

Inspection Report

Steve Smith

Property Address:
anywhere
Kihei Hawaii 96753-7742



Front of house



Side (facing west)



Back

HomeWorks Advantage Inspections, LLC

Matt Welsch

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| | | |
|---|---------------------------------|---|
| Date: 9/19/2019 | Time: 09:00 AM | Report ID: HWAtest |
| Property: anywhere Kihei Hawaii 96753-7742 | Customer: Steve Smith | Real Estate Professional: Jud Manor Coldwell Banker Burnet |

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Customer and their agent

Type of building:

Single Family (1 story)

Style of Home:

Manufactured

Age of building:

Over 10 Years, built in 2007

Home Faces:

North

Outdoor Temperature and Humidity:

66.6 (F), 95.6 (RH)

Indoor Temperature and Humidity:

69.4 (F), 65.1 (RH)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Snow in the last 3 days:

No

Radon Test:

No

Water Test:

No

Standards of Practice:

ASHI

Square footage:

900 Sq. Ft.

Summary

HomeWorks Advantage Inspections, LLC

Customer
Steve Smith

Address
anywhere
Kihei Hawaii 96753-7742

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 Roof Coverings (describe the style of roof, type, layers and age)

Repair or Replace

3 tab shingles. 1 layer. Between 10-12 years old. Item 1(Picture) Item 2(Picture) Gutter on garage is discharging on breezeway roof. Recommend redirecting gutter to prevent water from penetrating under shingles.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

1.1 Eaves, Soffits and Fascias (inspect)

Repair or Replace

Item 1(Picture) Some damage observed at fascia. This could cause water/pests to penetrate roofing. Repair/replace as needed.



1.1 Item 1(Picture)

1.4 Roof Drainage Systems (inspect)

Not Present, Repair or Replace

Recommend adding gutters around the perimeter of the house. This will prevent moisture from penetrating the house. Item 2(Picture) Recommend a gutter extension to channel water away from the foundation.



1.4 Item 1(Picture)



1.4 Item 2(Picture)

2. Exterior

2.5 Vegetation, Grading, Surface Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace

Recommend a positive grade from house around the perimeter of house. Some areas had a neutral level ground cover. See Item 5(Picture) Item 6(Picture) for examples of proper sloping. This is for your information.



2.5 Item 1(Picture)



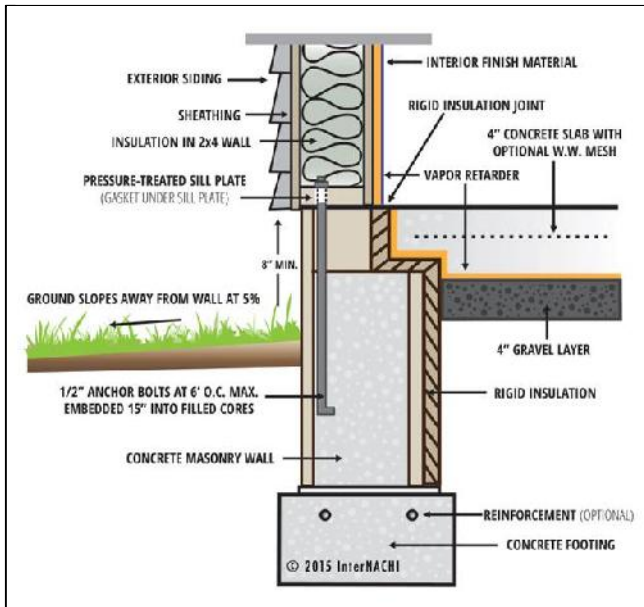
2.5 Item 2(Picture)



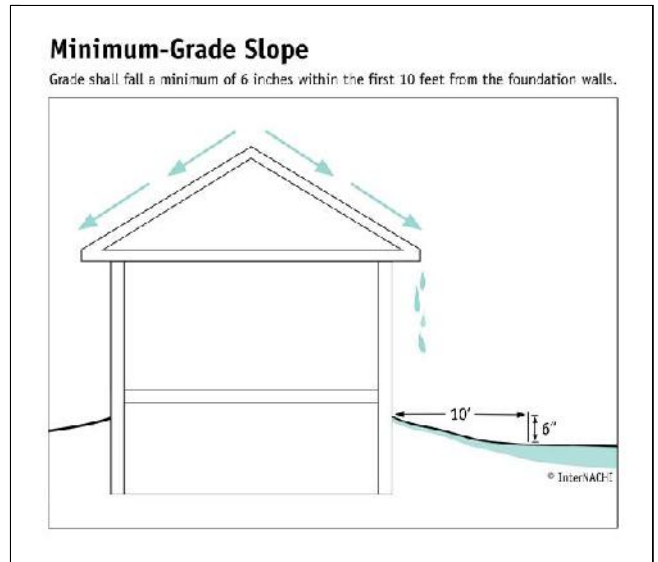
2.5 Item 3(Picture)



2.5 Item 4(Picture)



2.5 Item 5(Picture)



2.5 Item 6(Picture)

3. Garage

3.1 Garage Walls and Ceilings(foundation, GFCI outlets, and Firewall Separation)

Inspected, Repair or Replace

Item 1(Picture) Light in storage room did not turn on near south east corner of garage.



3.1 Item 1(Picture)

3.2 Garage Floor

Repair or Replace

Small crack observed in floor at the entrance of the smaller garage door. Recommend sealing to prevent moisture from penetrating and creating more damage. This is for your information.

3.4 Garage Door (s) and door openers

Inspected, Repair or Replace

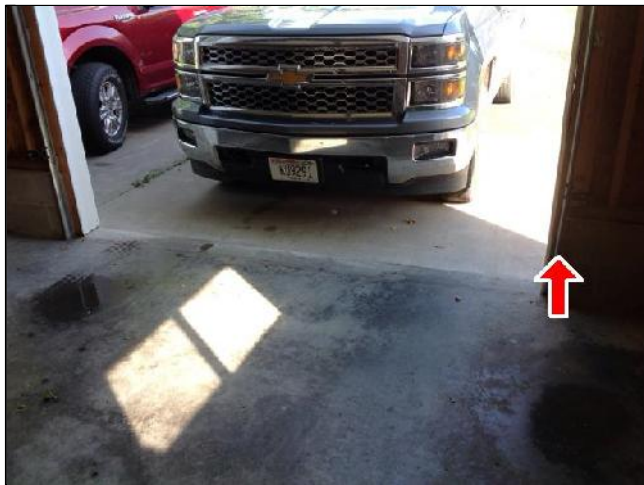
Garage door safety beams are high. This is a safety issue. Recommend lowering to 4-6 inches.



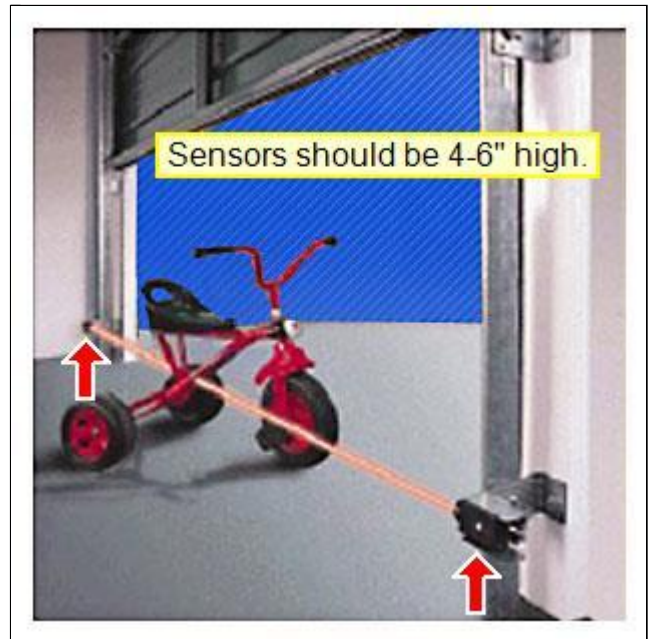
3.4 Item 1(Picture)



3.4 Item 2(Picture)



3.4 Item 3(Picture)



3.4 Item 4(Picture)

3.5 Garage Door Operation (Report whether or not doors will reverse when met with resistance)

Repair or Replace

Large garage door did not reverse when met with resistance. This is a safety issue. Recommend immediate repair.

6. Interiors

6.0 Doors (representative number)

Repair or Replace

Item 1(Picture) Missing door in bedroom 1. This is for your information.



6.0 Item 1(Picture)

10. Built-In Kitchen Appliances**10.6 Refrigerator (serial number, model number, functionality)****Repair or Replace**

Whirlpool refrigerator. Model number: ET1CHEXVQ01, Serial number: EY1902459. Refrigerator has a noise associated with it when the motor is running. Recommend further evaluation.



10.6 Item 1(Picture)



10.6 Item 2(Picture)

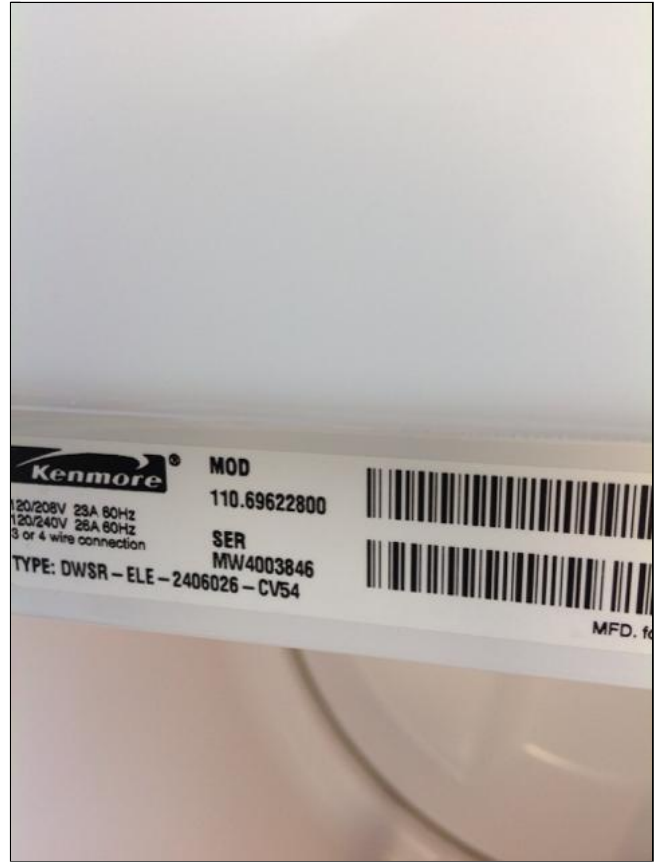
10.8 Cloths Dryer (serial number, model number, functionality)

Repair or Replace

Kenmore dryer. Serial number: MW4003846, model number: 110.69622800. Dryer operated correctly. Item 3 (Picture) Missing leuver on exterior dryer exhaust vent. This could cause pests to enter the home. Recommend repair/replace as soon as possible.



10.8 Item 1(Picture)



10.8 Item 2(Picture)



10.8 Item 3(Picture)



10.8 Item 4(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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1. Roofing

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.





IN NI NP RR **Styles & Materials**

| | | | | | |
|-----|---|---|--|---|---|
| 1.0 | Roof Coverings (describe the style of roof, type, layers and age) | | | | • |
| 1.1 | Eaves, Soffits and Fascias (inspect) | | | | • |
| 1.2 | Flashings and Valleys (describe material and type) | • | | | |
| 1.3 | Skylights, Chimneys and Roof Penetrations (inspect) | • | | | |
| 1.4 | Roof Drainage Systems (inspect) | | | • | • |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Roof Style:
Gable

Roof Covering::
3-Tab fiberglass

Viewed roof covering from::
Walked roof

Sky Light(s)::
None

Chimney (exterior)::
Metal Flue Pipe

Gutter/Downspout

Material::
Metal
Not Present

Roof Age::
Approx 10-15 Years

Flashing Type::
Metal

Valley Type::
None

Comments:

1.0 3 tab shingles. 1 layer. Between 10-12 years old. Item 1(Picture) Item 2(Picture) Gutter on garage is discharging on breezeway roof. Recommend redirecting gutter to prevent water from penetrating under shingles.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

1.1 Item 1(Picture) Some damage observed at fascia. This could cause water/pests to penetrate roofing. Repair/replace as needed.



1.1 Item 1(Picture)

1.4 Recommend adding gutters around the perimeter of the house. This will prevent moisture from penetrating the house.
Item 2(Picture) Recommend a gutter extension to channel water away from the foundation.



1.4 Item 1(Picture)



1.4 Item 2(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

| | | IN | NI | NP | RR | Styles & Materials |
|-----|---|----|----|----|----|--|
| 2.0 | Exterior Wall Cladding (inspect and describe coverings) Materials Flashing and Trim | • | | | | Siding Style: Lap |
| 2.1 | Foundation, Walls (inspect) | • | | | | Siding Material: Plastic |
| 2.2 | Doors (Exterior) | • | | | | Exterior Entry Doors: Steel |
| 2.3 | Attached and adjacent Decks, Balconies, Stoops, Steps, Porches and their associated Railings | • | | | | Appurtenance: Deck with steps Patio Ramp |
| 2.4 | Windows (exterior condition) | • | | | | Driveway: Asphalt |
| 2.5 | Vegetation, Grading, Surface Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building) | | | | • | |
| 2.6 | Outside Light Fixtures, Outlets and all Line Protusions | • | | | | |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

2.0 Bee nest observed at soffit peak. This is for your information.



2.0 Item 1(Picture)

2.3 Recommend applying a protective coating on the wood deck to prevent weather damage. This is for your information.



2.3 Item 1(Picture)

2.5 Recommend a positive grade from house around the perimeter of house. Some areas had a neutral level ground cover. See Item 5(Picture) Item 6(Picture) for examples of proper sloping. This is for your information.



2.5 Item 1(Picture)



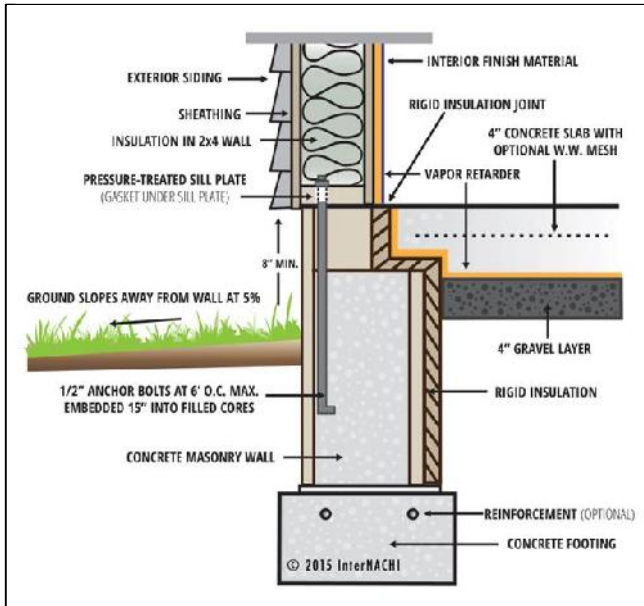
2.5 Item 2(Picture)



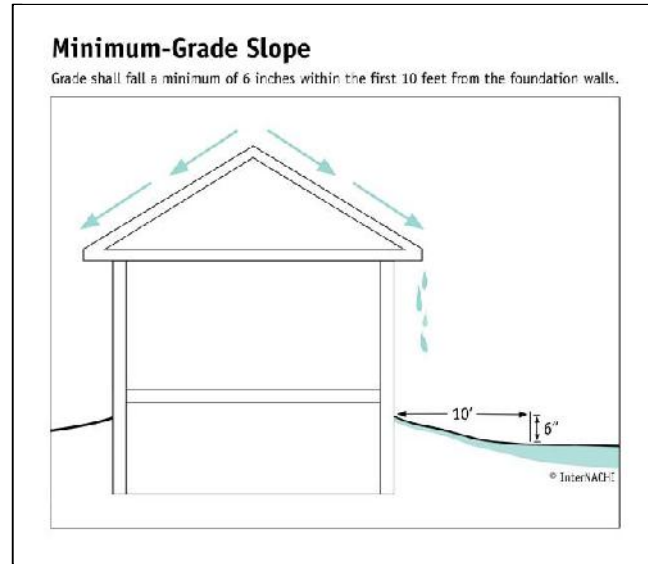
2.5 Item 3(Picture)



2.5 Item 4(Picture)



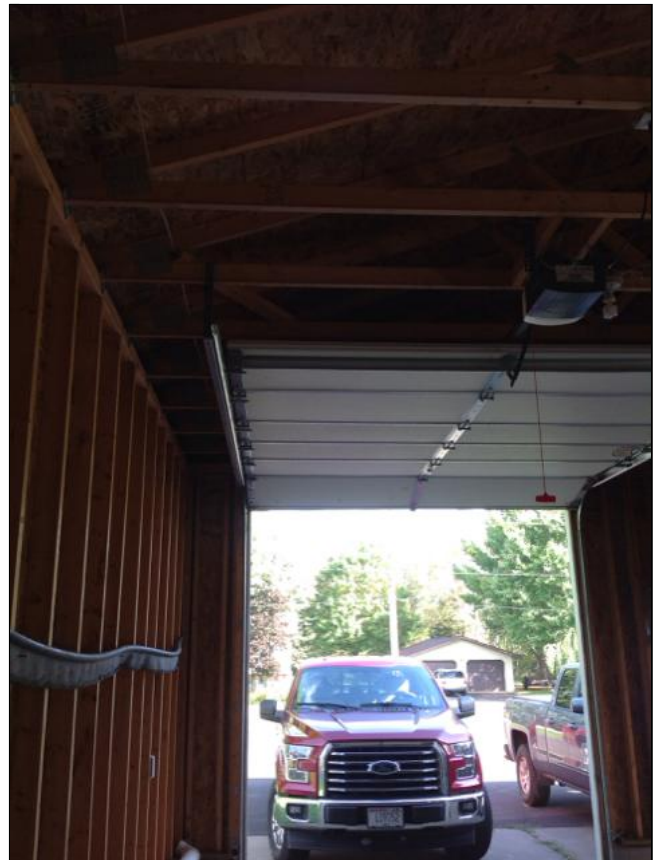
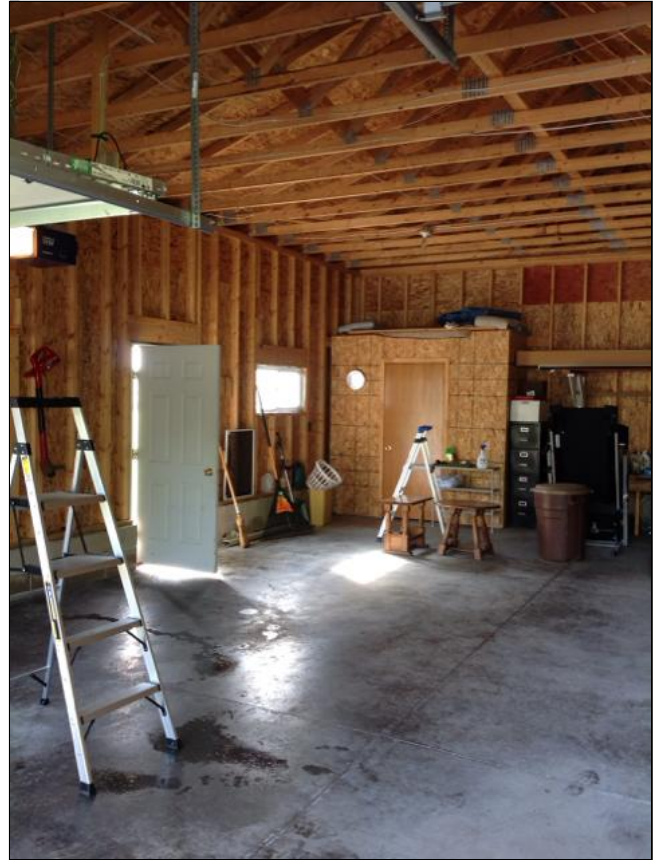
2.5 Item 5(Picture)



2.5 Item 6(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage



Styles & Materials
Garage Door Type:

| | | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 3.0 | Garage (exterior) and Roof | • | | | |
| 3.1 | Garage Walls and Ceilings(foundation, GFCI outlets, and Firewall Separation) | • | | | • |
| 3.2 | Garage Floor | | | | • |
| 3.3 | Occupant Door (from garage to inside of home, self closing, thickness) | • | | | |
| 3.4 | Garage Door (s) and door openers | • | | | • |
| 3.5 | Garage Door Operation (Report whether or not doors will reverse when met with resistance) | | | | • |
| 3.6 | Garage window (s) and exterior occupant doors | • | | | |

Two automatic
Garage Door Material:
 Insulated
 Metal
Auto-opener Manufacturer:
 Chamberlain
 UNKNOWN
 1/2 HORSEPOWER

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

3.1 Item 1(Picture) Light in storage room did not turn on near south east corner of garage.



3.1 Item 1(Picture)

3.2 Small crack observed in floor at the entrance of the smaller garage door. Recommend sealing to prevent moisture from penetrating and creating more damage. This is for your information.

3.4 Garage door safety beams are high. This is a safety issue. Recommend lowering to 4-6 inches.



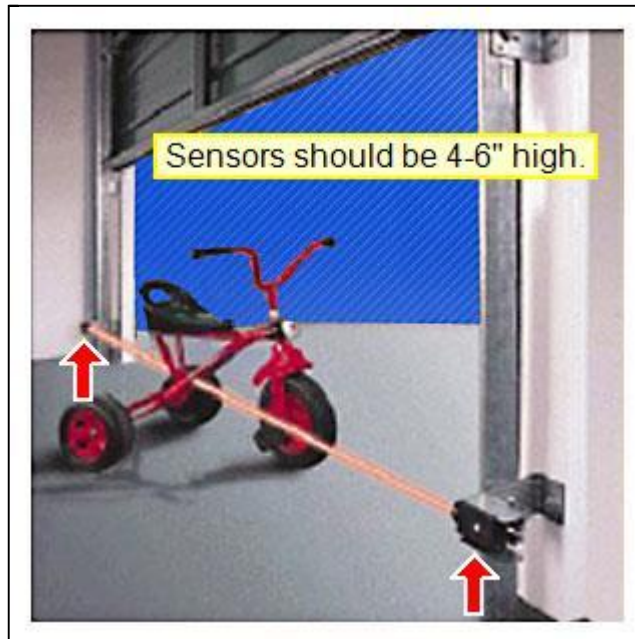
3.4 Item 1(Picture)



3.4 Item 2(Picture)



3.4 Item 3(Picture)



3.4 Item 4(Picture)

3.5 Large garage door did not reverse when met with resistance. This is a safety issue. Recommend immediate repair.

4. Attic, Insulation & Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

| | | IN | NI | NP | RR | Styles & Materials |
|-----|---|----|----|----|----|--|
| 4.0 | Insulation in Attic | | • | | | Attic Insulation: Unknown |
| 4.1 | Insulation Under Floor System | | • | | | Ventilation: Roof vents Ridge vents |
| 4.2 | Vapor Retarders and Insulation(in crawlspace or basement) | | • | | | Exhaust Fans: None |
| 4.3 | Ventilation of Attic, Crawlspace and Foundation Areas | | • | | | Dryer Power Source: 220 Electric |
| 4.4 | Venting Systems (kitchens, baths and laundry) | • | | | | Dryer Vent: Flexible Metal |
| 4.5 | Ventilation Fans and Thermostatic Controls in Attic | | | • | | Floor System Insulation: Unknown |
| 4.6 | Type of Roof Structure in Attic | | • | | | |

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IN NI NP RR

Comments:

4.0 Not able to locate an attic entry. Unable to inspect.

4.1 Unable to determine under floor insulation. Was not able to inspect because of inpedence.



4.1 Item 1(Picture)



4.1 Item 2(Picture)

4.2 Unable to locate or inspect any insulation. Covered with finished materials.

4.3 Unable to access under floor crawl space.

4.6 Unable to determine type of roof structure. No access.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Basement, Foundation, Crawlspace & Structure

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

| | | IN | NI | NP | RR | Styles & Materials |
|-----|--|----|----|----|----|--|
| 5.0 | Foundations, Basement and (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.) | • | | | | Foundation: Masonry block Method used to observe |
| 5.1 | Under floor crawlspace (methods used to inspect, 16x24 min. entrance) | • | | | | Crawlspace: Could not access Unsafe conditions Obstructed Limited access |
| 5.2 | Walls (Structural) | | • | | | Floor Structure: Not visible |
| 5.3 | Columns or Piers (location) | • | | | | Wall Structure: Not visible |
| 5.4 | Floors (Structural, what are floor joist dimensions) | | • | | | Columns or Piers: Masonry block |
| 5.5 | Ceilings (Structural) | | | | | Ceiling Structure: Not visible |
| 5.6 | Roof Structure | | | | | Roof Structure: Not visible Roof-Type: Gable Method used to observe attic: Inaccessible Attic Info:: No access hole |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

5.1 Method used to observe crawlspace. And from the exterior



5.1 Item 1(Picture)

5.2 (1) Structure of the walls were unknown finished with covered with finished material

(2) The tile surround at the bathtub wall is deteriorated and needs repair or replacement. The wall board and framing may need repair (not visible). I recommend repair or replace using a qualified contractor.

5.3 Black peers supporting the underside of

5.4 Unknown for structures

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.



Main entrance



Living room



Kitchen



Living room



Main hallway



Kitchen/Main entrance



Main hallway



Bathroom



Bedroom 1



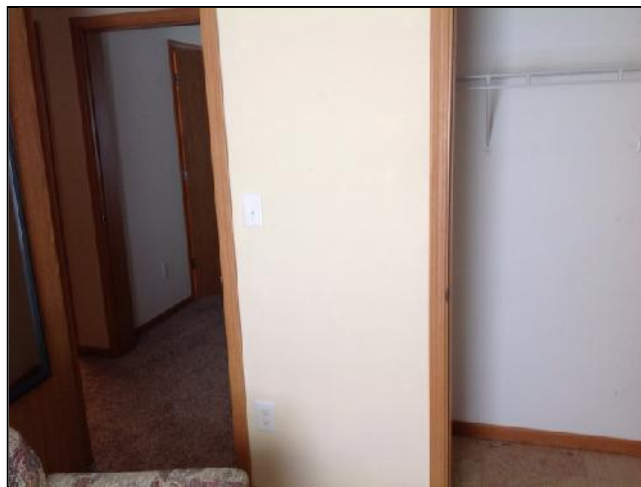
Bedroom 2



Bedroom 1 entry to bathroom



Bedroom 2



Main hallway

| | | IN | NI | NP | RR | Styles & Materials |
|-----|---------------------------------|----|----|----|----|---|
| 6.0 | Doors (representative number) | | | | • | Ceiling Materials: Gypsum Board |
| 6.1 | Windows (representative number) | • | | | | Wall Material: Gypsum Board |
| 6.2 | Ceilings | • | | | | Floor Covering(s): Carpet Tile |
| | | IN | NI | NP | RR | Interior Doors: |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

| | | IN | NI | NP | RR | |
|-----|--|----|----|----|----|--|
| 6.3 | Walls | • | | | | Hollow core Wood |
| 6.4 | Floors | • | | | | Window Types: Single-hung |
| 6.5 | Steps, Stairways, Balconies and Railings | • | | | | Window Manufacturer: UNKNOWN |
| 6.6 | Countertops and Installed Cabinets (representative number) | • | | | | Cabinetry: Wood |
| 6.7 | Interior Chimney | | | • | | Countertop: Laminate Wood |
| | | IN | NI | NP | RR | |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

6.0 Item 1(Picture) Missing door in bedroom 1. This is for your information.



6.0 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Plumbing System

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

| | | IN | NI | NP | RR | Styles & Materials |
|-----|--|----|----|----|----|---|
| 7.0 | Main Water Shut-off Device (Describe location) | | • | | | Water Source: Well |
| 7.1 | Main Fuel Shut-off (Describe Location) | | • | | | Water Filters: None (We do not inspect filtration systems) |
| 7.2 | Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks) | | • | | | Plumbing Water Supply (into home): Pex |
| 7.3 | Water Heating Equipment (vent, TPR valve, size in BTU, voltage) | • | | | | Plumbing Water Distribution (inside home): PEX |
| 7.4 | Plumbing Water Supply, Distribution System and Fixtures and Water Pressure (Between 40 and 80 psi) | • | | | | Washer Drain Size: 1 1/2" Diameter (undersized) |
| 7.5 | Plumbing Drain, Waste and Vent Systems (waste cleanout presence) | | • | | | Plumbing Waste: PVC |
| 7.6 | Sumps, Sewage Ejectors, Sump Pumps (related piping with accessible floats) | | • | | | Water Heater Power Source: Electric |
| 7.7 | Hot Water Systems, Controls, Chimneys, Flues and Vents | • | | | | Water Heater Capacity: 50 Gallon (2-3 people) |
| 7.8 | Outdoor water fixtures (frost free type) | • | | | | Water Heater Location: Main Floor Utility Room 1 |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Water Heater
Manufacturer:
RHEEM
Water Heater Manufacture Date:
November 2008
Water Softener Manufacturer:
Not present

Comments:

7.0 Unable to determine location. I suspect the main water shut-off is under the house in crawl space. Recommend further investigation of location.

7.1 Unable to determine location. I suspect the main fuel shut-off is under the house in crawl space. Recommend further investigation of location.



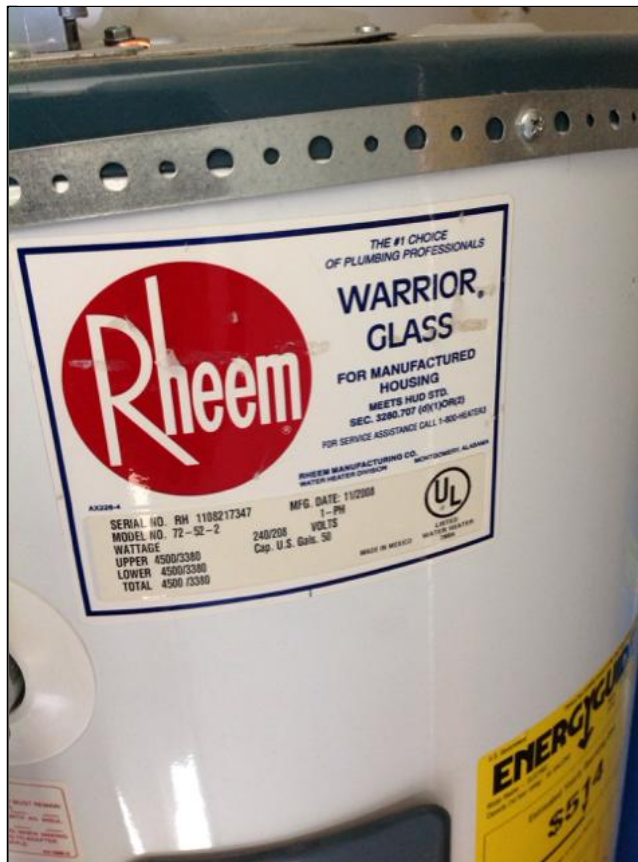
7.1 Item 1(Picture)

7.2 Unable to trace the main fuel lines. Recommend further investigation to familiarize yourself with the system.

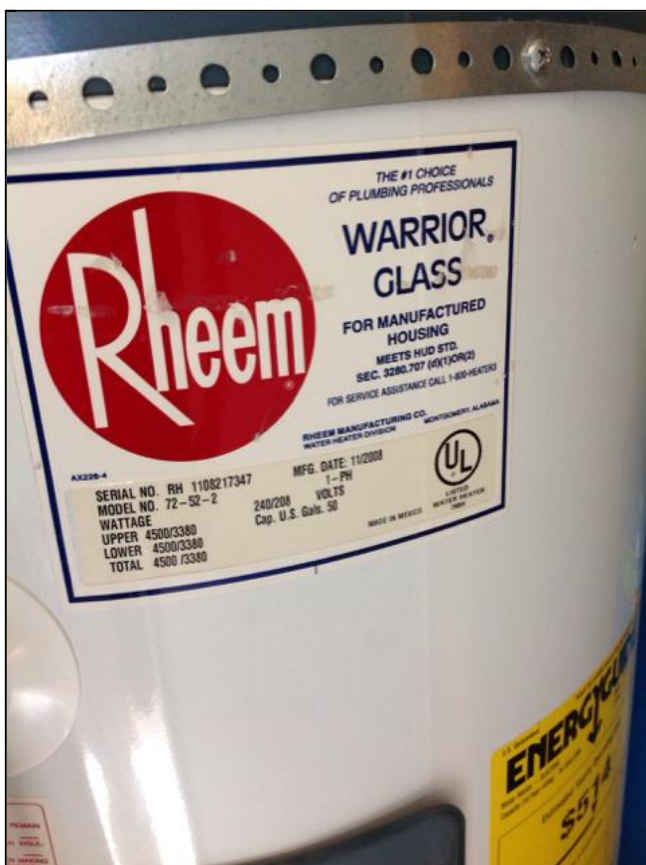
7.3 3/4" TPR valve, 4500 watts power, 220 V



7.3 Item 1(Picture)



7.3 Item 2(Picture)



7.3 Item 3(Picture)

7.4



7.4 Item 1(Picture)



7.4 Item 2(Picture)

7.5 Unable to locate plumbing drain waste line. I am assuming that it is under the home in the crawl space.

7.6 Sewer system inspection is not part of the home inspection.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Electrical System

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

| | | IN | NI | NP | RR | Styles & Materials |
|-----|--|----|----|----|----|---|
| 8.0 | Service Drop Entry | | | • | | Electrical Service Conductors: Below ground Panel Capacity: 200 AMP Panel Type: Circuit breakers Electric Panel Manufacturer: SQUARE D Branch wire 15 and 20 AMP: Copper Wiring Methods: Romex |
| 8.1 | Service Entrance (conductors, attachment point, service head, gooseneck, drip loops, meter and base) | • | | | | |
| 8.2 | Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels | • | | | | |
| 8.3 | Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage | • | | | | |
| 8.4 | Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls) | • | | | | |
| 8.5 | Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure | • | | | | |
| 8.6 | Operation of GFCI (Ground Fault Circuit Interrupters), Operation of AFCI (ARC Fault Circuit Interrupters) | • | | | | |
| 8.7 | Location of Main and Distribution Panels | • | | | | |
| 8.8 | Smoke Detectors and Carbon Monoxide Detectors (within 10 feet of bedroom) | • | | | | |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

8.0 Underground service.

8.1 Aluminum service conductors

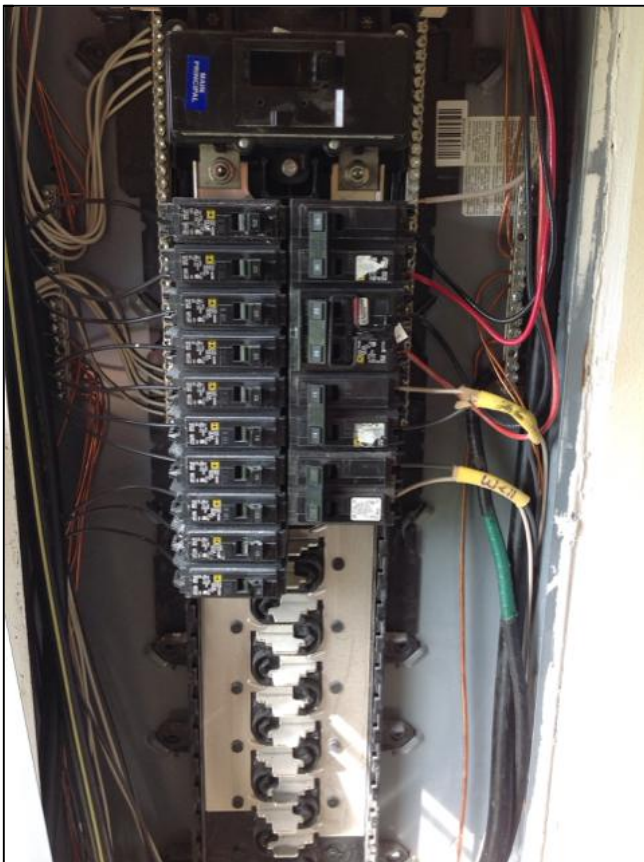
8.2 200 amp Square D main electrical panel. Item 6(Picture) Underground feeder from pole to meter.



8.2 Item 1(Picture)



8.2 Item 2(Picture)



8.2 Item 3(Picture)



8.2 Item 4(Picture)



8.2 Item 5(Picture)



8.2 Item 6(Picture)

8.7 Item 1(Picture) Item 2(Picture) Location of main electrical panel is in utility room west wall.

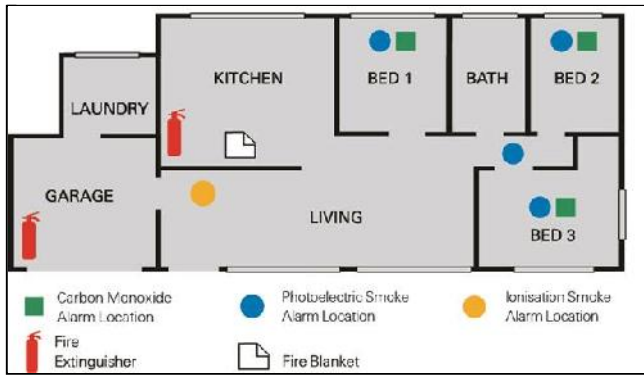


8.7 Item 1(Picture)



8.7 Item 2(Picture)

8.8 The smoke detector should be tested at common hallway to bedrooms upon moving in to home. See Item 1(Picture) for proper layout locations. This is for your information.



8.8 Item 1(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Heating / Central Air Conditioning

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

| | | IN | NI | NP | RR | Styles & Materials |
|------|---|----|----|----|----|--|
| 9.0 | Heating Equipment (Serial Number, Model Number, BTU's, open panels... etc.) | • | | | | Energy Source: Gas Electric |
| 9.1 | Automatic Safety Controls (panel shut-off switch) | | | • | | Heat Type: Forced air Furnace |
| 9.2 | Normal Operating Controls (location) | • | | | | Number of Heat Systems (excluding wood): One |
| 9.3 | Distribution Systems (air filters, including fans, pumps, ducts and piping, with supports, insulation, registers, radiators, fan coil units and convectors) | • | | | | Heat System Brand: INTERTHERM |
| 9.4 | Presence of installed heat source in each room (heat supply balance and distribution balance) | • | | | | Ductwork: Insulated |
| 9.5 | Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems) | • | | | | Filter Type: Disposable |
| 9.6 | Combustion air components (adequacy) | • | | | | Filter Size: Cut to fit 28" x 20" x 1" cut to fit |
| 9.7 | Solid Fuel Heating Devices (Fireplaces, Woodstove) | | | • | | Types of Fireplaces: None |
| 9.8 | Gas/LP Firelogs and Fireplaces | | | • | | Operable Fireplaces: None |
| 9.9 | Cooling and Air Handler Equipment (Serial Number, Model Number, Tonage, Condensate overflow with or without pump) | • | | | | Number of Woodstoves: None |
| 9.10 | Normal Operating Controls (location) | • | | | | Cooling Equipment Type: Air conditioner unit |
| 9.11 | Presence of installed cooling source in each room (cooling supply balance and distribution balance) | • | | | | Cooling Equipment Energy Source: Electric |
| | | | | | | Number of AC Only Units: One |
| | | | | | | Central Air Brand: EVCON |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

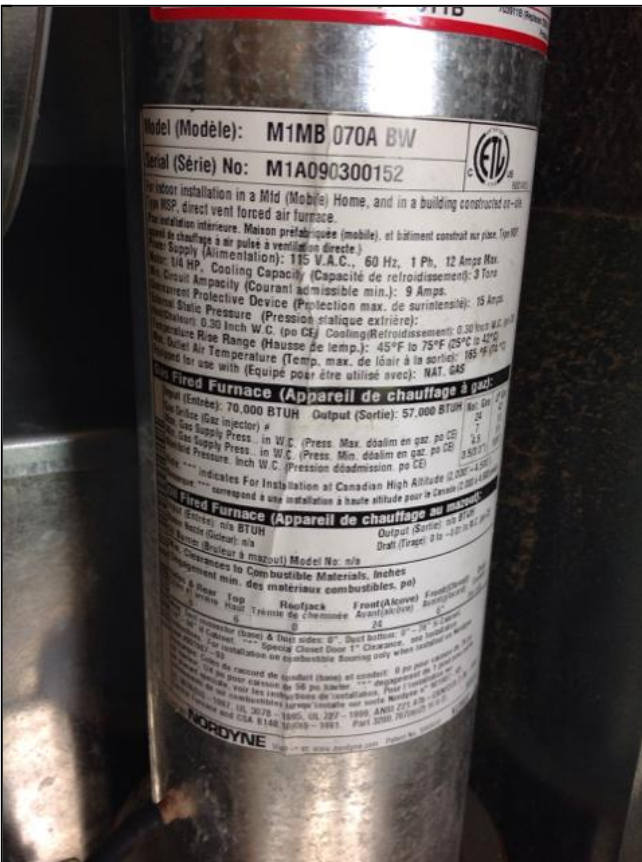
9.0 Intertherm furnace. Model number: M!MB070ABW, Serial number: M1A090300152. 57,000btu



9.0 Item 1(Picture)



9.0 Item 2(Picture)



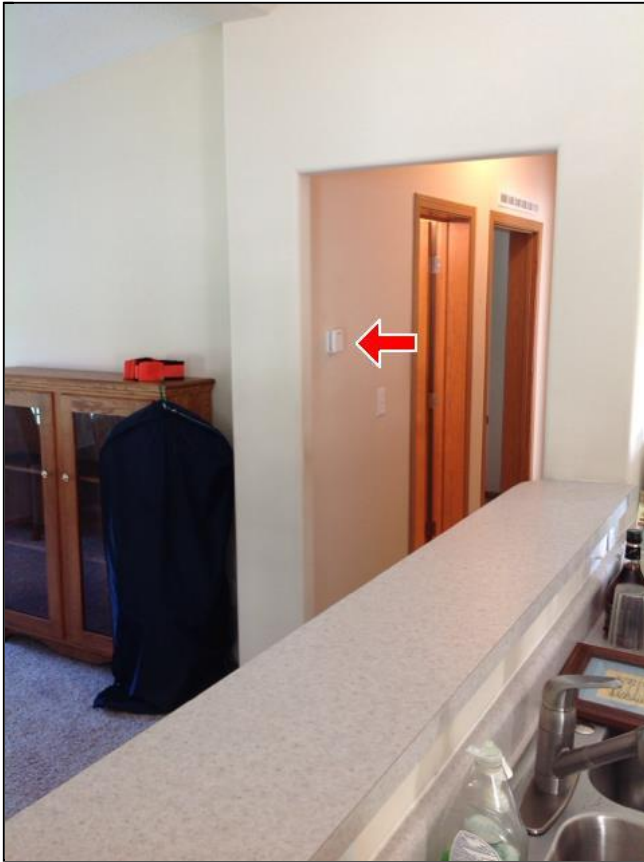
9.0 Item 3(Picture)



9.0 Item 4(Picture)

9.1 No automatic safety shut-off switch on furnace when panels were removed. This is a safety issue. Recommend further investigation.

9.2 Heating operating controls located in hallway north wall.



9.2 Item 1(Picture)



9.2 Item 2(Picture)



9.2 Item 3(Picture)

9.3 Disposable filter located in the door Item 1(Picture) Furnace filter is 28" x 20" x 1".



9.3 Item 1(Picture)

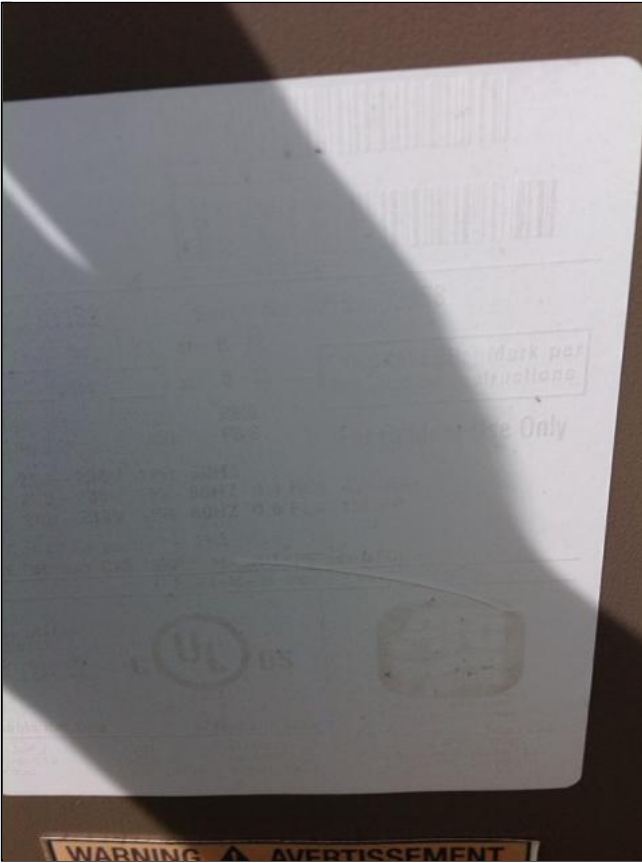
9.9 Evcon air conditioner. Model number GCGD24S21S2a, serial number W0b9612968. Built in September 2009. No condensate overflow or pump. Unable to determine tonnage. It is probably a 1 ton.



9.9 Item 1(Picture)



9.9 Item 2(Picture)



9.9 Item 3(Picture)

9.10 Air conditioning operating controls located in main hallway north wall.



9.10 Item 1(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

| | | IN | NI | NP | RR | Styles & Materials |
|------|--|----|----|----|----|--|
| 10.0 | Dishwasher (serial number, model number, functionality) | • | | | | Dishwasher Brand: WHIRLPOOL |
| 10.1 | Ranges/Ovens/Cooktops (serial number, model number, functionality) | • | | | | Dishwasher Manufacture Date:: April 2009 |
| 10.2 | Range Hood (s) (serial number, model number, functionality) | • | | | | Exhaust/Range Hood Brand: UNKNOWN BRAND |
| 10.3 | Trash Compactor | | | • | | Range/Oven Brand: WHIRLPOOL |
| 10.4 | Food Waste Disposer (serial number, model number, functionality) | | | • | | Range/Oven/Cooktop Manufacture Date:: April 2009 |
| 10.5 | Microwave (serial number, model number, functionality) | • | | | | Microwave Brand: OSTER |
| 10.6 | Refrigerator (serial number, model number, functionality) | | | | • | Refrigerator Brand: WHIRLPOOL |
| 10.7 | Cloths Washer (serial number, model number, functionality) | • | | | | Refrigerator Manufacture Date:: May 2009 |
| 10.8 | Cloths Dryer (serial number, model number, functionality) | | | | • | Cloths Washer Brand:: Kenmore |
| 10.9 | Water Softener | | | • | | Cloths Washer Manufacture Date:: September 2008 |
| | | | | | | Cloths Dryer Brand:: KENMORE |
| | | | | | | Cloths Dryer Manufacture Date:: September 2008 |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

10.0 Whirlpool dish washer. Serial number: FY1754316, model number: DU810SWPQ3. Completed a full cycle.



10.0 Item 1(Picture)



10.0 Item 2(Picture)

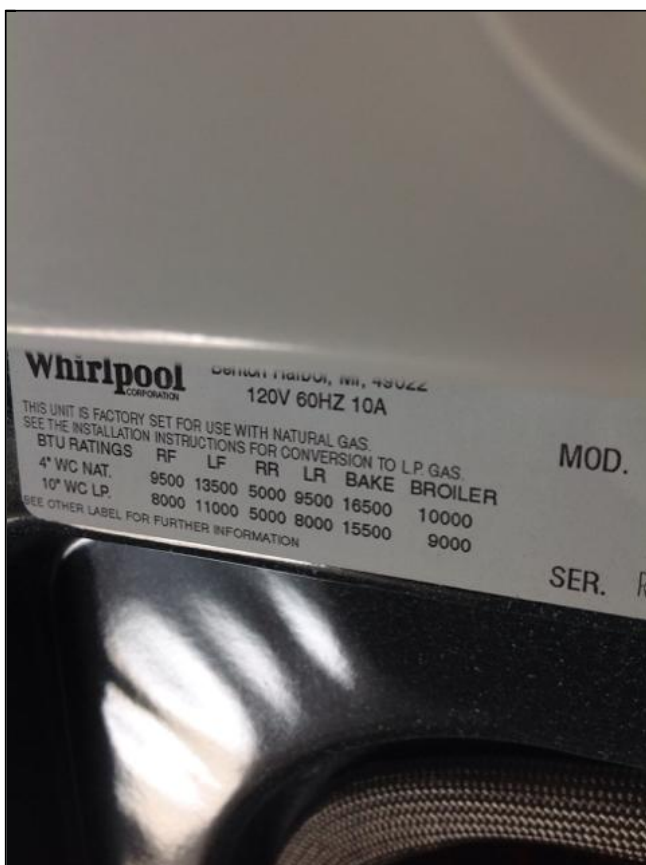
10.1 Whirlpool range. Serial number: RY1614922, model number: XFG361LVQ1. Burner and oven function correctly.



10.1 Item 1(Picture)



10.1 Item 2(Picture)



10.1 Item 3(Picture)



10.1 Item 4(Picture)

10.2

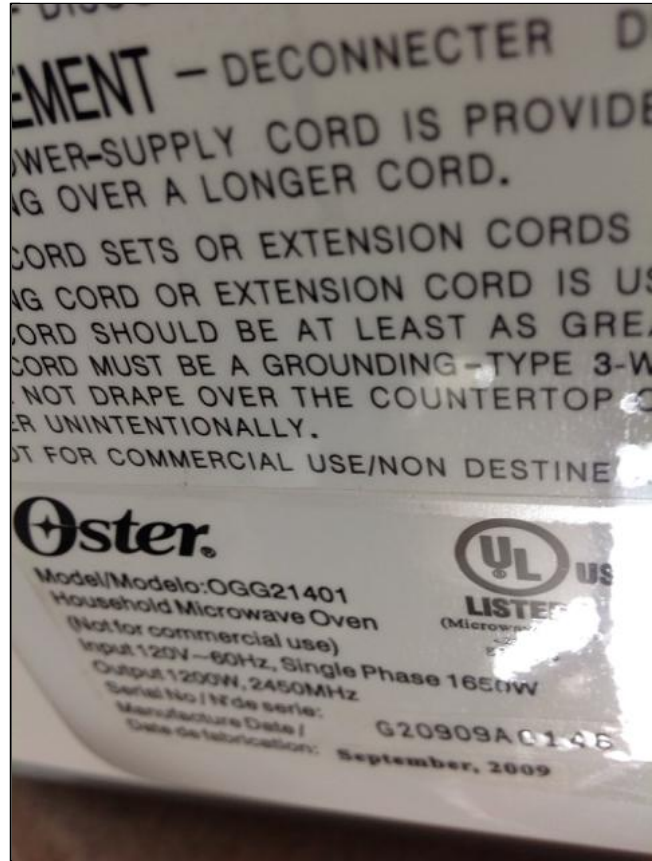


10.2 Item 1(Picture)

10.5 Oster microwave. Serial number: G20909A0146



10.5 Item 1(Picture)



10.5 Item 2(Picture)

10.6 Whirlpool refrigerator. Model number: ET1CHEXVQ01, Serial number: EY1902459. Refrigerator has a noise associated with it when the motor is running. Recommend further evaluation.



10.6 Item 1(Picture)



10.6 Item 2(Picture)

10.7 Kenmore washer. Model number: 110.29722800, serial number: CW3940080. Washer did a full cycle with no problems.



10.7 Item 1(Picture)

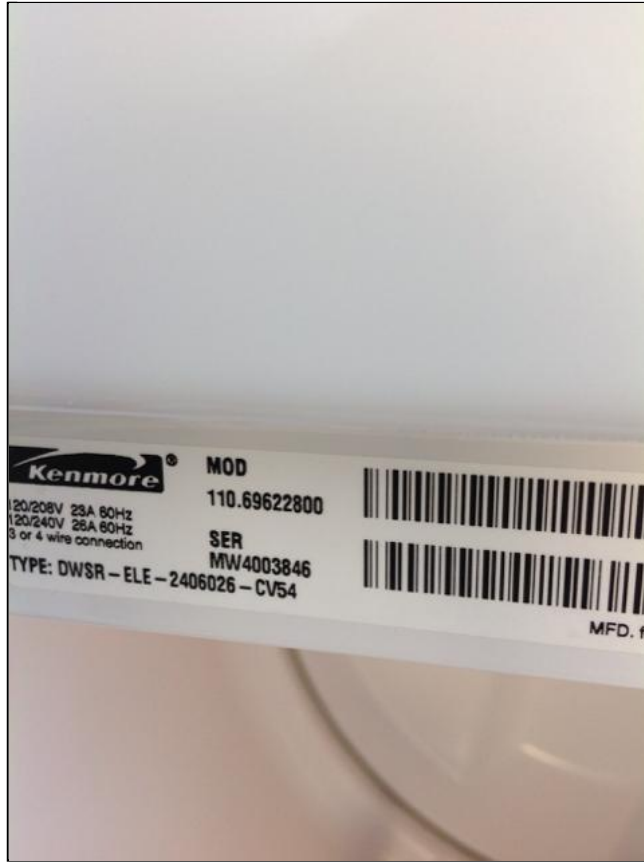


10.7 Item 2(Picture)

10.8 Kenmore dryer. Serial number: MW4003846, model number: 110.69622800. Dryer operated correctly. Item 3(Picture)
Missing leuver on exterior dryer exhaust vent. This could cause pests to enter the home. Recommend repair/replace as soon as possible.



10.8 Item 1(Picture)



10.8 Item 2(Picture)



10.8 Item 3(Picture)



10.8 Item 4(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

INVOICE

HomeWorks Advantage Inspections, LLC**Inspection Date:** 9/19/2019**Report ID:** HWAtest**Inspected By:** Matt Welsch

| Customer Info: | Inspection Property: |
|---|-------------------------------------|
| Steve Smith 1594 5th Ave Wailuku Hawaii 96793 Customer's Real Estate Professional: Jud Manor Coldwell Banker Burnet | anywhere Kihei Hawaii 96753-7742 |

Inspection Fee:

| Service | Price | Amount | Sub-Total |
|---|--------------|---------------|------------------|
| Detached Single Family Home (up to 1000 sq. ft. with attached garage) | 575.00 | 1 | 575.00 |

Tax \$0.00**Total Price \$575.00****Payment Method:** Check**Payment Status:** Paid At Time Of Inspection**Note:** Paid with check number: 5199

HomeWorks Advantage Inspections, LLC**Report Attachments**

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[HWA01027 Property Inspection Agreement](#)