



Signature Inspections Hawaii, LLC

HAWAII

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Certified & Insured Professional Inspector: Trevor Drinen



Detailed Building / Property Inspection Report

Prepared For:

Unspecified Client

Property Address:

2440 Khi Ave. 999

(Inspector: SIH Team)

Honolulu, HI 96815

Inspected On: Thu, Jan 12 2023 at 9:00 AM

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Signature Inspections Hawaii, LLC ~ A Team of Independent Contractors
Oahu | Maui | Kauai | Hawai'i

This Inspection Service Agreement is available and provided to ALL of our clients through the following venues:

(1A) Inspection Service Agreement is included with our pre-inspection e-mail communication (1B) Inspection service agreement is enclosed with EVERY published PDF Inspection Report (1C) out Inspection Service Agreement(s) are accessible at <https://www.signatureinspectionshawaii.com/inspection-service-agreement/>

The Inspection Service Agreement video tutorial or video walkthrough is also available and provided to all of our clients through the following:

(A) <https://www.signatureinspectionshawaii.com/inspection-service-agreement/>

(B) <https://www.signatureinspectionshawaii.com/sample-reports-vreement-tutorial/>

SIH - Inspection Service Agreement Video Tutorial / Walkthrough

(A) YouTube: <https://youtu.be/G40HUIxcnq0>

In consideration of the terms and conditions, Signature Inspections Hawaii, LLC or affiliated Independent Contractor ("IC") agrees to perform a limited non-invasive visual inspection of the above property address (listed on the cover page), providing a full digital PDF Inspection Report to you ("the Client"); regarding, the properties current conditions during the agreed upon and set inspection timeframe. Note, the inspection report is only supplementary to the provided seller's disclosure.

*This digital inspection report IS A LEGAL DOCUMENT, SERVICE CONTRACT and AGREEMENT between YOU ("the Client") (Printed Name & Digital Signature in the "General Section") and Signature Inspections Hawaii, LLC, including any *Independent Contractors ("IC").

OUR GOAL: To EQUIP owners, investors, buyers, sellers, and / or tenants with KNOWLEDGE about the property's CURRENT CONDITIONS; so that they can make wise decisions.

A PROFESSIONAL PROPERTY INSPECTION IS: A NON-INVASIVE, LIMITED VISUAL EXAMINATION OF AREAS WHICH ARE VISIBLE AND DEEMED SAFELY ACCESSIBLE, by

the on-site inspector, during the scheduled date and time frame.

The inspection report, IS NOT TECHNICALLY EXHAUSTIVE, DOES NOT INCLUDE BUILDING CODE REGULATIONS, IN-GROUND, IN-WALL, CONCEALED, COVERED, OBSTRUCTED, HIDDEN ITEMS, or LATENT DEFECTS.

The report WILL NOT DEAL WITH AESTHETIC CONCERNS, or what could be deemed matters of taste, and / or cosmetic defects, etc.

The report WILL NOT REVEAL EVERY ISSUE THAT EXISTS OR EVER COULD EXIST, BUT ONLY THOSE MATERIAL DEFECTS THAT COULD BE VISUALLY AND SAFELY OBSERVED during the scheduled date and time frame.

*EXCLUDED from this inspection report includes the presence or absence of pests and wood destroying insects. [**For additional exclusions PLEASE READ THE attached / embedded INSPECTION SERVICE AGREEMENT IN ITS ENTIRETY AND THOROUGHLY.**]

An inspection report, is NOT MEANT TO GUARANTEE THE CONDITION OF THE PROPERTY NOR ANY COMPONENTS.

PLEASE READ THIS AGREEMENT IN ITS ENTIRETY AND THOROUGHLY. (* The remainder the the inspection service agree in its entirety is continued in the footer section [at the end] of the report.)

Report Summary

This Report "Deficiency" Summary is not the entire report.

The complete report includes additional information such as: preventative measures, maintenance tips, or others items of interest or possible concern. 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.

Remote / Thermostat

1) Comment 1: Signs of aged analog / NON-energy efficient thermostat.

Efficient energy use, sometimes simply called energy efficiency, is the goal to reduce the amount of energy (and cost) required to provide products and services.

Location: Multiple areas, General Interior,

Note / Task: First things first, let's define what a smart thermostat is and does. Most of us are familiar with those old non-programmable thermostats many of us still use for controlling our home heating. One step up you find programmable thermostats that can be set to specific schedules so they will start heating your room(s) at the right times and lower temperatures when you are away or asleep. According to a study published in the Journal of Energy Research & Social Science, 42% of homes have a programmable thermostat, and 40% of those are not programmed. This mirrors our experience doing energy audits; most homeowners found programmable thermostats clunky and hard to use.

*Suggest consideration of upgrading / thermostat replacement.

*For a further in-depth technically exhaustive evaluation, and guidance, contact a reputable licensed + certified trade professional.

(Report Summary continued)



Figure 1-1



Figure 1-2



Figure 1-3

AC Duct & Components

2) Comment 2: Signs of debris build-up in AC grate and minor debris in duct.

Location: Multiple areas

Note / Task: Highly suggest an reputable AC technician for full annual maintenance service, duct cleaning and in-depth evaluation due to current conditions.

*For further in-depth technically exhaustive evaluation, and guidance, contact a reputable licensed AC licensed + certified trade professional.

(Report Summary continued)



Figure 2-1



Figure 2-2



Figure 2-3



Figure 2-4

(Report Summary continued)

Ceiling

3) Comment 3: *(1980 / Pre 1980) ~ Popcorn Ceiling materials / texture covering concrete OR drywall. Possible Asbestos, in heavy texture ceiling materials (Pre-1980 build)

Location: Ceiling / Interior

Note / Task: For Additional Information Visit eHawaii.gov or <https://www.osha.gov/Publications/OSHA3507.pdf>

*For a further in-depth technically exhaustive evaluation, and guidance, contact a reputable licensed + certified trade professional.



Figure 3-1

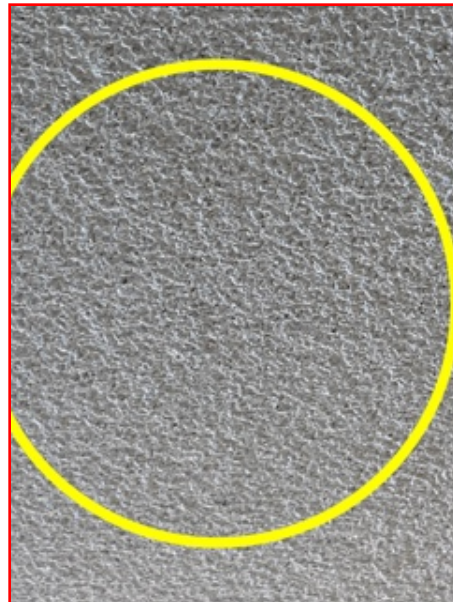


Figure 3-2

(Report Summary continued)

4) Comment 4: Signs of prior drop ceiling material damages. *Possible AC issue, or access damage

Location: Multiple areas, ceiling

Note / Task: Suggest monitoring or component replacement as desired

For a further in-depth technically exhaustive evaluation and guidance, contact a reputable licensed trade professional.



Figure 4-1



Figure 4-2

Sink(s) Drain(s) + Component(s)

5) Comment 5: Faucet drain stopper device NOT functional. Sink plunger or stopper NOT operational.

Location: Bathroom

Note / Task: Suggest repair / installation of sink plunger or stopper if desired.

For a further in-depth technically exhaustive evaluation, and guidance, contact a reputable licensed trade professional.

(Report Summary continued)



Figure 5-1



Figure 5-2

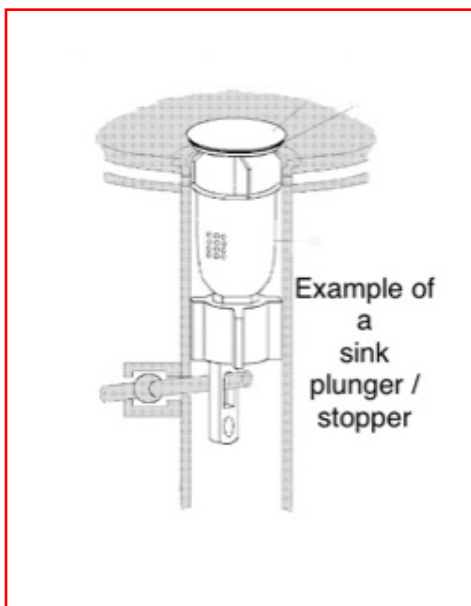


Figure 5-3

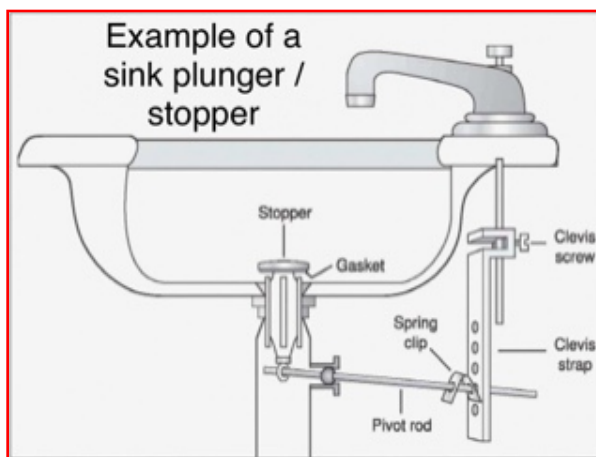


Figure 5-4

(Report Summary continued)

6) Comment 6: Signs of prior moisture intrusion within proximity of water valve. *No signs of active drips, leaking, etc at the time of inspection

Location: Multiple areas,

Note / Task: Suggest monitoring and consideration of proactive maintenance or component replacement for preventative measures.

For a further in-depth technically exhaustive evaluation and guidance, contact a reputable licensed trade professional.

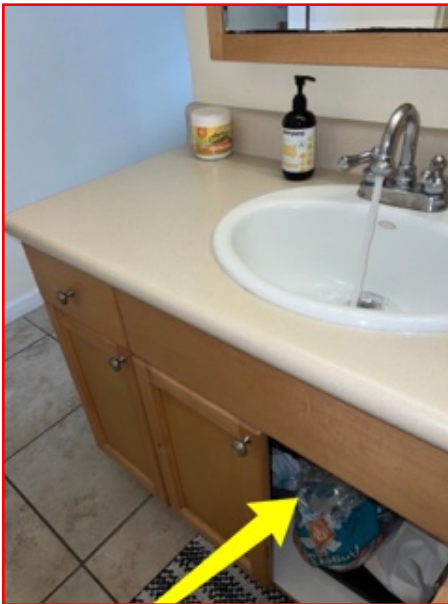


Figure 6-1

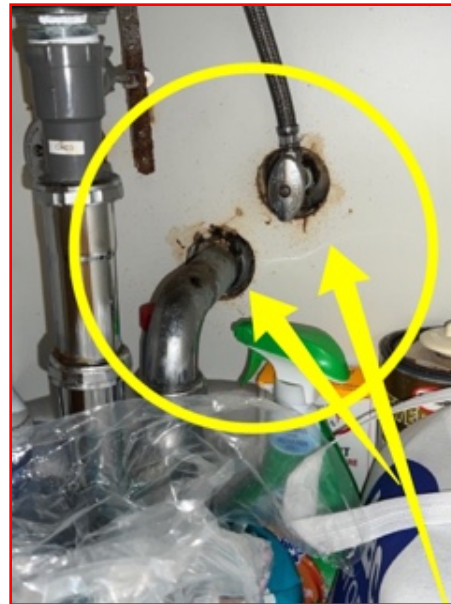


Figure 6-2

Toilet Tank: Internal Components

(Report Summary continued)

7) Comment 7: Toilet sporadically continued to cycle water when not flushed or in-use.

*Possible signs of internal toilet component deterioration ~ possible: float system, o-ring, seal, flapper, etc.

Location: Bathroom

Note / Task: The most common issue with toilets randomly flushing is that the flapper has become brittle or sediment has formed on the flapper/tank which prevents the flapper making a complete seal. This will allow water to slowly drip from the tank into the bowl. Another common issue is, the adjustable float. A float that's set too low produces a weak flush; if it's set too high, water spills into the toilet overflow tube and the fill valve won't shut off. Sometimes the float system will not shut due to a the failure of an internal component: o-ring, gasket, etc...

*Suggest proactive maintenance / repairs or consideration of component replacement.

*For a further in-depth technically evaluation, and guidance, contact a reputable licensed trade professional.



Figure 7-1



Figure 7-2

(Report Summary continued)

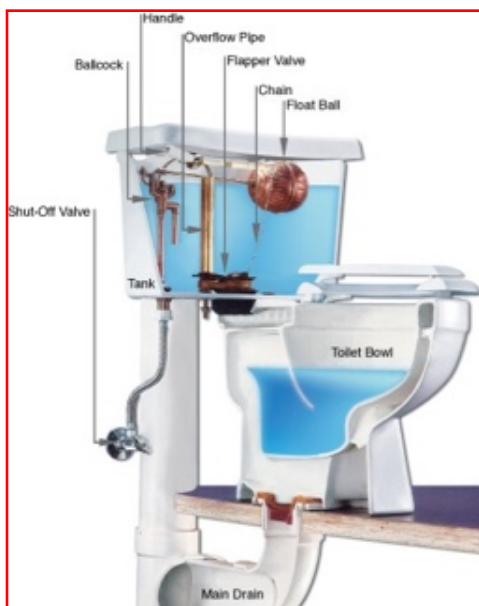


Figure 7-3

Toilet Valve(s): Type & Conditions

8) Comment 8: Signs of activation / deactivation valve corrosion + limited operation.

Location: Multiple areas, Bathroom + Kitchen

Note / Task: The greenish color generally is corrosion, the whitish (sometimes a cauliflowerish look) is more related to leaking and the calcium and minerals in the water. Corrosion, the process of corroding or deteriorating metal, stone, or other materials.

*Suggest monitoring or consideration of proactive maintenance and component replacement for preventative purposes.

*For a further in-depth technically exhaustive evaluation, and guidance, contact a reputable licensed trade professional.

(Report Summary continued)



Figure 8-1

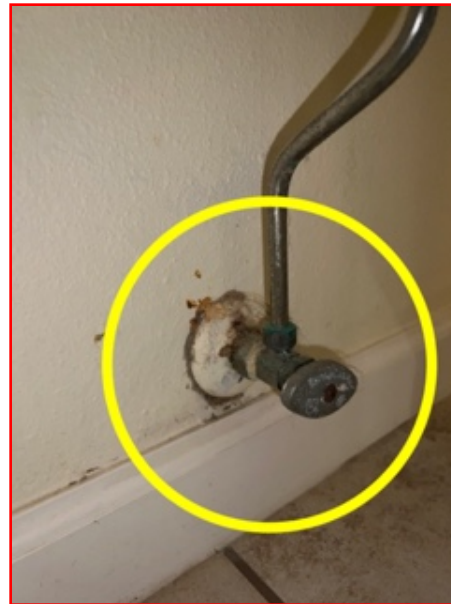


Figure 8-2

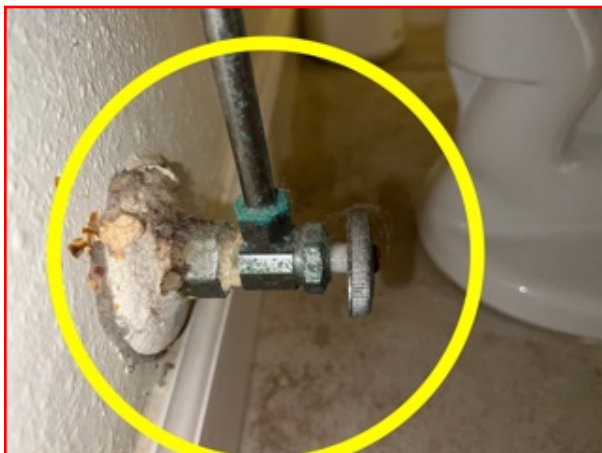


Figure 8-3

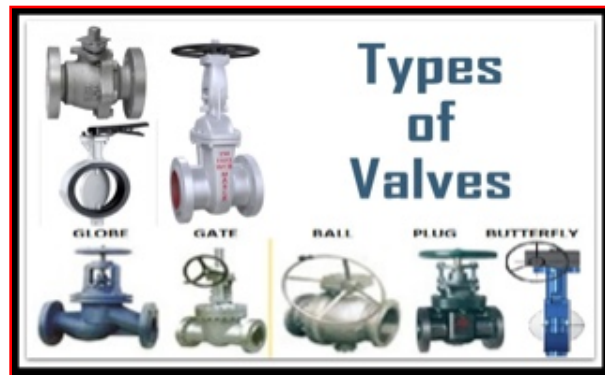


Figure 8-4

For detailed information regarding building code(s) and regulation(s) for a specific area - contact a licensed trades professional.

General Inspection & Property Information, Payment Details

Inspection Service Agreement,
Recap, Synopsis or Summary:

The following is the Inspection Service Agreement,
Recap, Synopsis or Summary.

- 1) This digital inspection report IS A LEGAL DOCUMENT, SERVICE CONTRACT & AGREEMENT.
- 2) A PROFESSIONAL PROPERTY INSPECTION IS: A NON-INVASIVE, LIMITED VISUAL EXAMINATION OF AREAS WHICH ARE DEEMED SAFELY ACCESSIBLE, by the on-site inspector, during the scheduled date and timeframe.
- 3) The inspection report, IS NOT TECHNICALLY EXHAUSTIVE, DOES NOT INCLUDE BUILDING CODE REGULATIONS, IN-GROUND, IN-WALL, CONCEALED, COVERED, OBSTRUCTED, HIDDEN ITEMS, or LATENT DEFECTS.
- 4) The report WILL NOT REVEAL EVERY ISSUE THAT EXISTS OR EVER COULD EXIST, BUT ONLY THOSE MATERIAL DEFECTS THAT COULD SAFELY BE VISUALLY OBSERVED during the scheduled date and timeframe.
- 5) *EXCLUDED from this inspection report includes the presence or absence of pests and wood destroying insects. **For additional exclusions PLEASE READ THE attached / embedded INSPECTION SERVICE AGREEMENT IN ITS ENTIRETY AND THOROUGHLY.

(General Inspection & Property Information, Payment Details continued)

***PLEASE NOTE: It's NOT UNCOMMON FOR CONDITIONS TO CHANGE AFTER the date / time of the completed inspection.**

6) LIMITATION OF LIABILITY SET-FORTH BY THE NATIONAL INSPECTION STANDARDS.

The Inspector's total liability in the event of any breach of this contract or of its obligation imposed by law or for any losses, damages, claims or demands arising out of the work in-service perform under this contract, SHALL BE LIMITED SOLEY TO THE COST OF THE INSPECTION.

7) Signature Inspections Hawaii, LLC, and it's independent contractor(s) have active / current, (A) (E & O) Errors and omissions Insurance (B) General Liability (C) Personal Injury.

8) ACKNOWLEDGMENT OF RISK, WAIVER, AND RELEASE. Health & Safety, Property Photography / Videography, etc...

9) ***DUTY TO DEFEND, INDEMNIFY, AND HOLD HARMLESS*** To the fullest extent permitted by law, the client shall defend, indemnify and hold harmless any Inspector(s), any consultant(s), representative(s), agent(s) and employee(s), from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the inspection, provided that such claim, damage, loss or expense is attributable to

(General Inspection & Property Information, Payment Details continued)

bodily injury, sickness, disease or death, or to injury to or destruction of tangible property , but only to the extent caused by the negligent acts or omissions of the Inspector, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. This duty to defend and indemnify the Inspector shall arise at the inception of any litigation bringing forth or sounding legal claims or factual allegations regarding allegedly deficient inspection, respectively, against Inspector. Inspector's tender of defense is not required. *Recapitulate, UNDERSIGNED hereby agrees to DEFEND, INDEMNIFY AND HOLD HARMLESS, to the fullest extent permitted by law, the RELEASEES from losses, liabilities, obligations, claims, damages, settlements, injunctions, suits, actions, proceedings, demands, charges, fines, penalties, costs and expenses of every kind and nature, including reasonable fees, expenses and disbursements of attorneys, accountants and other professionals imposed upon, asserted against or incurred by any RELEASEE in connection with, arising out of or relating to (i) any Released Claim or (ii) the UNDERSIGNED's Activities, in each of (i) and (ii), whether caused by the ordinary negligence of the RELEASEES or otherwise and including and/or arising out of UNDERSIGNED's improper and/or tortious conduct in connection therewith.

10) PROFESSIONAL WITNESS SERVICES. A professional witness serves to testify solely on the observed facts of the matter or particular issue.

(General Inspection & Property Information, Payment Details continued)

11) CONFIDENTIALLY. The Parties agree that the terms of this Agreement shall remain confidential and shall not be disclosed to anyone not a Party to this Agreement, other than legal and accounting professionals who are or may be retained by any of the Parties, and who will also be instructed by the Parties to adhere to the same confidentiality agreement, and except to the extent such disclosure is expressly agreed to in writing by the non-disclosing party or is otherwise required by law or the Court.

12) ELECTRONIC SIGNATURES. 12a) Captured below. *Any signature (including any electronic symbol or process attached to, or associated with, a contract or other record and adopted by a person with the intent to sign, authenticate or accept such contract or record) hereto or to any other certificate, agreement or document related to this transaction (AutoPilot, TapInspect software, enclosed digital PDF document) , and any contract formation or record-keeping through electronic means shall have the same legal validity and enforceability as a manually executed signature or use of a paper-based recordkeeping system to the fullest extent permitted by applicable law, including the Federal Electronic Signatures in Global and National Commerce Act, the Hawaii State Electronic Signatures and Records Act, or any similar state law based on the Uniform Electronic Transactions Act, and the parties hereby waive any objection to the contrary.

13) A digital copy of the INSPECTION SERVICE AGREEMENT IN ITS ENTIRETY was delivered to the provided e-mail address(es) and REQUIRES YOUR ACCEPTANCE / SIGNATURE prior to the release of the

(General Inspection & Property Information, Payment Details continued)

digital PDF inspection report.

PLEASE READ THE INSPECTION SERVICE AGREEMENT IN ITS ENTIRETY AND THOROUGHLY. *The Inspection Service Agreement in its entirety is enclosed in this digital PDF report as the footer the (following the professional service network section) and additional details and information are available online at: www.SignatureInspectionsHawaii.com

I, THE CLIENT(S) AGREE TO THE INSPECTION SERVICE AGREEMENT AND ACKNOWLEDGE WE WILL RECEIVE A COPY OF IT IN ITS ENTIRETY ENCLOSED IN THE DETAILED PDF INSPECTION REPORT PROVIDED BY, Signature Inspections Hawai'i, LLC PROPERTY TYPE, Residential Property, Condominium Number Of Stories, One, + Multi-Level Building

Property Type(s)::
Property Information: Number Of
Stories, Foundation, Basement,
Type, Carport, Garage, etc:
Bedroom(s) / Bath(s)::
Living Sq. Ft.::
Year Built / Remodeled::
Current Property Condition(s)
*According To Listing / Public
Records::
Development / Building Name::
Furnished::
Occupied::
Weather::

1/1
488
1974
Above Average
Waikiki Park Hgts
Yes, Completely Furnished At Time Of Inspection
Not, at time of inspection
Sunny

(General Inspection & Property Information, Payment Details continued)

Utilities On During Inspection:: + Electrical services

Transmitting or distributing electricity, electric lights, current or power over lines, wires or cables., + Water services

All services, including the provision of water intended for human consumption, which provide storage, measurement, treatment or distribution of surface water, ground water or water supplied by City & County Board of Water Supply, or Wastewater collection, storage, measurement, treatment or disposal.

People Present:: Client(s), Buyer's Agent

Animal(s) / Pet(s) Present:: *N/A ~ Not Applicable

Add-On(s): *N/A ~ Not Applicable

H+V+AC (HVAC) Heating, Ventilation, & Air Conditioning System(s)

A professional property inspection is: a non-invasive, limited visual examination of areas which are deemed safely accessible and visible, by the on-site inspector, during the scheduled date and timeframe. For additional information and details, reference the inspection service agreement, enclosed in this digital PDF report following the table of contents.

HVAC System Information

A professional property inspection is: a non-invasive, limited visual examination of areas which are deemed safely accessible and visible, by the on-site inspector, during the scheduled date and timeframe. For additional information and details, reference the inspection service agreement, enclosed in this digital PDF report following the table of contents.

Type of Equipment::

In-Wall / In-Ceiling Central AC System

* Air Handler Unit, (often abbreviated to AHU), is a device used to regulate and circulate air as part of a heating, ventilating, and air-conditioning (HVAC) system. An air handler is usually a large metal box containing a blower, heating or cooling elements, filter racks or chambers, sound attenuators, and dampers. Air handlers usually connect to a ductwork ventilation system that distributes the conditioned air through the building and returns it to the AHU. Sometimes AHUs discharge (supply) and admit (return) air directly to and from the space served without ductwork.

* Air Handler Unit, (often abbreviated to AHU), is a device used to regulate and circulate air

(HVAC System Information continued)

as part of a heating, ventilating, and air-conditioning (HVAC) system. An air handler is usually a large metal box containing a blower, heating or cooling elements, filter racks or chambers, sound attenuators, and dampers. Air handlers usually connect to a ductwork ventilation system that distributes the conditioned air through the building and returns it to the AHU. Sometimes AHUs discharge (supply) and admit (return) air directly to and from the space served without ductwork., *Excluded from this inspection includes the in-wall, in-ceiling, in-Floor, and internal components of HVAC / AC Systems.

THE FOLLOWING IS HIGHLY RECOMMENDED TO BE DONE ASAP: Contact a reputable, licensed, and insured HVAC / AC company to perform a system evaluation and full annual maintenance service; including, the following but not limited to: Extensive Cleaning of the filters, belts, vents, ducts, compressor, condenser, evaporator coils, air handler, and drainage line.

Checking the refrigerant levels and proper flow ratio, load testing the blower motor, further evolution of the wiring / digitize thermostat, (FYI: A motor that is drawing too many amps may be about ready to fail completely.

A thermostat that doesn't engage the unit when it's supposed to could need adjustment or replacing) and examining the drainage lines,

(HVAC System Information continued)

lubricating any ports that may be present, replacing any components that show signs of rust or material decay, etc.

Also suggest for the company to provide a readable digital report of the HVAC / AC results BEFORE CLOSURE ON THE PROPERTY.



Remote / Thermostat:

Analog, *Excluded from this inspection includes the in-wall, in-ceiling, in-Floor, and internal components of HVAC / AC Systems.

*THE FOLLOWING IS HIGHLY RECOMMENDED TO BE DONE: Contact a reputable, licensed, and insured HVAC / AC company to perform a system evaluation and full annual maintenance service; including, the following but not limited to: Extensive Cleaning of the filters, belts, vents, ducts, compressor, condenser, evaporator coils, air handler, and drainage line. Checking the refrigerant levels

(HVAC System Information continued)

and proper flow ratio, load testing the blower motor, further evolution of the wiring / digitize thermostat, (FYI: A motor that is drawing too many amps may be about ready to fail completely. A thermostat that doesn't engage the unit when it's supposed to could need adjustment or replacing) and examining the drainage lines, lubricating any ports that may be present, replacing any components that show signs of rust or material decay, etc.

*Also suggest for the company to provides a readable digital report of the HVAC / AC results BEFORE CLOSURE ON THE PROPERTY.

*For a further evaluation, guidance, proactive maintenance and possible repairs, contact a reputable licensed trade professional.
Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.



Comment 1:

(HVAC System Information continued)

Signs of aged analog / NON-energy efficient thermostat.

Efficient energy use, sometimes simply called energy efficiency, is the goal to reduce the amount of energy (and cost) required to provide products and services.

Location: Multiple areas, General Interior,

Note / Task: First things first, let's define what a smart thermostat is and does. Most of us are familiar with those old non-programmable thermostats many of us still use for controlling our home heating. One step up you find programmable thermostats that can be set to specific schedules so they will start heating your room(s) at the right times and lower temperatures when you are away or asleep. According to a study published in the Journal of Energy Research & Social Science, 42% of homes have a programmable thermostat, and 40% of those are not programmed. This mirrors our experience doing energy audits; most homeowners found programmable thermostats clunky and hard to use.

*Suggest consideration of upgrading / thermostat replacement.

*For a further in-depth technically exhaustive evaluation, and guidance, contact a reputable licensed + certified trade professional.

(HVAC System Information continued)

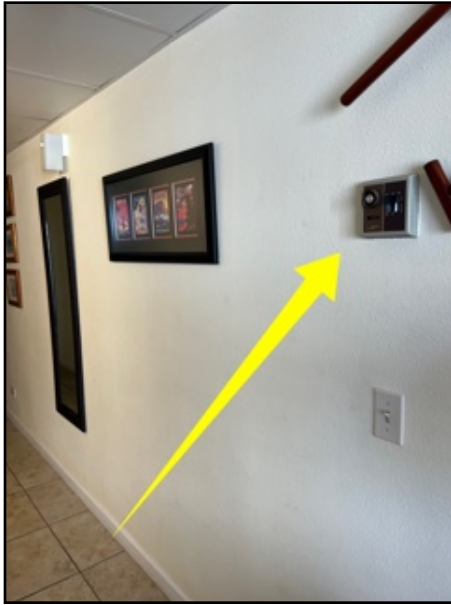


Figure 1-1



Figure 1-2



Figure 1-3

AC Duct & Components:

+ Grate and duct components present / installed.

*Note, this examination is a limited non-invasive visual evaluation to areas which are safely accessible.

*For a further in-depth technically exhaustive evaluation, guidance, and / or proactive maintenance / repairs, contact a reputable

(HVAC System Information continued)

licensed trade professional., *Excluded from this inspection includes the in-wall, in-ceiling, in-Floor, and internal components of HVAC / AC Systems.

***THE FOLLOWING IS HIGHLY RECOMMENDED TO BE DONE:** Contact a reputable, licensed, and insured HVAC / AC company to perform a system evaluation and full annual maintenance service; including, the following but not limited to: Extensive Cleaning of the filters, belts, vents, ducts, compressor, condenser, evaporator coils, air handler, and drainage line. Checking the refrigerant levels and proper flow ratio, load testing the blower motor, further evolution of the wiring / digitize thermostat, (FYI: A motor that is drawing too many amps may be about ready to fail completely. A thermostat that doesn't engage the unit when it's supposed to could need adjustment or replacing) and examining the drainage lines, lubricating any ports that may be present, replacing any components that show signs of rust or material decay, etc.

***Also suggest for the company to provides a readable digital report of the HVAC / AC results BEFORE CLOSURE ON THE PROPERTY.**

***For a further evaluation, guidance, proactive maintenance and possible repairs, contact a reputable licensed trade professional.**

(HVAC System Information continued)



Comment 2:

Signs of debris build-up in AC grate and minor debris in duct.

Location: Multiple areas

Note / Task: Highly suggest an reputable AC technician for full annual maintenance service, duct cleaning and in-depth evaluation due to current conditions.

*For further in-depth technically exhaustive evaluation, and guidance, contact a reputable licensed AC licensed + certified trade professional.



Figure 2-1



Figure 2-2

(HVAC System Information continued)



Figure 2-3



Figure 2-4

Condensate Drainage:

*Unable to verify in-AC unit / in-ceiling / in-wall / in-ground AC line piping materials and / or conditions.

*Excluded from this inspection includes the in-wall, in-ceiling, in-Floor, and internal components of HVAC / AC Systems.

*THE FOLLOWING IS HIGHLY RECOMMENDED TO BE DONE: Contact a reputable, licensed, and insured HVAC / AC company to perform a system evaluation and full annual maintenance service; including, the following but not limited to: Extensive Cleaning of the filters, belts, vents, ducts, compressor, condenser, evaporator coils, air handler, and drainage line. Checking the refrigerant levels and proper flow ratio, load testing the blower motor, further evolution of the wiring / digitize

(HVAC System Information continued)

thermostat, (FYI: A motor that is drawing too many amps may be about ready to fail completely. A thermostat that doesn't engage the unit when it's supposed to could need adjustment or replacing) and examining the drainage lines, lubricating any ports that may be present, replacing any components that show signs of rust or material decay, etc.

*Also suggest for the company to provides a readable digital report of the HVAC / AC results BEFORE CLOSURE ON THE PROPERTY.

*For a further evaluation, guidance, proactive maintenance and possible repairs, contact a reputable licensed trade professional., *For a further in-depth technically exhaustive evaluation, and guidance, contact a reputable licensed trade professional.

AC Temperature Drop:

Satisfactory Condition ~ Adequate Temperature Drop Of 5-15° at Time of Inspection.

*Highly suggest proactive care including but not limited to: immediate full technically exhaustive maintenance evaluation and on-going quarterly / annually AC servicing: internal / external components, condensate line cleaning, compressor, filter replacement, etc...

Exterior, Entry Door(s) & Component(s)

Doorbell / Knocker:

Doorbell

Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.

Entry Door(s), Type(s) & Component(s):

DOOR TYPE, Wood: Solid Core Door(s), DOOR HARDWARE, + Standard hardware: Door knob & locking component, LATCH, + Positive Latch / Door Hardware Latch(es), DOOR HINGE(S), +/- Standard Hinge(s)

Condition: **1 *Satisfactory / Functioning Properly: At the time of inspection the component is functional without observed signs of a substantial defect. Suggest monitoring and typical proactive routine maintenance for optimal functionality purposes.



(Exterior, Entry Door(s) & Component(s) continued)

Entry Door(s) Frame Material(s) & Component(s): DOOR FRAME , + Aluminum, Fiberglass, Metal, etc, + Wood, FRAME HARDWARE, + Strike Plate(s)
Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.



General Interior + Bedroom(s)

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General Area(s) + Bedroom(s): **1 *Satisfactory / Functioning Properly: At the time of inspection the component is functional without observed signs of a substantial defect.

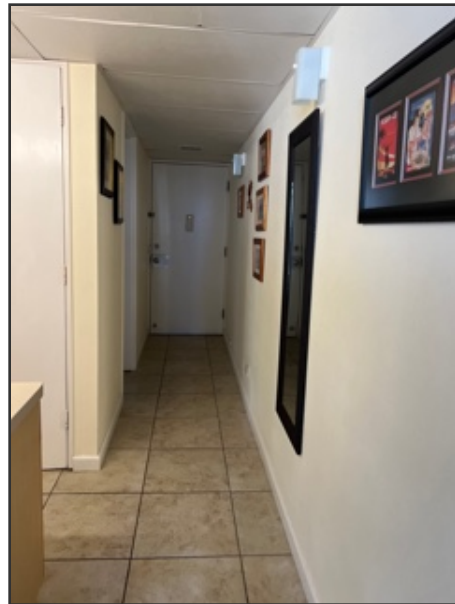
*Suggest monitoring and proactive routine maintenance for optimal functionality purposes.



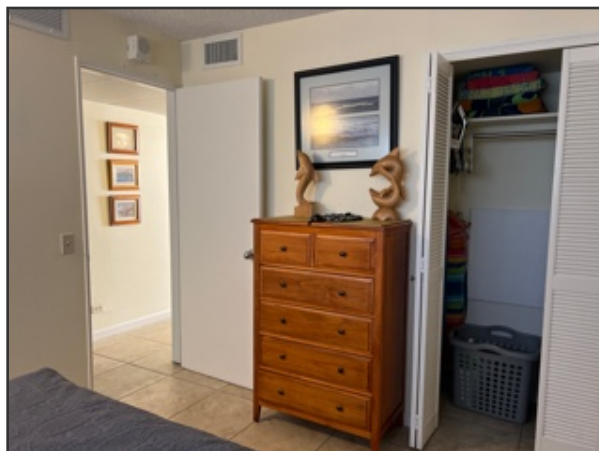
(General Interior + Bedroom(s) continued)



(General Interior + Bedroom(s) continued)



(General Interior + Bedroom(s) continued)



Interior Area(s) + Bedroom(s): DOOR STYLE / TYPE, + Standard Interior Door Door(s), Framing, & Component(s): Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.

General Interior: Insect(s) / Pest(s): *Excluded from this inspection report includes the presence or absence of pests and wood destroying insects.

***THE FOLLOWING IS HIGHLY RECOMMENDED TO BE DONE: Contacting a reputable, licensed, and insured pest(s) / insect(s) company that specializes in identification and extermination of pest(s) / insect(s) with a certified Associate Certified Entomologist (ACE) on staff.**

We also suggest the company provides a readable digital report of the pest / insect identification results BEFORE CLOSURE ON THE PROPERTY.

(General Interior + Bedroom(s) continued)

Ceiling: Concrete, Drop Paneling, + Painted, *(Pre 1980) ~ Popcorn ceiling materials or texture covering possibly contains a percentage of asbestos.

In 1978, the EPA banned spray-applied surfacing materials.

*See National Emission Standards for Hazardous Air Pollutants (NESHAP) at 40 CFR 61, Subpart M are met.

*For Additional Information Visit eHawaii.gov or <https://www.osha.gov/Publications/OSHA3507.pdf>

*For a further in-depth technically exhaustive evaluation, and guidance, contact a reputable licensed trade professional.

Condition: *Reference Above comment(s), remark(s), sectional note(s), etc



Comment 3:

*(1980 / Pre 1980) ~ Popcorn Ceiling materials / texture covering concrete OR drywall. Possible Asbestos, in heavy texture ceiling materials (Pre-1980 build)

Location: Ceiling / Interior

Note / Task: For Additional Information Visit eHawaii.gov or <https://www.osha.gov/Publications/OSHA3507.pdf>

*For a further in-depth technically exhaustive evaluation, and guidance, contact a reputable licensed + certified trade professional.

(General Interior + Bedroom(s) continued)

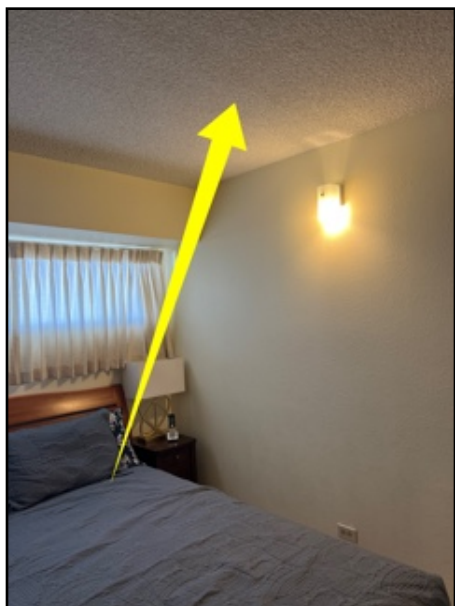


Figure 3-1

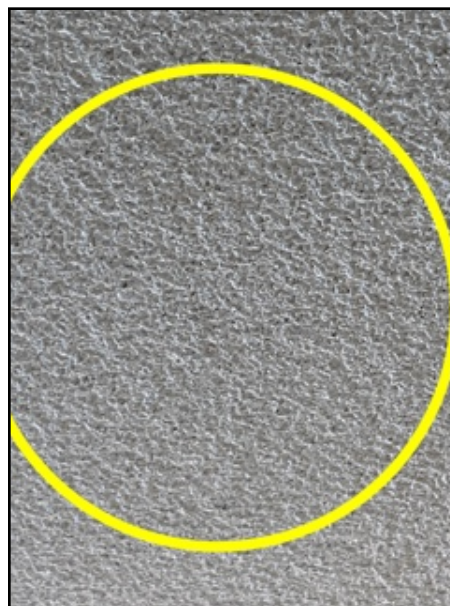


Figure 3-2



Comment 4:

Signs of prior drop ceiling material damages. *Possible AC issue, or access damage

Location: Multiple areas, ceiling

Note / Task: Suggest monitoring or component replacement as desired

For a further in-depth technically exhaustive evaluation and guidance, contact a reputable licensed trade professional.

(General Interior + Bedroom(s) continued)



Figure 4-1



Figure 4-2

Smoke Detectors:

Battery Powered Device ~ Proper installation within 15' proximity/ radius of bedroom(s).

*Suggest Updating / Installation of New Smoke Detector Systems upon occupying property.

*Also suggest replacement of smoke detection system / components every five years as recommended by the National Fire Protection Agency., Smoke Detection System is possibly Hard Wired / Interconnected.

*Proper installation within 15' proximity / radius of bedroom(s).

*Suggest Updating / Installation of New Smoke Detector Systems upon occupying property.

*Also suggest replacement of smoke detection system / components every five years as recommended by

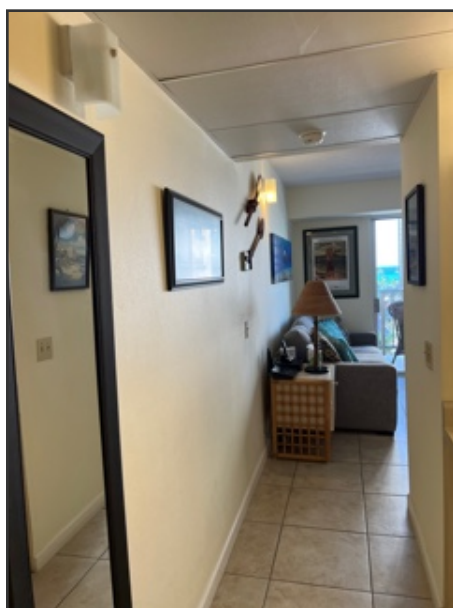
(General Interior + Bedroom(s) continued)

the National Fire Protection Agency., *National Fire Protection Agency (NFPA), Suggests Updating Smoke Detector In Each Designated Area: 1 Per Bedroom, 1 Per Living Area, 1 Per Kitchen Area, etc.

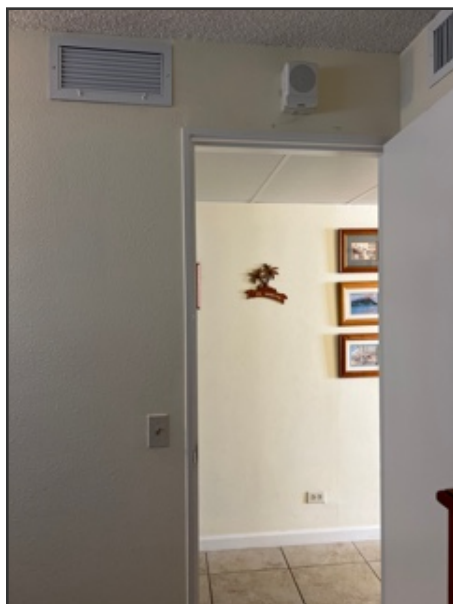
*National Fire Protection Agency (NFPA), strongly Recommends Updating or Replacement of Smoke Detectors Every 5 years for safety and preventative purposes.

*For Additional Information & Guidance Contact Your Local Fire Department.

Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.



(General Interior + Bedroom(s) continued)



Light Switch(es):
Light Switch(es) Operating Wall
Outlet:

Presently installed, + Functional
+/- *Light Switch(es) OPERATE "Wall Outlet"

*A single side or portion of "in-wall outlet(s) / receptacle(s) are powered or operated by a single"light switch" within proximity of the installed in-wall outlet(s) -or- In wall / in ceiling lighting not present at time of inspection. Light switches operate wall or floor outlet requiring lamp lighting component(s).

*Inspectors are NOT always able to verify the switch and outlet(s) electrical connection(s); due to, limited visibility / accessibility of components at time of inspection.

Light Fixture(s):

Presently installed, + Functional
Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.

(General Interior + Bedroom(s) continued)

Outlets / Receptacles:

OUTLET(S) / RECEPTACLE TYPE(S) , Standard Outlet(s) / Receptacle(s), + Wall Outlet(s)

Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.



Walls:

+/- *Limited area / component inspection; due to, accessibility, obstructed viewpoint, etc at time of the inspection., Drywall, Concrete, + Textured (Light to Medium), + Painted

Condition: **1 *Satisfactory / Functioning Properly: At the time of inspection the component is functional without observed signs of a substantial defect. Suggest monitoring and typical proactive routine maintenance for optimal functionality purposes.

(General Interior + Bedroom(s) continued)

Window Types:

HORIZONTAL SLIDER window(s) and component(s)
Horizontal slider windows slides to the left or right.
Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.



Window Component(s) & Latch:

**2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc

Window Frame & Seal Material(s)
Condition(s):

+WINDOW FRAME(S), Aluminum, SURROUNDING MATERIAL(S), + Concrete Block or Poured Concrete, Window Casing / Framing Materials, SEAL(S), - / + Window Frame Seal Materials ~ Marginal
Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.

(General Interior + Bedroom(s) continued)

General Interior Baseboard /
Molding / Trim Materials:

+/- *Limited area / component inspection; due to, accessibility, obstructed viewpoint, etc at time of the inspection., Wood Baseboard / Molding / Trim Material(s)

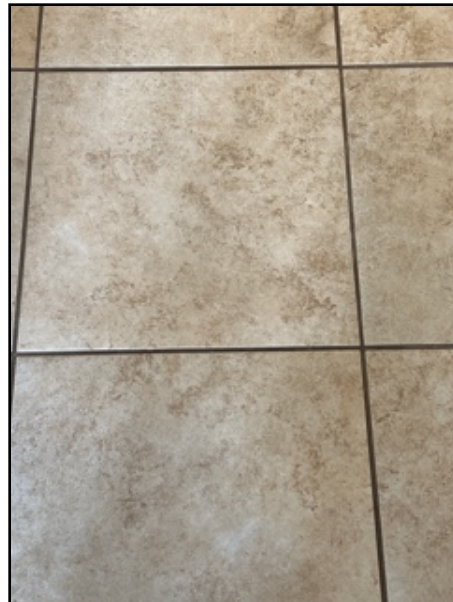
Condition: **1 *Satisfactory / Functioning Properly: At the time of inspection the component is functional without observed signs of a substantial defect. Suggest monitoring and typical proactive routine maintenance for optimal functionality purposes.



(General Interior + Bedroom(s) continued)

Flooring Material(s) + Condition(s): +/- *Limited area / component inspection; due to, accessibility, obstructed viewpoint, etc at time of the inspection., TILE: ceramic, clay, encaustic cement, porcelain, travertine, etc... is durable and versatile. Tiles are easily clean, maintained, resistant to moisture, and damages.

Condition: **1 *Satisfactory / Functioning Properly: At the time of inspection the component is functional without observed signs of a substantial defect. Suggest monitoring and typical proactive routine maintenance for optimal functionality purposes.



Balcony / Deck / Patios / Porch

A professional property inspection is: a non-invasive, limited visual examination of areas which are deemed safely accessible and visible, by the on-site inspector, during the scheduled date and timeframe. For additional information and details, reference the inspection service agreement, enclosed in this digital PDF report following the table of contents.

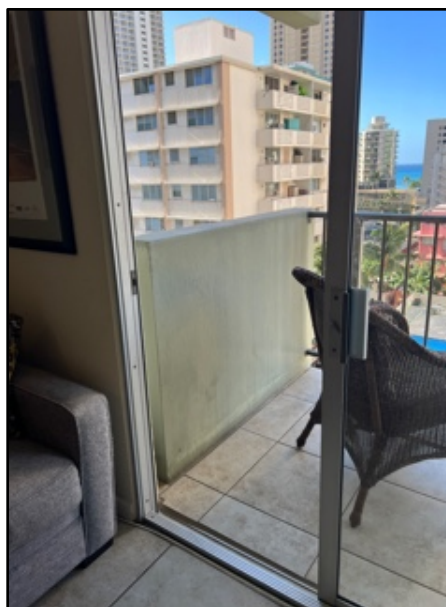
Access Doors / Gates:

- Sliding Glass Door(s), Installed Improperly.

*Note: Manufacturing installation guidelines recommended: Fix window placement on exterior side of sliding glass door.

*For additional remarks, reference "information / deficiency" section for additional information., FRAME TYPE , + Aluminum, Steel / Metal, etc...

Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.



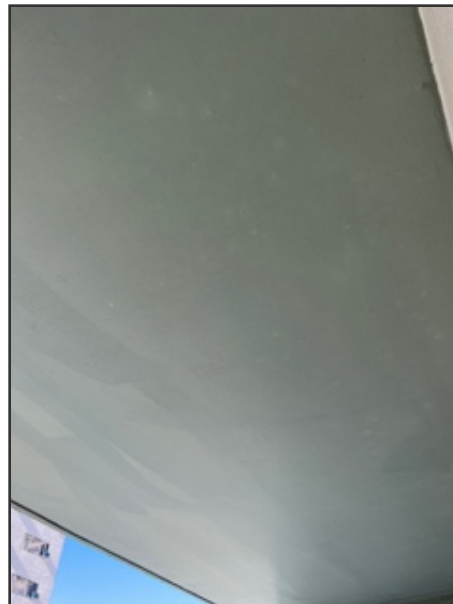
(Balcony / Deck / Patios / Porch continued)



Ceiling:

Concrete, + Painted

Condition: **1 *Satisfactory / Functioning Properly: At the time of inspection the component is functional without observed signs of a substantial defect. Suggest monitoring and typical proactive routine maintenance for optimal functionality purposes.



(Balcony / Deck / Patios / Porch continued)

Railing:

Concrete, Metal: Aluminum, Cast Iron, Steel Tubing, etc, *For all composite, concrete, metal, stone, tile, and wood materials, highly suggest proactive / on-going maintenance. Including but not limited to: application of material sealant to prevent corrosion, erosion, UV damage, and / or material decay.

*For a further in-depth technically exhaustive evaluation, guidance, and proactive maintenance, contact a reputable licensed + certified trade professional., *Note: The International Residential Code (IRC), requires guardrails to be at least 36" in height measured from the deck surface to the top of the rail.

*Handrails are required for stairs and must meet standards as specified by International Residential Code (IRC). The top edge of the handrail must be placed between 34" and 38" above the nosing of the stair treads. Handrail ends must be returned and terminated at rail posts. The handgrips must allow a minimum of 1-1/2" space between the handrail and the guardrail or wall. A variety of gripping surfaces may be acceptable but must meet requirements for gripping surface. Flat 2x4 and 2x6 handrails are not acceptable. A circular cross section of a handrail must have an outside diameter of between 1-1/4" and 2".

*Interior sections of the rail components should not possess any openings large enough to pass a 4" diameter sphere through.

*For a further in-depth technically exhaustive evaluation, information, and guidance, contact your

(Balcony / Deck / Patios / Porch continued)

local building department and / or licensed trade professional.

Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.



(Balcony / Deck / Patios / Porch continued)

Decking / Surface / Structure
Materials:

+/- *Limited inspection; due to, accessibility / viewpoint, items obstructing examination., Tile: Ceramic / Porcelain, *For all composite, concrete, metal, stone, tile, and wood materials, highly suggest proactive / on-going maintenance. Including but not limited to: application of material sealant to prevent corrosion, erosion, UV damage, and / or material decay.

*For a further in-depth technically exhaustive evaluation, guidance, and proactive maintenance, contact a reputable licensed + certified trade professional.

Condition: **1 *Satisfactory / Functioning Properly: At the time of inspection the component is functional without observed signs of a substantial defect. Suggest monitoring and typical proactive routine maintenance for optimal functionality purposes.



(Balcony / Deck / Patios / Porch continued)

Drainage, Grading, Slope, Etc...: + / - Sloped AWAY From The Structure.

*Unable to verify in-ground, in-flooring, in-wall, etc...
functionality, flow ratio, etc... *Beyond the Scope of
National Home Inspection Regulations.*

Bathroom(s)

A professional property inspection is: a non-invasive, limited visual examination of areas which are deemed safely accessible and visible, by the on-site inspector, during the scheduled date and timeframe. For additional information and details, reference the inspection service agreement, enclosed in this digital PDF report following the table of contents.

Bathroom(s)

Location::



+ Hallway



(Bathroom(s) continued)



Door: Entry / Exit & Components:
Door Frame & Component(s):

Ceiling:

DOOR STYLE / TYPE, + Standard Interior Door
DOOR FRAME, + Wood Frame, ADDITIONAL
COMPONENTS, + Door Strike Plate
Drop Paneling

Condition: **2 *Marginal / Functional: At the
time of inspection the component is
functioning but showing signs of aging,
component deterioration, etc. Suggest
proactive routine maintenance for optimal
functionality purposes.

(Bathroom(s) continued)

Ventilation Type:

VENTILATOR(S) / VENTILATION SYSTEM(S) ,
Powered Exhaust Ventilation Component(s)
Condition: **2 *Marginal / Functional: At the
time of inspection the component is
functioning but showing signs of aging,
component deterioration, etc. Suggest
proactive routine maintenance for optimal
functionality purposes.



(Bathroom(s) continued)



Walls:

Drywall, + Textured (Light to Medium), + Painted

Condition: **1 *Satisfactory / Functioning Properly: At the time of inspection the component is functional without observed signs of a substantial defect. Suggest monitoring and typical proactive routine maintenance for optimal functionality purposes.

Light Switch(s):

Presently installed, + Functional

Light Fixtures:

Presently installed, + Functional

Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.

(Bathroom(s) continued)

Outlet(s) / Receptacle(s):

GFCI OUTLET(S), + GFCI Protection Present

GFCI Outlet(s) / Receptacle(s) Or GFCI Breaker(s) Installed., + Functional GFCI Reset / Sensor

Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.



Medicine Cabinet(s):

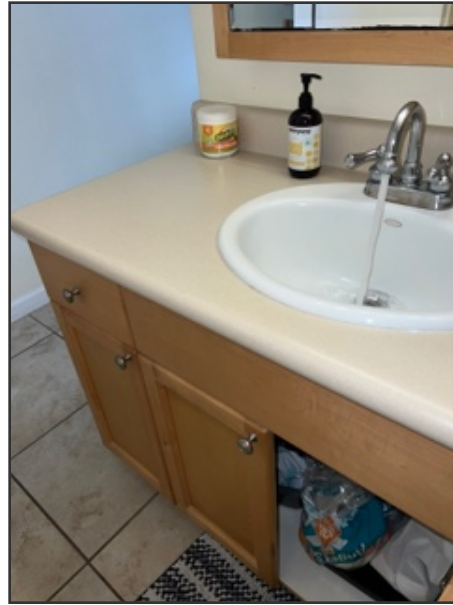
**2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc

*Suggest proactive maintenance or replacement for optimal functionality purposes.

(Bathroom(s) continued)

Vanity / Cabinetry:	Single Vanity Cabinet(s) Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.
Sink(s): Type & Conditions:	Single Sink(s), + CounterTOP Mounted Sink(s) Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.
Faucet(s): Type & Conditions:	+ Installed Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.
Sink(s) Drain(s) + Component(s):	Consistent water flow test + Duration: 6 to 10 minutes plus. + Sufficient drain water flow percentages.

(Bathroom(s) continued)



(Bathroom(s) continued)



Comment 5:
Faucet drain stopper device NOT functional. Sink plunger or stopper NOT operational.

Location: Bathroom

Note / Task: Suggest repair / installation of sink plunger or stopper if desired.

For a further in-depth technically exhaustive evaluation, and guidance, contact a reputable licensed trade professional.



Figure 5-1



Figure 5-2

(Bathroom(s) continued)

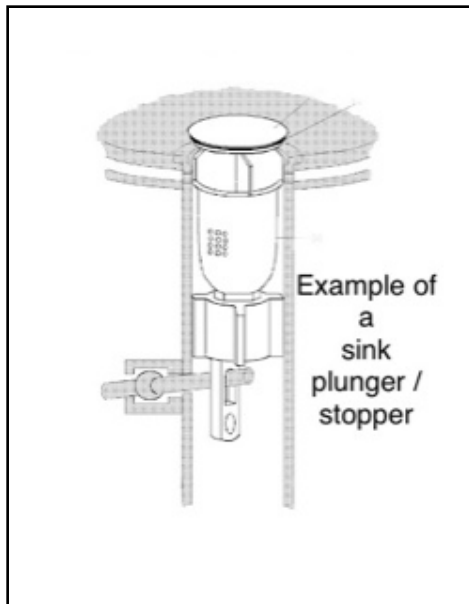


Figure 5-3

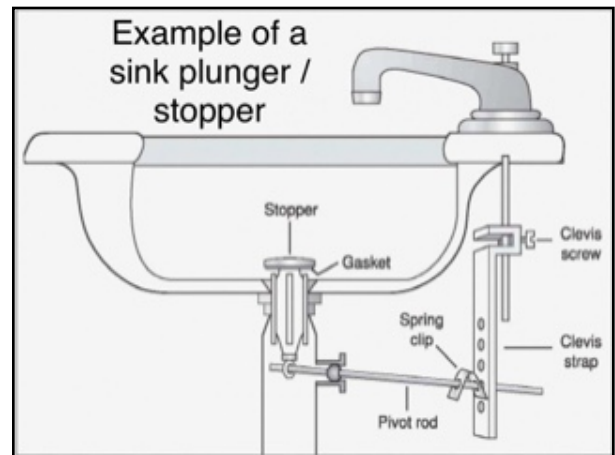


Figure 5-4



Comment 6:

Signs of prior moisture intrusion within proximity of water valve. *No signs of active drips, leaking, etc at the time of inspection

Location: Multiple areas,

Note / Task: Suggest monitoring and consideration of proactive maintenance or component replacement for preventative measures.

For a further in-depth technically exhaustive evaluation and guidance, contact a reputable licensed trade professional.

(Bathroom(s) continued)

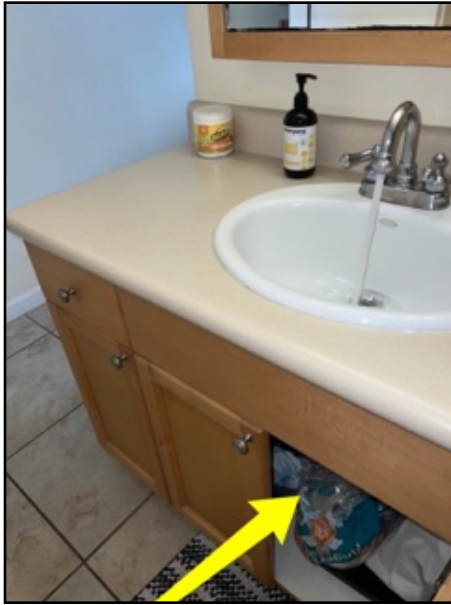


Figure 6-1

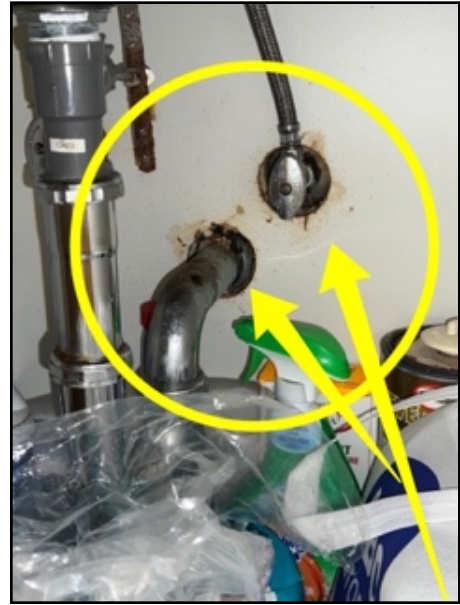


Figure 6-2

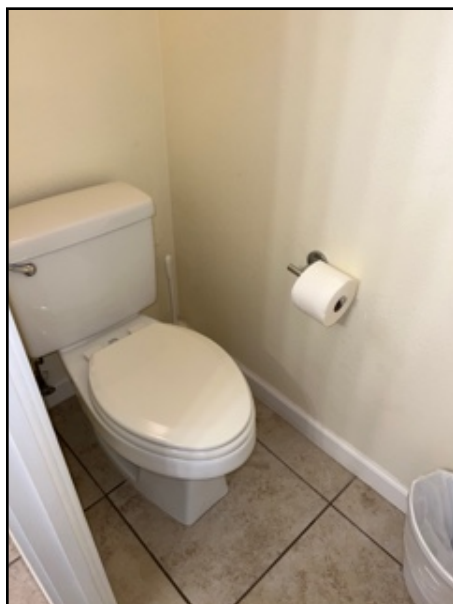
Sink Valve(s): Type & Conditions: GATE VALVE(s), are oval-handled, twist knob valves are among the most commonly used valves in plumbing applications.
Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.

(Bathroom(s) continued)

Toilet: Type & Conditions:

Two-Piece Toilet: Floor Mount, *Note ~ Foam & Wax Ring & Toilet Seals: (1) The foam or wax ring seal keeps water from leaking as it passes from the toilet to the drain pipe. It also seals against foul sewer gas odors. A typical foam or wax seal will often last the life of the toilet, 10 to 30 years, without needing to be changed. (2) If Toilet "rocking" occurs, caused by an unlevel floor, or the toilet not being fully seated on the ring the seal can become non-functional. (3) A new foam or wax ring seal will need to be used every time the toilet is removed and reinstalled.

Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.



(Bathroom(s) continued)

Toilet Tank: Internal Components: + Standard Component(s)
Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.



Comment 7:

Toilet sporadically continued to cycle water when not flushed or in-use.

*Possible signs of internal toilet component deterioration ~ possible: float system, o-ring, seal, flapper, etc.

Location: Bathroom

Note / Task: The most common issue with toilets randomly flushing is that the flapper has become brittle or sediment has formed on the flapper/tank which prevents the flapper making a complete seal. This will allow water to slowly drip from the tank into the bowl. Another common issue is, the adjustable float. A float that's set too low produces a weak flush; if it's set too high, water spills into the toilet overflow tube and the fill valve won't shut off. Sometimes the float system will not shut due to a the failure of an internal component: o-ring, gasket, etc...

*Suggest proactive maintenance / repairs or consideration of component replacement.

*For a further in-depth technically evaluation, and guidance, contact a reputable licensed trade professional.

(Bathroom(s) continued)



Figure 7-1

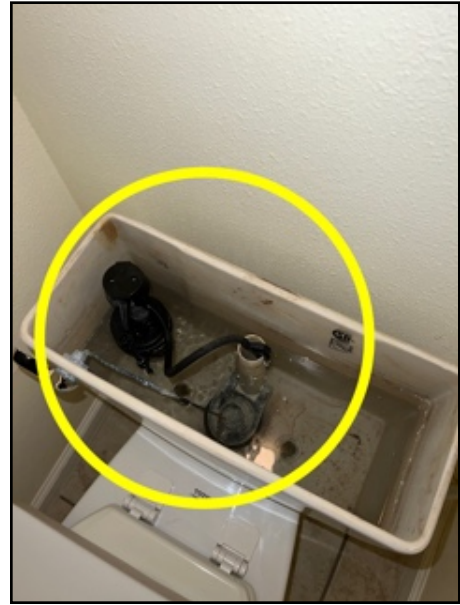


Figure 7-2

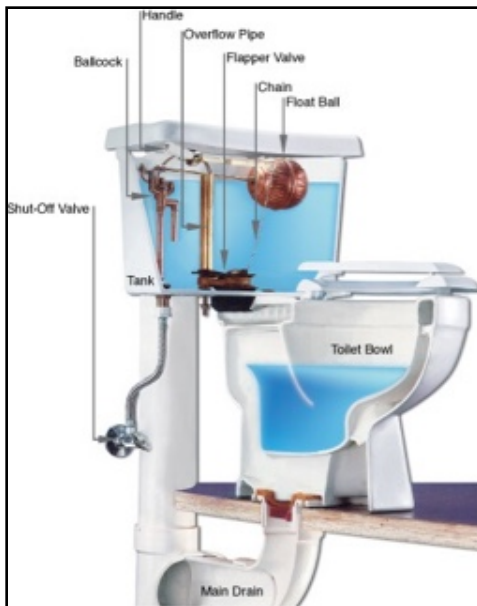


Figure 7-3

(Bathroom(s) continued)

Toilet Valve(s): Type & Conditions: +/- *Limited inspection; due to, accessibility / viewpoint, items obstructing examination., GATE VALVE(s), are oval-handled, twist knob valves are among the most commonly used valves in plumbing applications.
Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.



Comment 8:

Signs of activation / deactivation valve corrosion + limited operation.

Location: Multiple areas, Bathroom + Kitchen

Note / Task: The greenish color generally is corrosion, the whitish (sometimes a cauliflowerish look) is more related to leaking and the calcium and minerals in the water. Corrosion, the process of corroding or deteriorating metal, stone, or other materials.

*Suggest monitoring or consideration of proactive maintenance and component replacement for preventative purposes.

*For a further in-depth technically exhaustive evaluation, and guidance, contact a reputable licensed trade professional.

(Bathroom(s) continued)



Figure 8-1

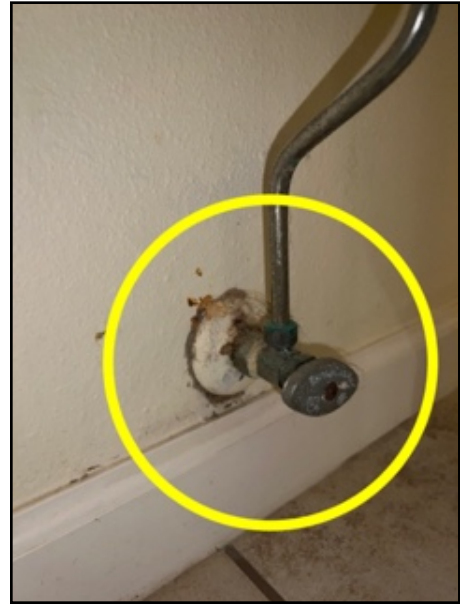


Figure 8-2



Figure 8-3

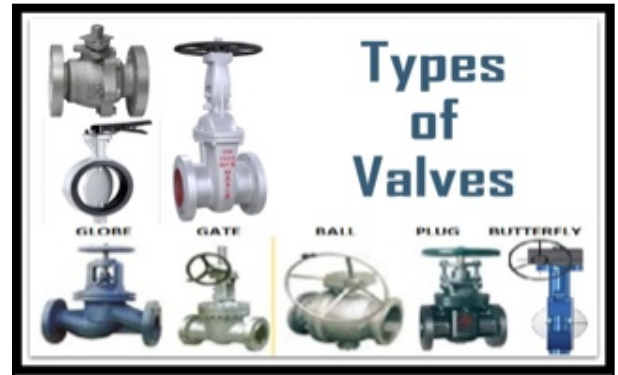


Figure 8-4

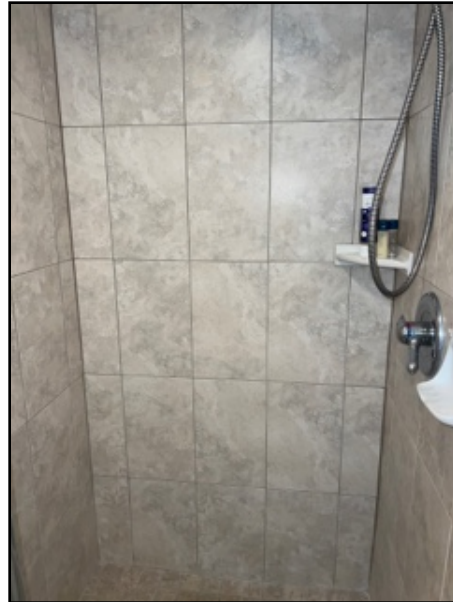
Bath / Shower:

SHOWER, Walk-in Shower

(Bathroom(s) continued)

Tub Surround / Shower Walls:

TILE: ceramic, clay, encaustic cement, porcelain, travertine, etc... is durable and versatile. Tiles are easily clean, maintained, resistant to moisture, and damages.
Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.



(Bathroom(s) continued)



Shower Floor / Pan:

TILE: ceramic, clay, encaustic cement, porcelain, travertine, etc... is durable and versatile. Tiles are easily clean, maintained, resistant to moisture, and damages.
Condition: **1 *Satisfactory / Functioning Properly: At the time of inspection the component is functional without observed signs of a substantial defect. Suggest monitoring and typical proactive routine maintenance for optimal functionality purposes.



(Bathroom(s) continued)

Hot-Cold Water Valves: Bath / Shower:

**2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc.

*Suggest monitoring & proactive routine maintenance for optimal functionality purposes.

*For future maintenance / repairs, contact a reputable licensed + certified trade professional.

Bath / Shower: Drain + Component(s):

Consistent water flow test

+ Duration: 6 to 10 minutes plus.

+ Sufficient drain water flow percentages. , DRAIN SCREEN COMPONENTS, +/- Drain Screen / Strainer installed + ANCHORED / SECURED into place.



(Bathroom(s) continued)

Shower Head: Condition(s):

****1 *Satisfactory / Functioning Properly:** At the time of inspection the component is functional without observed signs of a substantial defect.

***Suggest monitoring and proactive routine maintenance for optimal functionality purposes.**



Bath / Shower: Access Type & Seal **ACCESS TYPE, Hinged Glass Door(s), + positive latch, SEAL, -/+ Seal, marginal / functional**

Baseboards: Type & Conditions: **+/- *Limited area / component inspection; due to, accessibility, obstructed viewpoint, etc at time of the inspection., Wood Baseboard Material(s)**

Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.

(Bathroom(s) continued)

Bathroom Flooring: Type & Conditions:

TILE: ceramic, clay, encaustic cement, porcelain, travertine, etc... is durable and versatile. Tiles are easily clean, maintained, resistant to moisture, and damages.
Condition: **1 *Satisfactory / Functioning Properly: At the time of inspection the component is functional without observed signs of a substantial defect. Suggest monitoring and typical proactive routine maintenance for optimal functionality purposes.

Kitchen

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Location:

*Main Living Floor / Level



Wall(s):

+/- *Limited inspection; due to, accessibility / viewpoint, items obstructing examination., Drywall, + Textured (Light to Medium), + Painted
Condition: **1 *Satisfactory / Functioning Properly: At the time of inspection the component is functional without observed signs of a substantial defect. Suggest monitoring and typical proactive routine maintenance for optimal functionality purposes.

(Kitchen continued)

Cabinets:

Laminated

Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.



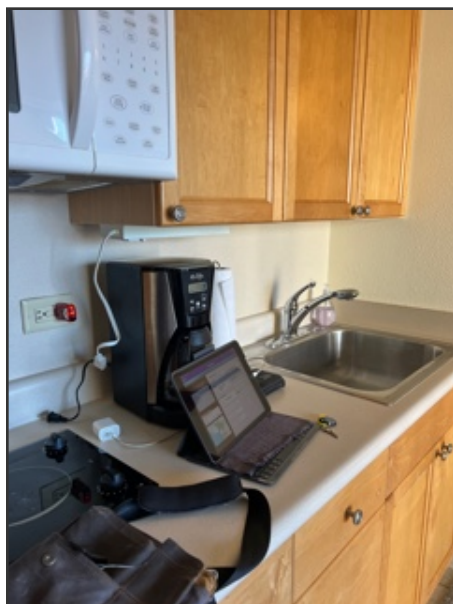
Outlet(s) / Receptacle(s):

GFCI OUTLET(S), + GFCI Protection Present

GFCI Outlet(s) / Receptacle(s) Or GFCI Breaker(s) Installed., + Functional GFCI Reset / Sensor

Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.

(Kitchen continued)



Light Switch(s):

Presently installed, + Functional

Lighting Fixture(s):

Presently installed, + Functional

Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.

(Kitchen continued)



Countertops & Backslash
Material(s):

+/- *Limited area / component inspection; due to, accessibility, obstructed viewpoint, etc at time of the inspection., LAMINATE materials are often associated with FORMICA are made from layers of plastic that are bonded to particleboard or kraft paper to create a strong solid countertop surface. *Note: Susceptible to heat and water damage.

Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.

Sink:

Single Sink(s), - Under Counter Mounted Sink(s), + Stainless Steel

Condition: **1 *Satisfactory / Functioning Properly: At the time of inspection the component is functional without observed signs of a substantial defect. Suggest monitoring and typical proactive routine maintenance for optimal functionality purposes.

(Kitchen continued)

Sink Faucet & Components:

Single Handle, + Sprayer Function

Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.



(Kitchen continued)

Sink(s) Drain(s) + Component(s): Consistent water flow test

+ Duration: 6 to 10 minutes plus.

+ Sufficient drain water flow percentages.

Condition: **1 *Satisfactory / Functioning Properly: At the time of inspection the component is functional without observed signs of a substantial defect.

Suggest monitoring and typical proactive routine maintenance for optimal functionality purposes.



Sink Valves:

GATE VALVE(s), are oval-handled, twist knob valves are among the most commonly used valves in plumbing applications.

Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.

(Kitchen continued)

Water Heater Tank Temperature Assessment / Reading:

Kitchen Faucet: , + Hot water temperature test: adequate.

*Functional / Operational, hot water heater

*Reference visual images below for temperature test results



Flooring:

TILE: ceramic, clay, encaustic cement, porcelain, travertine, etc is durable and versatile. Tiles are easily clean, maintained, resistant to moisture, and damages. Condition: **1 *Satisfactory / Functioning Properly: At the time of inspection the component is functional without observed signs of a substantial defect. Suggest monitoring and typical proactive routine maintenance for optimal functionality purposes.

Kitchen Appliances

Appliances

A professional property inspection is: a non-invasive, limited visual examination of areas which are deemed safely accessible and visible, by the on-site inspector, during the scheduled date and timeframe. For additional information and details, reference the inspection service agreement, enclosed in this digital PDF report following the table of contents.

Built-in: Cooktop(s):

+ No signs of exterior material (Visible Surfaces) rust at time of inspection, + Tested all digital / manual operational functions including: heating elements, light(s), manual / operational components, displays, etc.

*For a further in-depth technically exhaustive evaluation, contact a reputable certified appliance technician

Condition: **1 *Satisfactory / Functioning Properly: At the time of inspection the component is functional without observed signs of a substantial defect. Suggest monitoring and typical proactive routine maintenance for optimal functionality purposes.



(Appliances continued)

Microwave:

* Built-in Microwave, Maytag, VENTING SOURCE, -/+ Venting To Interior, VENTING COMPONENT, + Functional ventilation components , LIGHTING COMPONENT, + Functional microwave light
Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.



(Appliances continued)



Refrigerator: Manufacturer & Condition:

Kenmore, + Refrigerator / freezer ~ tested all digital / manual operational functions including but not limited to: cooling elements, lighting & mechanical components, temperature tests.

Reference attached digital images for additional information.

*For a further in-depth technically exhaustive evaluation, guidance, estimated life expectancies, etc, contact a reputable licensed + certified appliance technician.

Condition: **1 *Satisfactory / Functioning Properly: At the time of inspection the component is functional without observed signs of a substantial defect. Suggest monitoring and typical proactive routine maintenance for optimal functionality purposes.

(Appliances continued)



(Appliances continued)



Refrigerator: Component(s):

*Water & Internal ice making components are NOT presently installed.

*Note: This inspection is a LIMITED VISUAL EXAMINATION and is NOT TECHNICALLY EXHAUSTIVE.

(Appliances continued)

Refrigerator: Seal(s):

A refrigerator gasket, or a refrigerator door seal, is a flexible elastic strip attached to the outer edge of a refrigerator or freezer compartment.

This gasket is designed to form an air-tight seal that serves as a barrier between the cool air inside the appliance and the warmer external environment.

Condition: **2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. Suggest proactive routine maintenance for optimal functionality purposes.

Professional Service Network

Professional Service Network:

Professional Service Network

The Signature Inspections Hawai'i, LLC, Service Network is a resource that does not provide any direct services other than a list of service professionals. We do not generate any revenue or referral fees from those listed as service providers. The information contained on www.signatureinspectionshawaii.com is intended for informational purposes. Always seek a competent professional for answers to your specific questions.

If you wanted to proceed with my consulting services:
Fee \$225

Includes full site visit
projected project phasing
information about GC / Home Builder Permit &
Options

assistance with project timeline creation and
reference to subcontractors / Contractors

I am currently unable to assist at this time. However,
one of the teams below maybe able to provide
excellence assistance.

+ Air Condition Installation

* AC Specialist - Contact: Larry Cayetano - (808)
983-9833

* Pristine Air Conditioning Jason Takaki (808)
995-1936 www.pristineairconditioninghawaii.net

+ Appliance Repair

* Square Repair

Contact: Mike

(Professional Service Network continued)

Phone: (808) 221-1046

Corey's Appliance

Contact: Corey

Phone: (808) 277-5164

+ Arborist (Tree Removal)

* Oahu Tree Works, LLC

Contact: Jon Perry

Phone: (808) 265-7495

Website: <http://www.oahutreeworks.com>

+ Architect

Company: Matsuki Architects

Contact: Jeff Matsuki

Phone: (808) 255-5186

Website: <https://matsukiarchitects.com>

+ Asbestos Removal

* Unitek Insulation, LLC

Phone: (808) 831-3076

Email: info@unitekhawaii.com

Website: www.unitekhawaii.com

* R&D Technologies, Inc

Phone: (808) 833-5665

Email: hi5760@aol.com

Website: rdtechhawaii.com

+ Attorneys

* Bronster Fuichaku Robbins Attorneys At Law

Contact: Sunny Lee

Office: (808) 524-5644

Email: slee@bfrhawaii.com

(Professional Service Network continued)

Website: <http://www.bfrhawaii.com/Attorney/Sunny-S-Lee>

+ Automotive - Exhaust Systems Hawaii (Kailua)

* Exhaust Systems Hawaii (Kailua)

Contact: Roland

Phone: 808-927-5284 / 808-263-8111

Address: 171 Hamakua Drive. Kailua, HI 96734

+ Bee Keeper / Bee Hive Removal

* Leah Drinen

Mobile: (808) 388-3772 (text)

+ Carpet

* Abby Carpet.

Office: (808) 227-0627

Website: <http://honolulu.abbeycarpet.com>

+ Carpentry

* General Carpenter, Kitchen Specialist, Deck, Flooring, Framing, windows, Drywall, etc

Contact: Cromwell Day

Phone: (808) 216-8112

* General Carpenter, Kitchen Specialist

Company: TArnold Custom Craftsman

Contact: Tom Arnold

Phone: (808) 782-7206

* General Carpenter

Company: Apex Builders

Contact: Derek Mienkwic

Phone: (808) 490-5772

(Professional Service Network continued)

+ Candles: Bee's Wax
* Organic, Aromatherapy, etc
Company: Hawai'i Honey Bee
Contact: Leah Drinen
Mobile: (808) 388-3772 (text)

+ Contractors
* Custom High End Carpenter, Tile, Kitchen & Bath
Company: Kimminau Construction
Contact: Arnie Kimminau
Phone: (808) 381-2406

* General Contractor: Wood & Steel Frame, New Build
& Remodels
Company: Steel Frame Home Builders Construction
Contact: Kiha Pimental & Rod Saragoza
Office (808) 845-3196
Email: rod@teamsteelframe.com
Website: www.teamsteelframe.com

* General Contractor: Wood Frame, New Build &
Remodels
Company: Wailehua Construction
Contact: Trenton Wailehua
Cell: (808) 781-4324

* Carpentry, Minor Plumbing & Electrical
Company: Apex Construction & Services
Contact: Derek Mienkwic
Phone: (808) 490-5772

+ Contractors ~ Luxury:
Luxury Custom Homes
Company: Devon Construction

(Professional Service Network continued)

Email: devconpac@gmail.com

Website: www.Devconpac.com

+ Concrete / Mason Professional

* Anything Concrete

Contact: Afia

Phone: (808) 457-8097

+ Cleaners

* Oahu Carpet Cleaning Co.

Contact: Dustin King

Phone: (808) 284-5651

email: dustin@oahucarpetcleaner.com

web: www.oahucarpetcleaner.com

+ Electricians

Electrician (Master Level)

Company: SimTec Electrical

Contact: Doug Sim

Cell: (808) 256-6446

+ Engineering

* Douglas Engineering Pacific, Inc

Contact: Doug Buhr

Phone: (808) 524-2434

Web: www.douglasenginerring.com

+ Handymen

* Carpentry, Minor Plumbing & Electrical

Company: Apex Construction & Services

Contact: Derek Mienkwic

Phone: (808) 490-5772

* Custom High End Carpenter

(Professional Service Network continued)

Company: KM Restoration & Consulting

Contact: Ka'imi Manatad

Phone: (808) 226-7548

* General Carpenter, Kitchen & Bath Specialist

Company: TArnold Custom Craftsman

Contact: Tom Arnold

Phone: (808) 782-7206

+ Health Care

* 'ike

Phone: (808) 942-8108

web: <https://ikehawaii.com>

+ Home Inspectors

* Home Inspections (Buyers, Investors, Sellers & Annual Maintenance Inspections) - Contact: Signature Inspections Hawaii ~ Oahu, Maui, Hawaii Inspection Service

Web: www.SignatureHomeInspectionsHawaii.com

Phone: 808.388.3425

+ Insurance Agents

* Allstate Insurance

Contact: Deanne August email: deanne@allstate.com

web: www.allstate.com

+ Junk Removal

Company: Aloha Junk Man

Contact: Matt Beasley and Luke Trefny

Phone: 808.940.0809

Email: info@alohajunkman.com

Company: 2 Guys & a Truck, LLC

(Professional Service Network continued)

Contact: Richard Shimmon
Phone: (808) 542-5058
Email: hawaiihauling@yahoo.com

+ Landscaping Architectural Firm
* The Mechler Corporation
Phone: (808) 247-3109
Fax: (888) 325-3101
Email: info@mechlercorporation.com
Web: www.mechlercorporation.com

+ Landscaping
* Hapa Landscaping
Phone: (808) 732-4272
Web: HapaLandscaping.com

+ Locksmith
* Ultra Lock & Key
Contact: Shaun
Phone: +1 (808) 675-1522

+ Mold Inspectors
* Aircare Hawaii
Contact: Dustin Salsido
Phone: (808) 593-9600
email: dustin@aircarehawaii.com
web: www.aircarehawaii.com

+Painters
* Painting Oahu
Contact: Benji Barnes
Phone: (808) 476-3586
email: ben@paintingoahu.com

(Professional Service Network continued)

* Aloha Painting
Contact: Kendall Kikuyama
Phone: (808) 594-7817

* Painter
Contact: Lorenzo Johnny
Phone: (808) 381-2354

+ Photographers
* Gabe Cabagbag
Phone: (808) 224-8243
email: gcabagbag@gmail.com

+ Plumbers
* Little-Big Plumbing
Phone: (808) 744.5465
web: www.littlebigplumbing.com

*Three 60 Plumbing & Remodeling
Contact: Josh & Manda
Phone: (808) 501-7447
Three60Remodeling@gmail.com

*Johnson's Plumbing Inc.
Phone: (808) 262-7722

+ Pool Contractor Services
* Aquatic Solutions
Contact: Steve
Phone: (702) 403-5600

+ Pool Maintenance Services
* Pono Pool Services
Contact: Brian Sultzer

(Professional Service Network continued)

Phone: (808)206-6881 [office]

+ Pool Tiling Service

* Artistone Tile

Contact: Warren Hassett

Phone: +1 (808) 368-8899

* Company: Stone & Tile Inventions

Contact: Miro Ouchev

Residential, Commerical, Pools

Ph: 808-200-7483

Email: Miro@stihawaii.com

Web: www.stihawaii.com

+ Power Washing Services

* Oahu Soft Wash

Contact: Ray Soliz

Phone: +1 (719) 433-6357

Web: <https://oahusoftwash.com/pressure-washing/>

+ Property Investors

* Pacific Rim Property Development

Phone: 808.388.3425

+ PV Systems

* Renewable Energy Works

Contact: Thomas Armstead

Phone: 808-457-7079

* SunRun Representative

Contact: Matt HouseHolder

Phone: (808)-294-7085

* SunSpear Energy

(Professional Service Network continued)

Contact: Peter Fletter
Phone: (808)-397-0584
Web: <http://www.SunspearEnergy.com>

+ Rain Gutters
* Rain Systems and Services LLC
Contact: Bj & Cookie
Phone: (808) 261-8679

+ Roofing Companies
* J&K Roofing
Contact: Nino
Phone: (808) 221-5529

* Roofer
Contact: Phil Van
Phone: 1 (808) 255-9035

* Roofer
Contact: Kelii Kenny
Phone: +1 (808) 741-4042

* Aloha Roofing, INC
Phone: (808) 538-7663

* Rainbow Roof
Phone: (808) 842-0488

+SeaWall
Company: Kelikai
Phone: 808-491-6267
Email: info@kelikai.com
Specialty: Seawall design, build & repairs. shoring systems, tiebacks and soil nails, secant / tangent pile

(Professional Service Network continued)

walls.

+ Sewage / Waste Line Scope & Services

* Apex Sewer Scoping & Services

Contact: Derek Mienkwic

Phone: (808) 490-5772

* Little-Big Plumbing

Phone: 808-744-5465

Website: <http://www.littlebigplumbing.com>

*Three 60 Plumbing & Remodeling

Contact: Josh & Manda

Phone: (808) 501-7447

Three60Remodeling@gmail.com

*Johnson's Plumbing Inc.

Phone: (808) 262-7722

+ Solar (PV Panels) Systems

* Renewable Energy Works

Contact: Thomas Armstead

Phone: 808-457-7079

* SunRun Representative

Contact: Matt HouseHolder

Phone: (808)-294-7085

* SunSpear Energy

Contact: Peter Fletter

Phone: (808)-397-0584

Web: <http://www.SunspearEnergy.com>

+ Structural Anchoring / Stabilization:

(Professional Service Network continued)

Foundation Stabilization, Pool Shoring, Retaining
Walls Anchoring, Slab Leveling, Slope Stabilization

Contact: Anchor Systems Hawai'i Main: (808)
262-9002

Email: info@AnchorSystemsHawaii.com

Website: <http://www.anchorssystemshawaii.com>

+Technology

* 'ike Creighton Arita (808) 942-8108

web: <https://ikehawaii.com>

+ Termite Fumigation & Inspectors

* Derek Yoneoka 808-371-1650

+ Tile & Stone

* Paragon Stone & Tile LLC

Contact: Andrew Cascey

Ph: 808-344-6934

Email: paragonstoneandtile@comcast.net

* Stone & Tile Inventions

Contact: Miro Ouchev

Ph: 808-200-7483

Email: Miro@stihawaii.com

Web: www.stihawaii.com

+ Tub Refinishing

* Aloha Tub and Tile

Contact: Mike

Phone: (808) 772-0978

web: alohatubandtileoahu.com

+ Videographer

* Fatlark Productions

(Professional Service Network continued)

Contact: Mark G
Phone: (808) 478-8880
web: www.fatlarkproductions.com

* Cabe Cabagbag
Phone: (808) 224-8243
email: gcabagbag@gmail.com
web: gabecabagbag.com

+ Waste Line Sewer Scope & Services
* Apex Sewer Scoping & Services
Contact: Derek Mienkwic
Phone: (808) 490-5772

* Little-Big Plumbing
Phone: 808-744-5465
Website: <http://www.littlebigplumbing.com>

*Three 60 Plumbing & Remodeling
Contact: Josh & Manda
Phone: (808) 501-7447
Three60Remodeling@gmail.com

*Johnson's Plumbing Inc.
Phone: (808) 262-7722

+ Window Installation & Repair
* KKTF Hawaii
Contact: Kalei Fernandez
(808) 673-3954
email: kalei@kktfhawaii.com
web: www.kktfhawaii.com

+ Window Installation & Repair

(Professional Service Network continued)

* Costal Windows

Phone: 808.676.0529

web: <http://coastalwindows.com>

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If you need anything else's know I am here to assist and serve - aka: please don't hesitate to ask for further help.

Sincerely

Trevor Drinen

808-388-3425

Signature Inspections Hawaii, LLC ~ A Team of Independent Contractors
Oahu | Maui | Kauai | Hawai'i

This Inspection Service Agreement is available and provided to ALL of our clients through the following venues:

(1A) Inspection Service Agreement is included with our pre-inspection e-mail communication (1B) Inspection service agreement is enclosed with EVERY published PDF Inspection Report (1C) out Inspection Service Agreement(s) are accessible at <https://www.signatureinspectionshawaii.com/inspection-service-agreement/>

The Inspection Service Agreement video tutorial or video walkthrough is also available and provided to all of our clients through the following:

(A) <https://www.signatureinspectionshawaii.com/inspection-service-agreement/>

(B) <https://www.signatureinspectionshawaii.com/sample-reports-vreement-tutorial/>

SIH - Inspection Service Agreement Video Tutorial / Walkthrough

(A) YouTube: <https://youtu.be/G40HUIxcnq0>

In consideration of the terms and conditions, Signature Inspections Hawaii, LLC or affiliated Independent Contractor ("IC") agrees to perform a limited non-invasive visual inspection of the above property address (listed on the cover page), providing a full digital PDF Inspection Report to you ("the Client"); regarding, the properties current conditions during the agreed upon and set inspection timeframe. Note, the inspection report is only supplementary to the provided seller's disclosure.

*This digital inspection report IS A LEGAL DOCUMENT, SERVICE CONTRACT and AGREEMENT between YOU ("the Client") (Printed Name & Digital Signature in the "General Section") and Signature Inspections Hawaii, LLC, including any *Independent Contractors ("IC").

PLEASE READ THIS AGREEMENT IN ITS ENTIRETY AND THOROUGHLY.

OUR GOAL: To EQUIP owners, investors, buyers, sellers, and / or tenants with KNOWLEDGE about the property's CURRENT CONDITIONS; so that they can make wise decisions.

A PROFESSIONAL PROPERTY INSPECTION IS: A NON-INVASIVE, LIMITED VISUAL EXAMINATION OF AREAS WHICH ARE VISIBLE AND DEEMED SAFELY ACCESSIBLE, by the on-site inspector, during the scheduled date and time frame.

The inspection report, IS NOT TECHNICALLY EXHAUSTIVE, DOES NOT INCLUDE BUILDING CODE REGULATIONS, IN-GROUND, IN-WALL, CONCEALED, COVERED, OBSTRUCTED, HIDDEN ITEMS, or LATENT DEFECTS.

The report WILL NOT DEAL WITH AESTHETIC CONCERNS, or what could be deemed matters of taste, and / or cosmetic defects, etc.

The report WILL NOT REVEAL EVERY ISSUE THAT EXISTS OR EVER COULD EXIST, BUT ONLY THOSE MATERIAL DEFECTS THAT COULD BE VISUALLY AND SAFELY OBSERVED during the scheduled date and time frame.

*EXCLUDED from this inspection report includes the presence or absence of pests and wood destroying insects. **For additional exclusions PLEASE READ THE attached / embedded INSPECTION SERVICE AGREEMENT IN ITS ENTIRETY AND THOROUGHLY.

An inspection report, is NOT MEANT TO GUARANTEE THE CONDITION OF THE PROPERTY NOR ANY COMPONENTS.

A REPRESENTATIVE NUMBER of switches, lighting fixtures, receptacles, and window mechanism(s) will be examined during the inspection time frame.

THE INSPECTION WILL BE IN ACCORDANCE with the Standards of Practice of the American Society of Home Inspectors® (ASHI®) ashi.com & the International Association of Certified Home Inspectors (InterNACHI) nachi.org. *A copy of the ASHI or InterNACHI Standards of Practice is available to the Client at the following websites: (ASHI®) www.ashi.com and (InterNACHI) www.nachi.org (SignatureInspectionsHawaii,LLC(<https://www.signatureinspectionshawaii.com/our-teams-standards-of-practice-what-an-inspection-is-inclusions-limitations-exceptions-exclusions-etc/>

OUR TEAMS PROFESSIONAL INSPECTOR(S) are: *Nationally Certified by InterNACHI (International Association of Certified Home Inspectors).*Active Affiliate Member(s) of ASHI (American Society of Home Inspectors).

LIMITATION OF LIABILITY SET-FORTH BY THE NATIONAL INSPECTION STANDARDS. The Inspector's total liability in the event of any breach of this contract or of its obligation imposed by law or for any losses, damages, claims or demands arising out of the work in-service perform under this contract, SHALL BE LIMITED SOLELY TO THE COST OF THE INSPECTION.

FULLY INSURED INSPECTOR(S): *Insurance Information - Jerry Hay, Inc *Insurance Provider to Hawaii since 1967. Type of Coverage: (A) E&O Insurance (B) General Liability (C) Personal Injury.

DEFINITION OF CONDITION TERMS:

**1 *Satisfactory / Functioning Properly: At the time of inspection the component is functional without observed signs of a substantial defect. *Suggest monitoring & typical proactive routine maintenance for optimal functionality purposes.

**2 *Marginal / Functional: At the time of inspection the component is functioning but showing signs of aging, component deterioration, etc. *Suggest monitoring & proactive routine maintenance for optimal functionality purposes. *For proactive maintenance and repairs, contact a reputable licensed + certified trade professional.

**3 Significantly Deficient / Near the End of Service Life Expectancy: At the time of inspection the component shows signs of limited functionality. *Suggest further evaluation, and guidance, contact a reputable licensed + certified trade professional.

**4 *Not-Functional / Repair or Replace: At the time of inspection the component does not function as intended or presents a safety concern. *Suggest further evaluation, guidance, or consideration of replacement, contact a reputable licensed + certified trade professional.

**5 *Further Evaluation: This component requires further technical or invasive evaluation by qualified licensed + certified professional tradesman or service technician.

TWO PRIMARY CATEGORIES used in this report are:

(A) *BODY OF THE REPORT / INFORMATIONAL section. Knowledge communicated or received concerning a particular fact, circumstance, or current visual conditions of the

property. *This includes and is not limited to: ongoing maintenance items, material wear and tear is damage that naturally and inevitably occurs as a result of normal wear or aging, etc

(B) *REPORT SUMMARY / DEFICIENCIES section. The state of being deficient; lack; incompleteness; insufficiency, damaged, or deficit.

*PLEASE NOTE: It's NOT UNCOMMON FOR CONDITIONS TO CHANGE AFTER the date / time of the completed inspection.

Within the inspection service agreement you will find an ACKNOWLEDGMENT OF RISK, WAIVER, AND RELEASE regarding: (1) Health and Safety, (2) Property Photography (3) Videography, etc...

CONFIDENTIALLY, The Parties agree that the terms of this Agreement shall remain confidential and shall not be disclosed to anyone not a Party to this Agreement, other than legal and accounting professionals who are or may be retained by any of the Parties, and who will also be instructed by the Parties to adhere to the same confidentiality agreement, and except to the extent such disclosure is expressly agreed to in writing by the non-disclosing party or is otherwise required by law or the Court.

*Additional aspects and components of this AGREEMENT are:

+ Absentee clients: *If the client(s) selects to NOT attend the inspection summary in person. *Inspection Service Agreement is then entered between both parties remotely. The client acknowledges and accepts the terms of the Inspection Service Agreement in its entirety by the following action(s): (1) accepting the inspection time / date (2) accepting / processing payment, (3) receiving / viewing the detailed inspection report documentation.

+ Amendment of the report: The inspector/ inspection company reserves the right to amend, modify or update the inspection report to further explain and /or clarify information. The inspector/ inspection company reserves the right to amend, modify or update the inspection report to further explain and / or clarify information and findings in the report for up to 144 hours after the inspection.

+ Attorney's Fees, Claims / Legal action, Choice of law and forum, Severability: In the

event that any person brings a suit in any civil court alleging claims arising out of this agreement or the services performed here under, the customer agrees to pay to the inspector all litigation and expert costs, expenses, and attorneys' fees incurred by the inspector, his agents, employees, insurer in defense of such a suit. This duty to defend the Inspector shall arise at the inception of any litigation bringing forth or sounding legal claims or factual allegations regarding allegedly deficient inspection, respectively, against Inspector. Inspector's tender of defense is not required for this duty to defend Inspector to arise. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery, in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim. In any action against us or, you waive trial by jury. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this. Client and Inspector agree that this contract is governed by the laws of the State of Hawaii, and further agree to litigate any and all disputes arising from this agreement in the state courts in Oahu, in the State of Hawaii. In the event that the Client claims damages against the Inspector and does not prove those damages, the Client shall pay all legal fees, legal expenses and costs incurred by the Inspector in defense of the claim.

+ Binding on successors: this Agreement and the covenants and conditions contained herein shall apply to, and be binding upon or inure to, the administrators, executors, legal representatives, heirs, assignees, successors, agents and assigns of the Parties hereto.

+ Cancellation policy: *If the inspection is canceled within 24 hours prior to the scheduled appointment, a cancellation fee of \$125.00 (+GE tax) may be applied.

+ Client involvement, the Client is encouraged, at their own risk, to participate in the visual inspection process and accepts responsibility for the consequences of electing not to do so. The inspection process is a two part system: the verbal survey and the report. As such, this report is not transferable to third parties as it will not clearly convey the information herein. This report is prepared by inspector at your request, on your behalf, and for your

use and benefit only; this report and any memoranda or information provided to you pursuant to this inspection agreement are not to be used, in whole or in part, or released to any other person without inspector's prior written permission. Client hereby agrees to indemnify, defend and hold harmless inspector and SignatureInspectionsHawaii LLC. If, through the unauthorized distribution of this report, any third party brings a claim against the inspector or SignatureInspectionsHawaii LLC. Relating to the inspection or inspection report.

+ Counterparts: this Agreement may be executed in multiple counterparts, each of which shall be deemed an original Agreement, and all of which shall constitute one agreement to be effective as of the Effective Date. E-mail, PDF's, photocopies, facsimile copies, etc of executed copies of this Agreement may be treated as an original.

+ *DUTY TO DEFEND, INDEMNIFY, AND HOLD HARMLESS* To the fullest extent permitted by law, the client shall defend, indemnify and hold harmless any Inspector(s), any consultant(s), representative(s), agent(s) and employee(s), from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the inspection, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property , but only to the extent caused by the negligent acts or omissions of the Inspector, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. This duty to defend and indemnify the Inspector shall arise at the inception of any litigation bringing forth or sounding legal claims or factual allegations regarding allegedly deficient inspection, respectively, against Inspector. Inspector's tender of defense is not required.

*Recapitulate, UNDERSIGNED hereby agrees to DEFEND, INDEMNIFY AND HOLD HARMLESS, to the fullest extent permitted by law, the RELEASEES from losses, liabilities, obligations, claims, damages, settlements, injunctions, suits, actions, proceedings, demands, charges, fines, penalties, costs and expenses of every kind and nature, including reasonable fees, expenses and disbursements of attorneys, accountants and other professionals imposed upon, asserted against or incurred by any RELEASEE in connection with, arising out of or relating to (i) any Released Claim or (ii) the UNDERSIGNED's Activities, in each of (i) and (ii), whether caused by the ordinary negligence of the RELEASEES or otherwise and including and/or arising out of UNDERSIGNED's improper and/or tortious conduct in connection therewith.

+ Entire agreement: This Agreement contains the entire understanding and agreement between the Parties hereto with respect to the matters referred to herein. No other representations, covenants, undertakings or other prior or contemporaneous agreements, oral or written, respecting such matters, which are not specifically incorporated herein, shall be deemed in any way to exist or bind any of the Parties hereto. The Parties hereto acknowledge that each Party has not executed this Agreement in reliance on any such promise, representation or warranty

+ELECTRONIC SIGNATURES. Captured below. *Any signature (including any electronic symbol or process attached to, or associated with, a contract or other record and adopted by a person with the intent to sign, authenticate or accept such contract or record) hereto or to any other certificate, agreement or document related to this transaction (AutoPilot, TapInspect software, enclosed digital PDF document) , and any contract formation or record-keeping through electronic means shall have the same legal validity and enforceability as a manually executed signature or use of a paper-based record-keeping system to the fullest extent permitted by applicable law, including the Federal Electronic Signatures in Global and National Commerce Act, the Hawaii State Electronic Signatures and Records Act, or any similar state law based on the Uniform Electronic Transactions Act, and the parties hereby waive any objection to the contrary.

+ Escrow payment and canceled escrow terms: Escrow Payment terms are net thirty to sixty (30-60) days from date of the digital inspection report and submitted invoice to the appointed escrow company / officer. *If for any reason the (client) decides not proceed or to cancels the escrow process, the payment falls under a "Payment Obligation" which is legally binding by this sales contract and / or inspection service agreement. *Payment Obligation means the contractual irrevocable obligations for you ("the client") to pay Signature Inspections Hawai'i, LLC for the services rendered.

+*EXCLUDED from this inspection report includes the presence or absence of pests and wood destroying insects.

+ Exclusions, inclusions, latent and future defects, limitations: Inspector will not conduct geological tests; nor inspect in-ground, in-wall, concealed, hidden components, or inaccessible or concealed areas of the Property; will not enter areas that are deemed a safety concern or dangerous areas of the Property; will not inspect for environmental concerns such as hazardous substances or gasses, including but not limited to, radon gas, asbestos, formaldehyde; or for pests such as wood destroying organisms, insects,

rodents; fungus including but not limited to mold and mildew unless the inspector is qualified to do so and the client specifically requests the service for an additional fee. The condition of certain systems, components and equipment will be randomly sampled by the Inspector. Examples include, but may not be restricted to, window/door operation, electrical receptacles, switches and lights, cabinets, mortar, masonry, paint and caulking integrity, roof covering materials, and examination of interior and exterior surfaces for signs of moisture ingress. The inspection excludes defects such as cracking, leaking, surface discolorations, or landslides resulting from hidden defects, including but not limited to, water leaks, land subsidence, subterranean water, or other geological problems. The inspection also excludes merely cosmetic features, including but not limited to, paint, wall coverings, carpeting, floorings, curtains, awnings, paneling, lawn, and shrubs. The Inspector is not required to determine property boundary lines or encroachments. Inspections are done in accordance with the ASHI Standards of Practice, are visual, and are not technically exhaustive. The following items are specifically excluded from the inspection: water softening systems, security systems, telephone and cable TV cables, timing systems, underground or concealed pipes, sewer lines, septic systems, water supply lines, gas lines, electrical lines and circuits, central vacuum systems, central air conditioning components or any component which by the nature of their location are concealed or otherwise difficult to inspect or which the Inspector cannot visually examine. Excluded is the assurance of a dry basement or crawl space; also excluded is the assurance that double and triple pane glazing seals in windows are intact. Inspector will not dismantle any component or system; full evaluation of the integrity of AC compressors, handlers, and ducting requires dismantling is beyond the scope of a visual inspection.

+ General conditions: NO Warranty or Guarantee: The Inspection and the Report are not intended; nor shall they be used or treated by the Client or anyone else, as a guarantee or warranty expressed or implied, regarding the adequacy, performance or condition of any aspect of the Residence. The Client acknowledges and agrees that the Company is not an insurer of any inspected or non-inspected conditions at the Residence. The Client acknowledges that the Company has explained that home warranty plans are available which offer valuable protection against certain unforeseen repair expenses.

+ Limits of liability: the Client agrees that the limit of liability is the cost of the inspection, and is unrelated to the costs of repairing or correcting any defects in the subject property. The Inspection Company assumes no liability for the cost of repairing or replacing any reported or unreported defect or deficiency in the Residence, either current or arising in

the future, or for any property damage, consequential damage, or bodily injury of any nature. The Inspection and Report are conducted and prepared for the sole, confidential and exclusive use of the Client. Consequential and third party damages are excluded; and the client indemnifies the company from all such claims. Even though the report may have been a material factor in the client's decision to purchase the residence, the client agrees that should the company be found liable for any loss or damages resulting from a failure to perform any of the company's obligations, including but not limited to negligence, breach of contract, or any other legal theory or cause of action, the liability of the company SHALL BE LIMITED SOLELY TO THE COST OF THE INSPECTION or limited to liquidated damages in an amount not greater than 1.5 times the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that this liquidated damages is not a penalty, but that we intend it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed-upon fee. If you wish to eliminate this liquidated damages provision, we are willing to perform the inspection for an increased fee of \$_____, payable in advance. Customer agrees and understands that, for the purposes of this inspection, the Inspector is acting as a State of Hawaii Licensed building / home Inspector and not as a professional engineer, plumber, electrician, HVAC Tech, roofer, or other specialized contractor. The Inspector will be held to the standard of a Home Inspector and not to the standard of care of any of the above referenced specialized contractors or engineers for the purposes of the subject property. Inspector will make recommendations to the customer to engage the services of any of the above referenced specialized contractors or engineers for the purposes of the subject property if deemed necessary by the Inspector.

+ Modification: This Agreement shall not be modified by any Party by oral representation made before or after the execution of this Agreement. All modifications must be in writing and signed by the Party to be charged therewith.

+ No recordings (audio / video) without permission: the inspector has the right to prohibit audio and video recordings of the inspection.

+ No third party beneficiaries: This report is for the sole and exclusive use of the client for whom it was exclusively prepared. Neither the inspector nor the inspection company shall have any liability whatsoever to any third party using or relying on its contents. The customer agrees to defend, indemnify and hold the inspector and the inspection company

harmless from any claims resulting from another person relying on the report. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so. This Agreement CAN NOT be reassigned.

+ Not liable for past, present or future repairs: neither the inspector, Independent Contractors ("IC's"), nor the company, affiliates, agents, principals or employees shall be liable for any repairs or replacement of any component, system, structure or the property or the contents therein, either during or after the inspection.

+ Payments and fees: The Client has indicated his / her agreement / compliance to pay the current market inspections fee. Payment options: All major credit cards, debit, or cash.*Business and personal checks are NOT accepted at this time. DELINQUENT PAYMENTS PENALTIES, ADDITIONAL FEES and GRACE PERIOD, If payment is not received within the 14 day grace period after the completed date of inspection, there will be a late payment penalty in the amount of \$75.00, and will accrue interest at the rate 1.5% monthly (18% per annum) from the date of delinquency until paid.

+ Photography, videography release: Signature Inspection Hawaii, LLC and all affiliated independent contractors "IC's" have been granted and authorized permission, the right to take, edit, alter, copy, exhibit, publish, distribute and make use of any and all pictures or video taken of the above state property to be used in/and/or for legally promotional materials including: but not limited to, newsletters, flyers, posters, brochures, advertisements, annual reports, press kits and submissions to journalist, websites, social networking sites, and other print and digital communications, without payment or any other consideration. This authorization extends to all languages, media, formats and markets now known or hereafter devised. I release, Signature Inspections Hawaii, LLC, form all liability, petitions, and causes of action which I, my heirs, representatives, executors, administrators, or any other person may take while acting on my behalf or on behalf of my estate.

+ Prorated, show-up fees and the right to refuse or discontinue service: The inspector has the right to stop the inspection at any time for cause. Any fee paid may be prorated for return. Shall the inspector show up for a scheduled inspection and for any reason beyond his control, the inspector cannot complete the home inspection, a "show up fee" of one half of the inspection fee shall be billed and payable in addition to the standard inspection fee.

+ Professional Expert Witness Services: Federal and state courts permit expert witnesses to testify during cases in order to assist the judge and / or jury in reaching a decision. The expert witness clarifies, explains, and provides opinions on complex matters.

+ Re-inspection, the re-inspection is subject to the terms of this Agreement.

+ Standards of practice, visit the following website:

www.SignatureInspectionsHawaii.com OR

<https://www.signatureinspectionshawaii.com/our-teams-standards-of-practice-what-an-inspection-is-inclusions-limitations-exceptions-exclusions-etc/>

+ Third party provider, SignatureInspectionsHawaii LLC. may have an affiliation with third-party service providers ("TPSP") in order to offer value-added services to clients. Signature Inspections Hawaii, LLC. and the inspector may receive compensation for such services. Signature Inspections Hawaii, LLC. may also arrange for these TPSPs to send literature or make post-inspection contact with the client. By executing this agreement, the client expressly consents to the disclosure of client's personal contact information to Signature Inspections Hawaii, LLC. and TPSPs. If client does not wish to receive literature from or be contacted by TPSPs, client shall simply notify the inspector.

If you would like a printed version of this Agreement before signing it, you may download one on our website or request one by emailing us.

*The inspection report is a limited visual documented report of the properties conditions during the permitted inspection timeframe. It's NOT UNCOMMON FOR CONDITIONS TO CHANGE AFTER the date / time of the completed inspection.

For additional information including but not limited to, inspection inclusions, limitations, exceptions, exclusions, etc visit the following website:

www.SignatureInspectionsHawaii.com OR

<https://www.signatureinspectionshawaii.com/our-teams-standards-of-practice-what-an-inspection-is-inclusions-limitations-exceptions-exclusions-etc/>

****THE CLIENT(S) HAS CAREFULLY READ THE FOREGOING, AGREE TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT IN PDF FORMAT ALONG**

WITH A DETAILED INSPECTION REPORT.

*I, the CLIENT(S), or an approved / authorized representative(s) are recorded within the report.

**I, the client(s) or an approved client representative's (Authorized Signatory) "Signature" is enclosed on Digital Inspection PDF Report, acting as a legally binding agreement between the parties mentioned above.

**By submitting payment (debit, credit card, check, cryptocurrency, etc) to Signature Inspections Hawaii, LLC, or by accessing, acquiring, or downloading the detailed PDF inspection report, or signing below (reference client(s) printed name for readability), I, THE CLIENT(S), or a approved client representative's, acknowledge I've been provided a digital copy and agree to Signature Inspections Hawaii, LLC, inspection service agreement in its entirety; henceforth, acting as a legally binding agreement between the parties mentioned above.

The copyright of the Inspection Report shall remain with the Company, Signature Inspections Hawaii, LLC or an affiliated Independent Contractor ("IC").