper cover - no peeling or visible defects - satisfactory .



Figure 22-1

Bathrooms

(Bathrooms continued)



Comment 23:
Bathroom: location 2nd floor.



Figure 23-1



Comment 24:
Venting: appears non operational at time of inspection suggest professional inspection (zero air movement at time of inspection) .



Figure 24-1

(Bathrooms continued)

Bathroom #1

Location:	2nd Floor
Bath Tub:	Free Standing Condition: Satisfactory
Shower:	In Tub Condition: Satisfactory
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Shower Walls:	Tile Condition: Satisfactory
Tub Surround:	Tile Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Wall Vent Condition: Satisfactory
GFCI Protection:	Outlets, Lights Condition: Satisfactory

(Bathroom #1 continued)



Comment 25:
Toilet shut off valve. Minor corrosion and new connection line



Figure 25-1



Comment 26:
Under sink - new valve & new connector .



Figure 26-1

(Bathroom #1 continued)



Comment 27:

Bath, shower, surround, toilet, and caulked / sealed seems.



Figure 27-1



Comment 28:

Flooring - condition satisfactory .

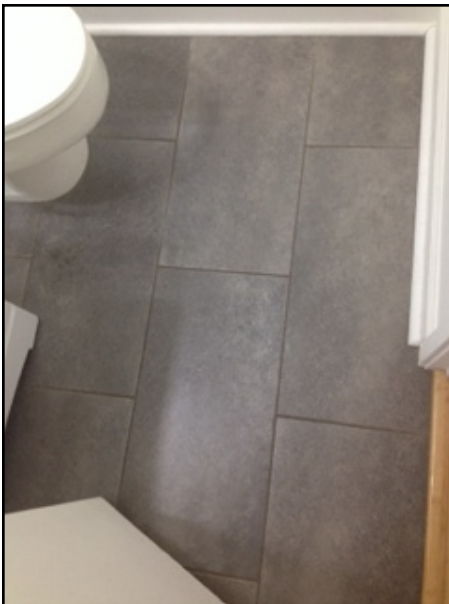


Figure 28-1

Kitchen

Cabinets: Wood, Laminated
Condition: Satisfactory

Countertops: Granite
Condition: Satisfactory

Sink: Single
Condition: Satisfactory



Comment 29:
Cabinets- Kitchen .



Figure 29-1

(Kitchen continued)



Comment 30:

Countertops and backsplash - condition: satisfactory .



Figure 30-1

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.

Oven:	General Electric Condition: Satisfactory
Cooktop:	General Electric Condition: Satisfactory
Refrigerator:	Maytag Condition: Satisfactory temperature
Disposal:	InsinkErator Condition: Satisfactory
Washer:	Whirlpool, *Completes full cycle & dumping wastes water - satisfactory at time of inspection Condition: Satisfactory
Dryer:	Whirlpool Condition: Satisfactory

(Appliances continued)


-  **Comment 31:**
GE : Cooktop & Oven - texted: all heating elements satisfactory at time of inspection.



Figure 31-1


-
-  **Comment 32:**
Disposal - satisfactory .



Figure 32-1

Laundry

Dryer Venting:	To Exterior Condition: Satisfactory
GFCI Protection:	Unable to visual inspect Condition: Unable to inspect area due to items / blockage
Laundry Hook Ups:	Yes Condition: Satisfactory
Washer:	Whirlpool Condition: Satisfactory
Dryer:	Whirlpool Condition: Satisfactory



Comment 33:
Clothes - washer / Dryer - laundry .



Figure 33-1

(Laundry continued)



Comment 34:

Exterior dryer venting. FYI: Dryer venting cleaning or repairs suggested as venting flap will not shut - possible access for rodents / insects



Figure 34-1



Comment 35:

FYI: Did not test / operate - contact professional plumber to confirm is operational or non operational .



Figure 35-1

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 Condition: Satisfactory
Window Types:	Single Hung, Sliders, Fixed Condition: Satisfactory
Window Materials:	Aluminum
Entry Door Types:	Hinged Condition: Satisfactory
Entry Door Materials:	Wood
Interior Door Materials:	Wood, Double hinged



Comment 36:
Window - fixed, slider, jealousyly .



Figure 36-1

(Interior continued)



Comment 37:
Bedroom windows - jealously .



Figure 37-1



Comment 38:
Interior bedroom doors.



Figure 38-1



Figure 38-2

(Interior continued)



Comment 39:

Entry door with combo & key entry system.



Figure 39-1

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.

Electrical

1) No Smoke Detector - Possible / Suggested Location 3.



Figure 15-1

2) No Smoke Detector - Possible / Suggested Location 2.

(Report Summary continued)

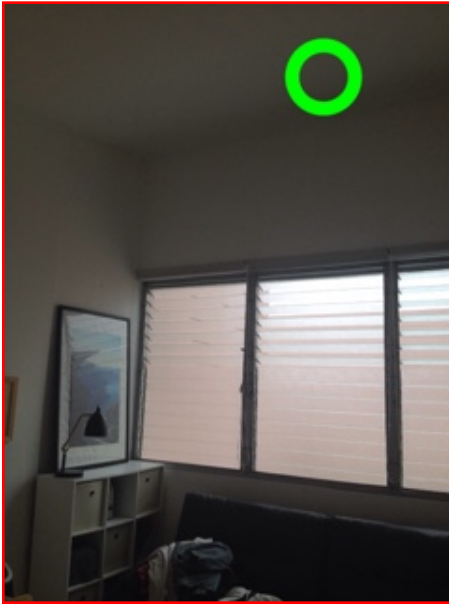


Figure 16-1

3) No Smoke Detector - Possible / Suggested Location 1.

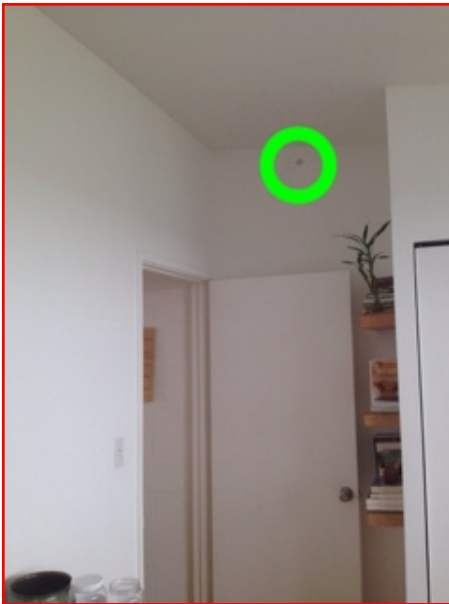


Figure 17-1

(Report Summary continued)

Plumbing: Water Heater

4) Portions of the water heater were not inspected as the device is not located within unit and owner does not know location. Suggested action: obtain information from building / complex management

Bathrooms

5) Venting: appears non operational at time of inspection suggest professional inspection (zero air movement at time of inspection) .



Figure 24-1