



1234 Kahumanu Ave, Puna Kai Unit 261, Paradise, HI 96700

Inspection prepared for: Sample Report

Real Estate Agent: Don Corleone - La Familia Realty

Date of Inspection: 2/9/2016 Time: 9:30 AM

Inspector: Michael J Lagana

License # NACHI13121220

Kapaa, HI 96746

Email: mike@khis.us

www.khis.us

EXECUTIVE SUMMARY

DECK/LANAI 2:		
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INTERIOR STRUCTURE:		
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Page 9	Doors to Exterior:	<ul style="list-style-type: none"> • Loose handle at living room sliding glass door to lanai.
Page 9	Interior Doors:	<ul style="list-style-type: none"> • Master bathroom louvered doors knobs hit drywall, no door stops. • Mirrored bi-fold doors drag on floor. Difficult to operate.
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ELECTRICAL:		
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KAUAI

HOME INSPECTION SERVICES

Dear Sample

Per your request, I performed a home inspection on the residence located at 1234 Kahumanu Ave Paradise HI 96700 on 2/9/2016.

The following designations will be applied to the various issues that have been discovered in this inspection:

1. Health and Safety Issues:

This category indicates immediate repair work is needed to ensure the safety of the occupants.

Example: Rotten wooden deck handrail or missing smoke detectors.

Immediate attention from a licensed professional is recommended.

2. Serious Issues:

This category indicates that repairs must be made to prevent further damage or create a health and safety hazard.

Example: A roof leak or evidence of termite activity.

Contacting a licensed professional to evaluate and repair is recommended.

3. Intermediate Issues:

This category indicates moderate defects and damages or conditions exist that may lead to future damage if not addressed.

Example: Improperly sealed plumbing fixtures or chipping paint on exterior wood surfaces.

4. Cosmetic issues:

This category indicates a visual or structural defect that is not likely to cause further damage.

Example: Minor cracks (less than 1/4" in width) in a garage slab or imperfections on wall surfaces.

Please Note: Photos follow the description. Photos that go with descriptions may be on the page below.

INSPECTION DETAILS:

Description:

- The home was vacant and furnished.
- Due to furnishings and/or personal belongings, not all areas or components were accessible or visible.
- 1 health and safety issue(s) and 2 serious issue(s) were observed.
- If you have any questions regarding this report, please feel free to email me at mike@khis.us or call me at 808 639-8664
Mike Lagana - Kauai Home Inspection Services

• STATEMENT OF LIMITATIONS AND NON-WARRANTY

The scope of the inspection and report is based upon the visual observations of the inspector and is limited to the areas of the subject property that are readily and safely accessible. The inspection is not to be interpreted in any way to be a warranty or guarantee of the condition or suitability of the subject property and/or structures. Any area which is not exposed to view, is concealed or obstructed is not included in this inspection. The inspection is not to be considered technically exhaustive. Kauai Home Inspection Services (KHIS) shall not be liable or responsible for any loss and/or damage or claims made to the subject property, nor liable for any defects, damage or latent defect found or not found by the Inspector.

- See the last section of the report for a detailed list of issues discovered during the inspection.

DECK/LANAI 1:

Deck/Lanai Description:

Description:

- Living room lanai.

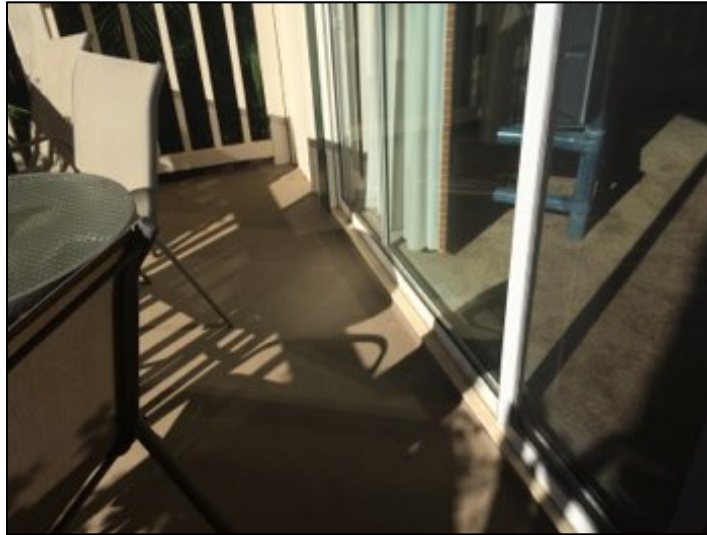
Deck Surface:

Description:

- Waterproof material over plywood.

Observations:

- No significant defects or damages observed.



Deck Handrail:

Description:

- Wood safety rail components.

Observations:

- Safety rail components are properly installed and functional.



DECK/LANAI 2:

Deck/Lanai Description:

Description:

- Lanai off of master bedroom.

Deck Surface:

Description:

- Waterproof material over plywood.

Observations:

- Damaged waterproof covering at master bedroom lanai. Contact the HOA to evaluate.



Damaged waterproof deck coating at master bedroom lanai.

Deck Handrail:

Description:

- Wood safety rail components.

Observations:

- Safety rail components are properly installed and functional.



INTERIOR STRUCTURE:

Flooring:

Description:

- Flooring consist of ceramic tile and carpet.

Observations:

- No significant defects or damages were observed.



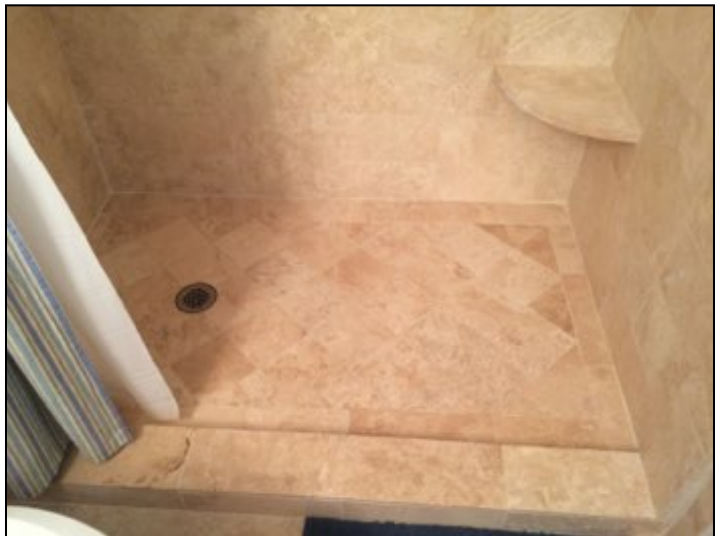
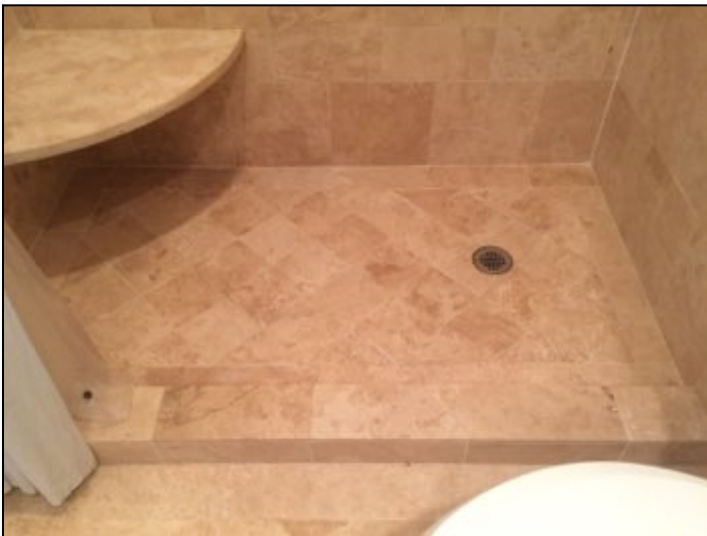
Shower Floors:

Materials:Description:

- Shower floor consist of natural stone.

Observations:

- All surfaces appear to be properly sealed and functional.
- No significant defects or damage was observed.



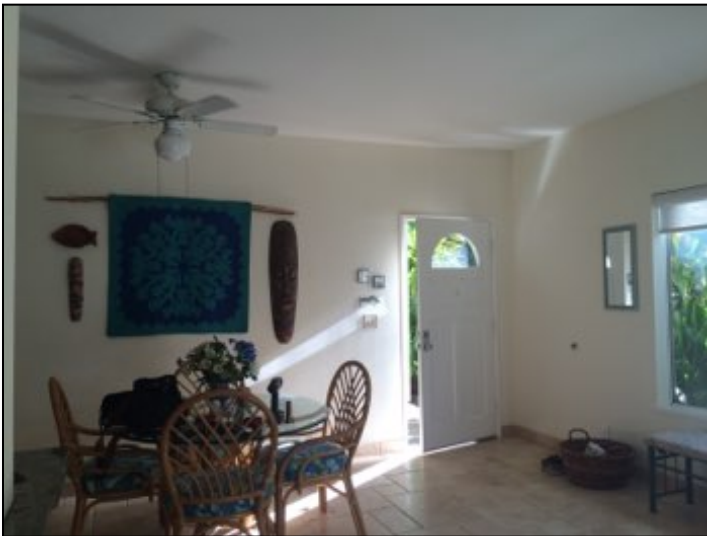
Walls:

Description:

- Interior walls consist of drywall.

Observations:

- Minor cosmetic defects and damages observed.



Minor drywall damage at living room lanai.

Bathtub and Shower Walls:

Description:

- Shower and tub enclosures consist of natural stone tiles.

Observations:

- Missing grout under master bathroom seat at shower. No other defects observed.



Master bath.



Hall bathroom.



Missing grout under seat at master bathroom shower.

Ceilings:

Description:

- Ceilings consist of drywall.

Observations:

- Minor cosmetic defects or damages were observed.



Master bedroom ceiling defect.

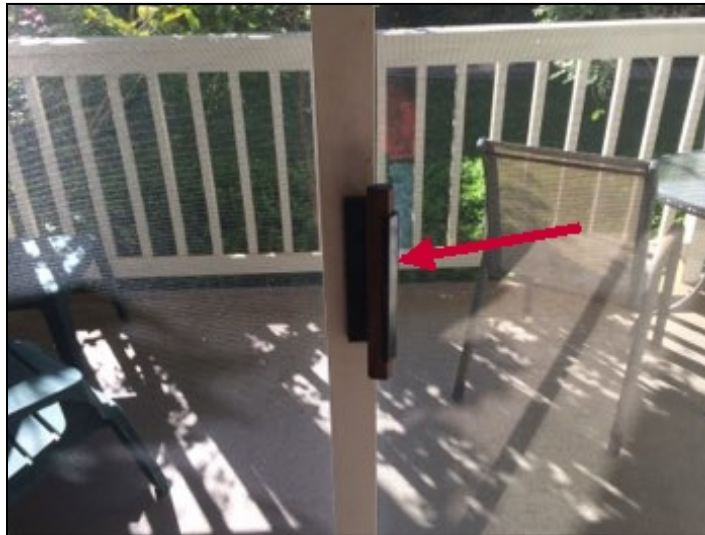
Doors to Exterior:

Description:

- Solid core raised panel entry door with glass panes.

Observations:

- Entry door operated normally.
- Sliding doors operated normally.
- Sliding screens operated normally.
- Loose handle at living room sliding glass door to lanai.



Loose handle at living room sliding glass door.

Interior Doors:

Observations:

- Master bathroom louvered doors knobs hit drywall, no door stops.
- Mirrored bi-fold doors drag on floor. Difficult to operate.



No door stops at doors to master bathroom. Mirrored bifold doors drag on floor. Difficult to operate.

Windows:

Description:

- Aluminum sliding windows.

Observations:

- MAINTENANCE: Cleaning and lubrication is recommended to window components to ensure smooth operation.
- Window at dining room did not operate smoothly.



Dining room window difficult to operate.

Cabinets and Vanities:

Description:

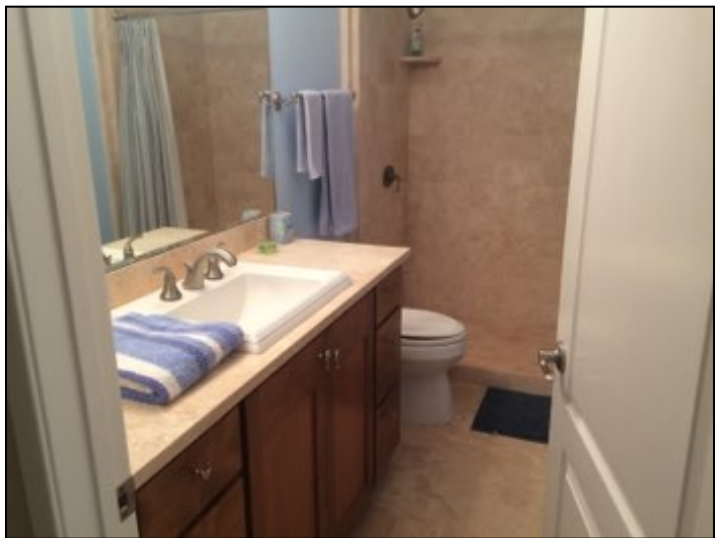
- Wood and engineered wood product components.

Observations:

- No significant defects or damages were observed.
- Cabinets operated normally.



Master bathroom



Hall bathroom.

Countertops:

Description:

- All countertops consist of natural stone.

Observations:

- All countertop surfaces appeared to be free from significant defects or damage, properly secured and are functional.

APPLIANCES:

Refrigerator

Observations:

- Appeared functional at time of inspection.

Ranges, Ovens, Cooktops

Description:

- Electric range.



Hood/Exhaust Fan

Description:

- Located at bottom of microwave over range.

Observations:

- Functioned and operated normally when tested.
- Microwave range hood vents typically rely on charcoal filters and do not vent to the exterior. Maintain filters for optimal performance.

Dishwasher

Observations:

- Operated through one cycle and appeared be functional.

Garbage Disposal

Observations:

- Appeared to operate normally.

Microwave

Observations:

- Appeared to operate normally.

Washer/Dryer:

Observations:

- Washer and dryer were run through a short cycle and appeared to operate normally.



ELECTRICAL:

Main Service Panel(s)

Description:

- Main breaker panel located in bedroom 1.

Observations:

- The main electrical panels appear to be properly wired and installed.



Receptacles

Description:

- All accessible receptacles were tested and all operated normally.

GFCI - Ground Fault Circuit Interrupter

Observations:

- Receptacles adjacent to kitchen sink not GFI protected.



Receptacles adjacent to kitchen sink not GFI protected.

Switches and Lighting Fixtures

Observations:

- Probable dead light bulb at living room lanai was observed. Replace bulb and test switch. If fixture not functioning normally, contact a licensed electrical contractor to evaluate.

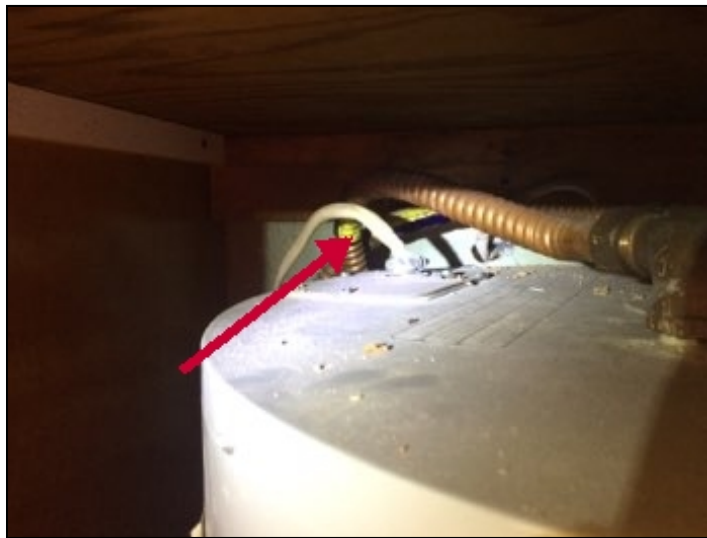


Replace light bulb and test switch at living room lanai.

General Wiring:

Observations:

- Wire to water heater should be in protective conduit. Contact a licensed electrical contractor to repair.



Unprotected wiring at water heater.

Smoke/Heat Detector(s)

Observations:

- Smoke detectors are not tested. The test button only confirms that the battery, electronics, and alert system are working; it doesn't mean that the smoke sensor is working. The life expectancy of smoke alarms is generally 10 years, after which point their sensors can begin to lose sensitivity. To test the sensor, use an aerosol can of smoke alarm test spray that simulates smoke. Installing smoke detectors at proper locations is recommended. Test smoke detectors monthly; weak or dead batteries should be replaced immediately. For more info, go to: <http://www.nfpa.org/safety-information/for-consumers/fire-and-safety-equipment/smoke-alarms/installing-and-maintaining-smoke-alarms>

- No smoke detector at hallway.

PLUMBING:

Faucets and Shower Heads:

Observations:

- All other plumbing fixtures appeared to be properly installed, sealed and functional.

Sinks and Tubs:

Description:

- All sinks and tubs appear to be properly installed and sealed.

Observations:

- All sinks and tubs appear to be properly installed, sealed and are functional.

Traps and Drains

Observations:

- Drain pipes consist of PVC plastic.
- Drain pipes appear properly installed, functional and no leaks were observed at the time of inspection.



Toilets/Bidet:

Description:

- Toilets were secure and functional.

Water Heater:

Description:

- 30 gallon electric water heater located in kitchen cabinet adjacent to refrigerator.

Observations:

- Corrosion at base of water heater and water in plastic pan below water heater. Contact a licensed plumbing contractor to evaluate.



Corrosion, water in pan at water heater.

PESTS AND MOLD:

Pests:

Condition:

- No evidence of termites or other pests were observed.
- No evidence of mold or moisture issues were observed.