

All Valley Home Inspections

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Inspection reference: Sample Report

Confidential Inspection Report

645 Rock Lane

Kihei HI 96753

November 1, 2018



This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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

Monday, November 5, 2018

Joe Walsh

Inspection Site



645 Rock Lane
Kihei HI 96753

Dear Joe Walsh:

At your request, a visual inspection of the above referenced property was conducted on Thursday, November 1, 2018. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

SITE AND GROUNDS

Site Grading - Drainage

Surface Drains

Further Review: Surface drains are noted at several sides of the structure. The testing of surface drains is outside the scope of this inspection. You may want to consider consulting with a landscape contractor a better understanding of present condition and possibly testing of the drains.

Decks*Deck Condition*

Repair: Deteriorated, rotted and/or insect damaged deck boards were observed throughout the deck. Replacement of all damaged board material is recommended.

Conditions

Safety Concern: Railings were damaged and/or deteriorated. Attention to the damaged/deteriorated railing is required for the safe use of the railings and we recommend that the railings be repaired or replaced.

STRUCTURECrawlspace*Floor Condition*

Repair: The crawlspace area was observed to be damp at one or more locations. We recommend that the source of the water be located and corrected as necessary.

Exterior GFCI Location*GFCI Condition*

Repair: The ground fault circuit interrupter breaker (GFCI) receptacle at the left side had an incorrect cover plate on it that did not allow for the GFCI buttons to be accessed. We recommend replacing the cover plate with the appropriate part.

Organisms/Pests*Wood Contact/Organisms*

Further Review: Evidence of wood destroying organisms was noted at the front door trim and in the left side of the attic. We recommend further review with a professional pest control company for a better understanding of present condition.

ROOFRooftop Material & Condition*Composition Shingles*

Repair: Damage to the shingle roofing surface was noted at the rear left corner. We recommend that the damaged areas be repaired as required. **Consult Seller:** Evidence of prior patching was observed in the shingle roofing surface on the rear right side. Consult the seller as to the nature of the repair for more information.

Rooftop Flashings*Flashing Conditions*

Repair: Separation was noted at several of the rooftop penetrations, i.e.(vent pipes, chimney, heating/cooling ductwork) due to typical aging. We recommend that all rooftop separations be resealed with a roofing mastic to prevent moisture intrusion.

Skylights*Skylight Conditions*

Monitor: One or more of the skylights were installed in a substandard manner, creating conditions conducive to leaking. We recommend that the skylights be monitored and repaired as necessary.

ATTICVentilation*Ventilation Condition*

Repair: A powered vent fan in the attic was not working. We recommend that the fan be repaired or replaced as required.

Condition of Attic

Attic Conditions

Further Review: Evidence of rodent activity was observed in the attic space. We recommend that a pest control specialist be consulted for a determination of present conditions. **Repair:** One or more electrical junction boxes were seen in the attic above the living room. These should have cover plates installed on them.

LAUNDRY AREALaundry Provisions*Laundry Conditions*

Monitor: The washer and or dryer have some rust on the units. We recommend that the rust be monitored with correction as necessary.

HEATING & COOLING SYSTEMCooling System*Cooling System Conditions*

Repair: The air conditioning unit was not producing an acceptable air temperature differential in the room. We recommend a qualified mechanical contractor be retained to evaluate the cooling/heating system further and make repairs as necessary.

ELECTRICAL SYSTEMSubpanel(s)*Panel Wiring*

Repair: More than one wire at the subpanel was installed at a breaker or fuse which was designed for the installation of only one wire. This "double tapping" cannot insure that both wires, installed under a screw designed to carry only one wire, receive the same amount of pressure from the screw. Because positive connection for all the wires under the screw may not be the same there is a possibility of arcing or gapping. This arcing can result in dangerous resistance and heat buildup within the circuit, and is considered an improper electrical trade practice. We recommend elimination of all double tapping, for an increased margin of electrical safety.

Receptacles*Receptacle Conditions*

Repair: A receptacle in the master bedroom, near the patio door was damaged, creating a potentially unsafe condition. We recommend that any damaged receptacle be replaced to ensure safe operation. **Repair:** A cover plate was missing or damaged at a receptacle in the attic near the hatch. This presents a risk to personal safety, particularly for small children. We recommend that the missing or damaged cover plate be replaced.

Lights*Lights Condition*

Repair: The light fixture in the hall bathroom was improperly installed. All damaged or improperly installed fixtures, should be repaired or replaced to proper operation by an electrician.

Ground Fault Circuit Interrupters*GFCI's/Arc Fault's*

Recommended Upgrade: GFCI (Ground Fault Circuit Interrupter) protection was not installed for the hall bathroom. We strongly recommend that GFCI protection be installed according to current applicable standards to improve the margin of electrical safety for this building.

Wiring Conditions of Note*Wiring Problems*

Safety Concern: Unterminated live wires were observed at the crawlspace. This is a safety aspect of the building's electrical system and we recommend immediate repair.

INTERIORDoors Interior/Exterior*Door Conditions*

Repair: The left side patio door was damaged and in need of repair to restore proper operation. We recommend correction as necessary. **Maintenance:** The exterior front door had damaged or missing weather stripping at the door stop trim. We recommend that the weather stripping be repaired or replaced.

Floor Coverings

Floor Condition

Repair: Cracked or damaged tile was noted at the kitchen. We recommend that all damaged tile be replaced.

Ceilings - Walls

Ceiling & Wall Conditions

Consult Seller: There appeared to be patching and/or repairs to the finished wall surface in the hall bathroom. We recommend that the seller be consulted for additional information as to the reason for the repairs.

KITCHEN

Cabinets/Countertops

Counter Top Condition

Repair: The caulking for the backsplash is in need of repair or replacement. We recommend that caulking be installed and/or gaps filled to prevent possible water intrusion at the wall areas.

Appliances

Refrigerator

Repair: The icemaker was not attached in the freezer. We recommend the icemaker be repaired.

BATHROOM(S)

Bathroom Wash Basins

Hall Drain

Repair: The drain stop was inoperable in the hall bath wash basin. We recommend that all inoperable drain stops be repaired or replaced to restore function.

Toilets

Hall Bath Toilet

Repair: The hall bath toilet was not securely attached to the soil pipe flange at the floor surface. We recommend that the toilet be resecured or repaired for health and safety considerations.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Nathan Liles
All Valley Home Inspections

INTRODUCTORY NOTES

REPORT LIMITATIONS:

This report is intended only as a general guide to help you, our client, make your own evaluation of the overall condition of the building and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. This report expresses opinions of your inspector, based on his visual observations of the conditions that existed at the time of the inspection. This inspection and this report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, excavation, or moving of furniture, appliances or stored items was done. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

This inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. This report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems or components. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of the components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement, no involvement with the tradespeople and no benefits are derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

KEY TO THE TERMS USED IN THIS REPORT:

For your convenience, the following terms have been used in this report along with a suggestion or recommendation for action. All actions recommended should be evaluated and carried out by *appropriate persons*. An *appropriate person* is a person that is a licensed, certified, or otherwise qualified professional, whether an engineer, contractor or service technician.

Repair: We are making a specific recommendation that the corresponding issue, item or system receive attention. We suggest review and correction by competent repair personnel. This notation may also indicate a need for immediate major repair which in most cases requires an *appropriate person*.

Further Review: Your inspector was not able to provide complete confirmation and/or description of an issue, item or system by visual observation. We are recommending that you obtain the services of *appropriate persons* for additional evaluation **before close of escrow** to receive a thorough understanding of the present conditions and possible repair methods and costs.

Monitor: We are specifically recommending that the corresponding issue, item or condition be monitored in the future for conditions that would suggest attention is required. You may want to consider consulting an *appropriate person* prior to closing escrow if you are not familiar with the issue, item or system requirements.

Consult Seller: You may find that consulting the seller for past history or performance details and other specific information on the issue, item or system will provide useful information that may not be found elsewhere.

Recommended Upgrade: We are recommending that you consider upgrading the corresponding issue, item or system to conform with current safety and/or health standards.

Maintenance: Specific recommendation is made that the corresponding issue, item or system needs to be reviewed and maintained by an appropriate person.

Safety Concern: This notation refers to a safety concern evident in an issue, item or system for which immediate correction is recommended. In most cases an **appropriate person** is required. Any electrical deficiency we call out is a safety concern regardless of how minor or inexpensive the repair or correction may be.

"Adverse conditions": This notation refers to unfavorable conditions evident at the time of inspection which will require further review with any necessary correction performed by **appropriate persons**.

"Satisfactory", "Generally acceptable condition" and "Operational": When the report indicates that a component is satisfactory, operational or in generally acceptable condition, we are saying that it appears capable of being used and is considered acceptable for its age and general usefulness. An item which is stated to be satisfactory, operational or in generally acceptable condition may show evidence related to past or present defects and may have additional notations or recommendations. However, the item is considered to be serviceable and expected to give generally satisfactory service within the limits of its age.

Further definitions of terms can be found in the glossary of terms at the end of the Standards of Professional Practice For Arizona Home Inspectors which is attached to this report.

Other issues, items or systems not addressed in the standards of practice may be commented on in this report, but only as a courtesy to you, our client. Issues, items and systems **not** specifically addressed by the standards of practice are not addressable within the confines of the attached contract. Please refer to the attached **Arizona State Standards of Practice** for general limitations and exclusions applicable to this report. Any and all information relayed or construed outside the Arizona State Standards of Practice in this report is to be considered incomplete, without certainty, and further review by an **appropriate person** is recommended.

Parties Present

Client/Agent

The inspection of the building detailed in this report was at the request of Joe Walsh, our client. Representing our client at the time of inspection was Alice Cooper of ABC Realty Company.

Present

Our client and our client's agent were present at the time of the inspection.

Inspector

The inspector of record for this inspection was Nathan Liles, owner of All Valley Home Inspections.

Time & Weather Conditions

Time

This inspection began at approximately 9:00 AM and ended at approximately 12:00 noon on November 1, 2018.

Weather

The ground was dry, the sky was clear and the outside air temperature was in the range of 70-80 degrees F.

General Building Information

Building Type

The building being inspected is a single family residence consisting of approximately 1543 square feet.

Building Age

It is our understanding that the building was constructed in 1978. This information was communicated to the inspector by the buyer's agent.

Occupancy

The building was occupied and had personal possessions blocking the full view and access of the structure. The inspection was limited in the areas blocked from view or access.

Utilities

All the provided major utilities (ie. gas, water, electric) for the building were on at the time of the inspection.

Orientation

Orientation

For purposes of identification, comments in this report are written right, left, front and rear, as if the inspector were standing at the main entry door (front) of the property and looking into the building.

Remarks And/Or Notes

Building Concerns

Consult Seller: The building has had one or more additions or modifications. Municipal building permit research is suggested.

SITE AND GROUNDS

SCOPE OF THE SITE INSPECTION:

We observe and report on the condition of the following when present: the grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building. Also, walkways, patios, and driveways adjacent to dwelling entrances, as well as attached decks, balconies, stoops, steps, porches and their associated railings.

Landscaping

Trees/Bushes/Vines

The general landscaping is well maintained and is in generally acceptable condition.

Low Voltage Lighting

The site landscaping has low voltage lighting at several locations. The lights were operated and found to be in generally acceptable condition.

Site Grading - Drainage

Grading

The overall grading of the site around the building was satisfactory in that it appears to be draining the water away from the structure, any exceptions are noted below.

Surface Drains

Further Review: Surface drains are noted at several sides of the structure. The testing of surface drains is outside the scope of this inspection. You may want to consider consulting with a landscape contractor a better understanding of present condition and possibly testing of the drains.

Driveway

Driveway Surfaces

The driveway surface for the building was concrete. The driveway surface was in generally acceptable condition with any minor cracking a cosmetic issue only.

Walkway

Walkway Surfaces

The walkway surfaces for the building were concrete pavers. The walkway surfaces were in generally acceptable condition with any minor cracking a cosmetic issue only.

Patios

Patio Surfaces

The patio area surface was concrete. The patio surface was in generally acceptable condition.

Patio Cover

The roof surface materials for the covering are an extension of the main structure roofing materials. Any deficiencies of the surface materials if present, will be reported in the main roof section of this report.

Porch

Porch Surfaces

The porch surface was brick pavers. The porch surface was in generally acceptable condition with any minor cracking a cosmetic issue only.

Decks

Deck Type

The deck surface was constructed of wood. The visible deck and support structure was generally in an acceptable condition except for the following:

Deck Condition

Repair: Deteriorated, rotted and/or insect damaged deck boards were observed throughout the deck. Replacement of all damaged board material is recommended.





Railings/Steps

The deck steps and railings were in generally acceptable condition except for the following:

Conditions

Safety Concern: Railings were damaged and/or deteriorated. Attention to the damaged/deteriorated railing is required for the safe use of the railings and we recommend that the railings be repaired or replaced.



Fencing

Material

The site fencing was constructed with concrete masonry block. The visible site fencing was observed to be in generally acceptable condition.

Gates

Gates Ok

The gate or gates for the site fencing were operated and observed to be in generally acceptable condition.

Retaining Walls

Material

Retaining walls on this building site were made of concrete masonry blocks. The retaining walls were found to be in satisfactory condition with little or no displacement.

STRUCTURE

SCOPE OF THE STRUCTURAL AND EXTERIOR INSPECTION:

We observe and report on the following when present: The structural components including foundation, under-floor crawl space, water penetration and ventilation of crawl space. Also the floor structure and wall structure as well as the exterior wall cladding, flashing, trim, soffits, and fascia.

Foundation

General Condition

The foundation of the building was not visible to the inspector. However, the visible perimeter of the concrete slab or stemwall was observed to be in generally acceptable condition with any small cracks cosmetic in nature only.

Manufactured Foundation

Footings

The material used for the footings/foundation of the structure was poured in place concrete. The footings for the structure was observed to be in generally acceptable condition.

Crawlspace

Access

The crawlspace was accessible and entered.

Support Structures

The support structures in the crawlspace were wood posts. The visible and accessible support structures of the crawlspace were in generally acceptable condition.

Floor Type

The ground floor of the crawlspace was the natural site soil.

Floor Condition

Repair: The crawlspace area was observed to be damp at one or more locations. We recommend that the source of the water be located and corrected as necessary.

Tie-Downs/Shims

Tie-downs and shims were present at the support piers where needed and appear to be in generally acceptable condition.

Ventilation

Crawlspace ventilation was observed to be adequate and in generally acceptable condition.

Skirting

The skirting material used around the perimeter of the building's crawlspace was fiberglass panels.

Ok Crawlspace

All of the structural elements, systems and components which were visible to view in the crawl space were observed to be in a generally acceptable condition except for those listed above. There may also be other crawl space conditions noted in other sections of this report.

Floor Structure

Floor Structure

The floor structures consisted of a poured in place concrete slab on grade and a wood subfloor over a series of wood joists. The floor system was concealed by finished flooring and could not be visually inspected. The floor structure exhibited characteristics that indicate a generally acceptable condition.

Structure - Exterior

Wall Structure Materials

The exterior walls of the building's structure were constructed with a combination of frame construction, and concrete/block masonry. The wall structures of the building were observed to be in satisfactory condition.

Wall Covering

The exterior wall cladding of this building was a combination of painted masonry, and manufactured siding. The exterior wall surfaces were in generally acceptable condition with any minor cracks or blemishes a cosmetic condition only.

Trim/Flashings

Trim Material

The trim for this building was wood/woodlike material. The flashings for the exterior of the building were not fully visible, the inspection was limited. The trim on this building was in generally acceptable condition with any small defects cosmetic in nature only.

Fascia - Soffits

Fascia/Soffit

The fascia and soffits of the building were observed to be in generally acceptable condition.

Soffit/Gable Ventilation

Soffit/Gable Ventilation

The attic or enclosed rafter space was ventilated with soffit panel vent screens at the soffits and gable vents at the gable ends of the roof structure. The building's ventilation components were observed to be in generally acceptable condition except for the following:

Ventilation Condition

Repair: Gable vent screens for the attic or enclosed rafter space were either damaged or missing at the rear vent. Attention to the vents' screens is required in order to help keep out pests and insects.



Exterior GFCI Location

GFCI Definition

Ground Fault Circuit Interrupters:

A ground fault circuit interrupter (GFCI) is a special device that will shut off electricity to a circuit when a particular unsafe condition occurs. The GFCI protection device may take the form of a circuit breaker in the electrical panel or be combined with an electrical outlet. These are normally installed to protect outlets near a source of water. Outlets in kitchens, bathrooms, crawlspaces, basements, exterior locations and garages should be GFCI protected.

GFCI Location

The GFCI reset for the exterior receptacles was located at each exterior receptacle.

GFCI Condition

Repair: The ground fault circuit interrupter breaker (GFCI) receptacle at the left side had an incorrect cover plate on it that did not allow for the GFCI buttons to be accessed. We recommend replacing the cover plate with the appropriate part.



Organisms/Pests

Wood Contact/Organisms

Further Review: Evidence of wood destroying organisms was noted at the front door trim and in the left side of the attic. We recommend further review with a professional pest control company for a better understanding of present condition.

ROOF

SCOPE OF THE ROOF INSPECTION:

We observe and report on the following when present: The roof coverings, roof drainage systems, flashings, skylights, chimneys, and roof penetrations.

Roof Type

Roof Type

The building's roof structure types were a combination of gable roof structure, and a hip roof structure. The inspector was able to walk on the low sloped surfaces of the roofing and visually inspect the accessible roofing components.



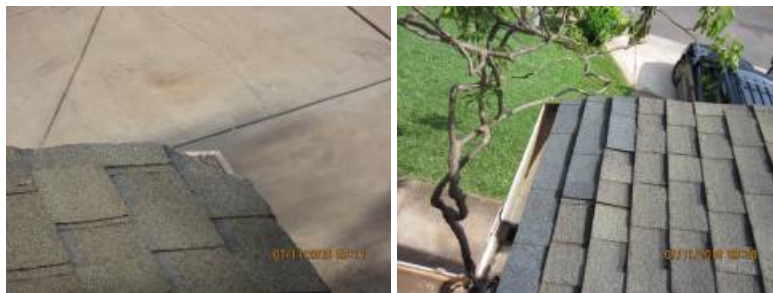
Rooftop Material & Condition

Surface Material

Composition Shingles

The roof covering for this structure was composition asphalt/fiberglass shingles. The rooftop surface materials were observed to be in generally acceptable condition for the age of the surface except for the following:

Repair: Damage to the shingle roofing surface was noted at the rear left corner. We recommend that the damaged areas be repaired as required. **Consult Seller:** Evidence of prior patching was observed in the shingle roofing surface on the rear right side. Consult the seller as to the nature of the repair for more information.





Rooftop Flashings

Flashings

Flashing Conditions

The connection and penetration flashings were not fully visible to the inspector. However, the visible flashings were observed to be in generally acceptable condition except for the following:

Repair: Separation was noted at several of the rooftop penetrations, i.e.(vent pipes, chimney, heating/cooling ductwork) due to typical aging. We recommend that all rooftop separations be resealed with a roofing mastic to prevent moisture intrusion.



Skylights

Skylights

Skylight Conditions

The skylights were observed to be installed properly and in generally acceptable condition except for the following:

Monitor: One or more of the skylights were installed in a substandard manner, creating conditions conducive to leaking. We recommend that the skylights be monitored and repaired as necessary.



Roof Drainage Systems

Drainage Systems

The building roof perimeter has partial guttering of the water runoff. The building's gutters were made of metal. The roof drainage systems were observed to be in generally acceptable condition however, they should be checked on a regular basis.

ATTIC

SCOPE OF THE ATTIC, INSULATION & VENTILATION INSPECTION:

We observe and report on the following when present: The ceiling and roof structures, the insulation and vapor retarders in unfinished spaces, the absence of same in unfinished space at conditioned surfaces. Also the ventilation of attic, mechanical ventilation systems and water penetration.

Attic Location And Access

Location: The attic access panel was in the hallway ceiling.

Entry - Access Door/Hatch/Ladder The inspector had limited access to the attic. Because of limited clearances and/or the potential for damage, our visual inspection of the attic was limited and performed from the reasonably accessible areas only.

Ceiling Structure

Ceiling Structure The interior ceiling structure consisted of the bottom chords of the roof trusses. The viewable ceiling structures of the building were in generally acceptable condition.

Roof Structure

Roof Structure The roof structure for this building was a conventional wooden truss system. The roof sheathing used over the structure in this building was plywood. The roof structure appears to be in generally acceptable condition.

Insulation

Insulation The thermal insulation visible in the attic space was fiberglass batts. The thickness of the insulation in the attic space is approximately six inches or less. Insulation placed above the living spaces in this building was observed to be installed properly and functioning as intended.

Ventilation

Attic Ventilation The attic space was partially ventilated with a powered attic fan. The attic ventilation was observed to be in generally acceptable condition except for the following:

Ventilation Condition **Repair:** A powered vent fan in the attic was not working. We recommend that the fan be repaired or replaced as required.



Condition of Attic

Attic Ok The attic space where visible was in generally acceptable condition except for the following:

Attic Conditions **Further Review:** Evidence of rodent activity was observed in the attic space. We recommend that a pest control specialist be consulted for a determination of present conditions. **Repair:** One or more electrical junction boxes were seen in the attic above the living room. These should have cover plates installed on them.



PARKING STRUCTURE

SCOPE OF THE PARKING STRUCTURE INSPECTION:

We observe and report on the following when present: Fire separation, walls, ceilings, floors, windows, doors, door openers and safety controls.

General Garage

Garage Interior

The interior walls and ceiling of the garage were finished off and in generally acceptable condition unless otherwise noted in another section of this report.

Overhead Garage Doors

Overhead

The overhead garage door(s) were made of metal. One type of safety control for the door opener was an electronic eye located approximately six inches off of the floor. This type of device reverses(opens) the door if an object crosses under the plane of the door and breaks the line of sight of the electronic eye. Another type of safety control for the door opener was a pressure sensitive device located at the door opener control panel. This type of device opens the door if resistance of greater than 10 lbs is encountered prior to the full closure of the door provided the sensitivity control is properly adjusted and operable. The garage overhead door(s) operated using the normal operating controls. The opener functioned as designed and was observed to be in good condition. All the associated hardware and safety controls if present of the door and opener were observed to be in generally acceptable condition.

Fire Separation

Ok Fire Separation

The firewall rating and self closer of the garage door to the interior appears to be satisfactory, however, the resistance of the materials making up the firewall were not verified.

Garage GFCI Location

GFCI Location

The GFCI reset for the garage receptacles was located in the garage. The receptacles were operated and functioned as designed.

LAUNDRY AREA

SCOPE OF THE LAUNDRY AREA INSPECTION:

We observe and report on the following when present: Laundry room ventilation, appliance venting, energy sources, supply valves, drains, fixtures and faucets.

Laundry Provisions

Location - Connections

Laundry provisions were located at the exterior laundry closet of the building. A 240 volt receptacle was present at the laundry area for an electric clothes dryer. The provisions for the laundry appliances i.e.(supply valves, drains, gas supply, electric supply and dryer venting) if present, were observed to be in generally acceptable condition except for the following:



Laundry Conditions

Monitor: The washer and or dryer have some rust on the units. We recommend that the rust be monitored with correction as necessary.



WATER HEATER

SCOPE OF THE WATER HEATER INSPECTION:

We observe and report on the following when present: Water heating equipment, energy source, normal operating controls, automatic safety controls, flues, vents and piping condition.

Singular Water Heater Descriptions

Singular Location

The location of the water heater was in the laundry room. The water heater was an active solar heating system, meaning that the water tank is in one location and the heating panels are on the roof and the storage capacity of the tank was 80 gallons.



Manufacturer/Age

The name of the manufacturer or the brand name of this unit was Rudd. The age of the hot water heater can sometimes be found in the serial number of the unit. This unit's serial number indicates that it was manufactured in 2008.



General Comments

OK General Condition

The water heater and its controls were operational and in generally acceptable condition. Water connections, electrical connections, temperature and pressure relief valve, and discharge pipe were also observed to be in generally acceptable condition.

HEATING & COOLING SYSTEM

SCOPE OF THE HEATING AND COOLING SYSTEM INSPECTION:

We observe and report on the condition of the following when present: The installed heating and cooling equipment including, energy source, automatic safety controls, normal operating controls, venting systems, solid fuel heating devices, flues and chimneys. Also the heat/cooling distribution systems including fans, air handler, pumps, ducts and piping with supports, dampers, insulation, air filters, registers, radiators, fan coil units and convectors as well as the presence of an installed conditioned air source in each habitable room.

Cooling System

Type

Air conditioning was provided by one or more mini split system(s). The compressor for the cooling system was located at the exterior right side of the building.



Manufacturer/Age

The name of the manufacturer or brand name for the cooling unit(s) is Fujitsu. **Further Review:** The data tag did not have the date of manufacture. We recommend consulting the seller for the age of the unit.

General Condition

The air conditioning system and associated components were operated and found to be in generally acceptable condition except for the following:

Cooling System Conditions

Repair: The air conditioning unit was not producing an acceptable air temperature differential in the room. We recommend a qualified mechanical contractor be retained to evaluate the cooling/heating system further and make repairs as necessary.

Filters

Air Filter

The air filter servicing the HVAC equipment was a washable type air filter located in the inside air handling unit. Washable air filters should be cleaned every two months at a minimum especially when pets are present.

Controls/Thermostats

Thermostats

The type of thermostat for the heating/cooling system consisted of a remote control for each zone. The controls and/or thermostats were operated but not tested for calibration. All of the controls were in operating condition, properly placed and in generally acceptable condition. The controls and/or thermostats were returned to the position in which they were found at the time of the inspection.

PLUMBING SYSTEM

SCOPE OF THE PLUMBING INSPECTION:

We observe and report on the condition of the following when present: Interior water supply and distribution systems including materials, supports and insulation, fixtures and faucets, functional flow, functional drainage, cross connections, anti-siphon devices and leaks. Also the drain, waste and vent systems including materials, traps, supports, insulation, functional drainage and leaks, the fuel storage and fuel distribution systems including piping, supports and venting, the drainage sumps, sump pumps and related piping, the location of main water and main fuel shut-off valves.

Main Piping

Water Source - Waste Line

Water service was provided by a municipal or community system.

Water Meter

The water meter for the building was located at the front of the property near the street. The water meter and the meter's flow sensor if present were observed, no apparent leaks were indicated or observed at the time of inspection.



Main Supply Material

The visible main supply piping appears to be in generally acceptable condition.

Water Pressure

The water pressure for the building, measured at an outside hose bibb was 60-65psi.

Building's Main Shut-Off

A domestic water supply main shut-off valve was outside at the left side of the building. The building's main water shut off valve was operated using normal hand pressure. Operation of the valve from time to time should keep it functional and maximize its useful life. The main water supply line was fitted with an inline pressure regulator valve. This valve is adjustable so that the pressure can be regulated to a desired output generally below 80psi and above 45psi.



Distribution Piping

Material

The visible water supply piping material on the interior of the building, used to deliver water to the plumbing fixtures, was a combination of copper and PEX piping. Functional flow of water between remote fixtures was judged to be satisfactory. Minor changes in flow when other fixtures are turned on or off is considered normal. The visible and accessible distribution piping was generally in acceptable condition with no signs of leakage or failure.

Ok Hose Bibbs

The exterior hose bibbs were properly installed and in generally acceptable condition.

Drain Waste Vent Piping

Waste Piping Material

Building waste lines sometimes experience blockages due to internal rusting, tree root penetration, laundry waste water lint, etc. A visual inspection cannot determine the condition of underground pipes or of pipes that have no running water available for testing such as a laundry drain. Washing machines are not within the scope of a home

inspection, the drain line at this location may not be tested for functional drainage. The visible drain, waste and vent piping within the building was a combination of plastic, cast iron and/or galvanized materials. Functional drainage was observed and judge to be satisfactory. The system appeared to be in generally acceptable condition with no apparent signs of leakage or failure.

ELECTRICAL SYSTEM

SCOPE OF THE ELECTRICAL INSPECTION:

We observe and report on the condition of the following when present: The service drop, service entrance conductors, cables, and raceways, the service equipment, service grounding and locations of main disconnects, the amperage and voltage rating of the service, the interior components of service panels and subpanels including the conductors, over-current protection devices, and ground fault circuit interrupters. Also a sampling of a representative number of installed lighting fixtures, switches and receptacles as well as the wiring methods and the presence of solid conductor aluminum branch circuit wiring.

Service Entrance

Service Entrance

The service entrance which supplies the power to the building's main electrical service panel was an overhead drop type service. The main electrical service drop from the utility pole to the building was observed to be in acceptable condition at the time of our inspection.

Meter - Main Panel

Meter & Panel Location

The electric meter and exterior main panel were observed to be in satisfactory condition and securely attached to the building.



Voltage - Protection - Amps

The service voltage available to this building was single phase 120/240 volts. Branch circuit overload protection was provided by circuit breakers, and the available ampacity provided through the service was 150 amps.

Grounding

The grounding wire(s) for the service were partially visible and appeared to be in satisfactory condition. The grounding wire destination(s) were unknown.

Main Disconnect

The main disconnect of the electrical system was a single throw main breaker in the main service panel.

Subpanel(s)

Location(s)

An additional distribution panel, or sub panel was located in the hall bathroom.



General

The subpanel was in acceptable condition with circuitry installed and protected in an acceptable manner except for the following:

Panel Wiring

Repair: More than one wire at the subpanel was installed at a breaker or fuse which was designed for the installation of only one wire. This "double tapping" cannot insure that both wires, installed under a screw designed to carry only one wire, receive the same amount of pressure from the screw. Because positive connection for all the wires under the screw may not be the same there is a possibility of arcing or gapping. This arcing can result in dangerous resistance and heat buildup within the circuit, and is

considered an improper electrical trade practice. We recommend elimination of all double tapping, for an increased margin of electrical safety.



Receptacles

Ok Receptacles

Receptacle Conditions

A random selection of accessible receptacles were observed and tested and found to be in acceptable condition at the time of the inspection except for the following:

Repair: A receptacle in the master bedroom, near the patio door was damaged, creating a potentially unsafe condition. We recommend that any damaged receptacle be replaced to ensure safe operation. **Repair:** A cover plate was missing or damaged at a receptacle in the attic near the hatch. This presents a risk to personal safety, particularly for small children. We recommend that the missing or damaged cover plate be replaced.



Switches

Switches

A representative number of switches were operated and were determined to be in generally acceptable condition.

Lights

Ok Lights

Lights Condition

The light fixtures in this building were observed to be installed properly and in generally acceptable condition except for the following:

Repair: The light fixture in the hall bathroom was improperly installed. All damaged or improperly installed fixtures, should be repaired or replaced to proper operation by an electrician.



Ground Fault Circuit Interrupters

GFCI's/Arc Fault's

Recommended Upgrade: GFCI (Ground Fault Circuit Interrupter) protection was not installed for the hall bathroom. We strongly recommend that GFCI protection be installed according to current applicable standards to improve the margin of electrical safety for this building.

Wiring Conditions of Note

Wiring Problems

Safety Concern: Unterminated live wires were observed at the crawlspace. This is a safety aspect of the building's electrical system and we recommend immediate repair.



General Comments

Ok Electrical System

The electrical system was observed to be in generally acceptable condition. No unsafe conditions were observed in the readily accessible portions of the installation except for those documented above.

Remarks On The Electrical System

Remarks On The Electrical System

The home was equipped with a PV solar electric system. The system was observed to have been installed correctly, with no deficiencies, however, no tests were performed for efficiency.



INTERIOR

SCOPE OF THE INTERIOR INSPECTION:

We observe and report on the condition of the following when present: the entry doors, walls, ceilings, and floors; the steps, stairways, balconies and railings; solid fuel burning systems; the countertops and a representative number of installed cabinets. Also a representative number of doors and windows, water penetration and condensation.

Doors Interior/Exterior

Doors Ok

The interior and exterior doors were properly installed and in generally acceptable condition except for the following:

Door Conditions

Repair: The left side patio door was damaged and in need of repair to restore proper operation. We recommend correction as necessary. **Maintenance:** The exterior front door had damaged or missing weather stripping at the door stop trim. We recommend that the weather stripping be repaired or replaced.



Windows

Window Frames

The material used in the construction of the window frames of this building was plastic/vinyl.

Operational Type

Horizontal sliding windows were installed in this building.

Ok Windows

The windows that were operated were in generally acceptable condition. We operated a representative sample of the windows and their associated hardware.

Floor Coverings

Floors

The floor coverings used in the interior of this building were carpet, wood or wood imitation, and ceramic tile. Most of the exposed interior floor coverings were in generally acceptable condition at the time of inspection except for the following:

Floor Condition

Repair: Cracked or damaged tile was noted at the kitchen. We recommend that all damaged tile be replaced.

Ceilings - Walls

Materials

The finished walls and ceilings inside of the building appeared to be a combination of drywall, and wood/paneling. The interior walls and ceiling surfaces were observed to be in generally acceptable condition except for the following:



Ceiling & Wall Conditions

Consult Seller: There appeared to be patching and/or repairs to the finished wall surface in the hall bathroom. We recommend that the seller be consulted for additional information as to the reason for the repairs.

Fans

Ceiling Fans

The ceiling fans were operated and appear to be in generally acceptable condition.

Smoke Detectors

Smoke Detectors

The smoke detectors were noted on their location only. They were installed in proper locations with any exceptions noted. Several were missing batteries or the units were removed. We recommend all smoke detectors have fresh batteries and be installed in accordance to the latest safety standards.

General Condition

General Condition

The finished surfaces, hardware, windows and doors of the interior were found to be in generally acceptable condition. Any exceptions are noted above or in other specific areas of the report.

KITCHEN

SCOPE OF THE KITCHEN INSPECTION:

We observe and report on the condition of the following when present: the countertops and a representative number of installed cabinets, fixed or attached appliances, lights and outlets. Also sinks, fixtures, functional flow, functional drainage and associated drain, waste and vent systems.

Cabinets/Countertops

All Ok

The cabinets and countertops were observed to be in generally acceptable condition except for the following:



Counter Top Condition

Repair: The caulking for the backsplash is in need of repair or replacement. We recommend that caulking be installed and/or gaps filled to prevent possible water intrusion at the wall areas.



Cabinet Condition

Repair: Several of the cabinet doors and/or drawers were in need of adjustment. We recommend adjusting the hardware on the drawers and doors to ensure function.

Sink

Sink

The kitchen sink and all of its related components i.e.(drain line, faucets and water supply lines) were operated and were observed to be in generally acceptable condition.

Kitchen GFCI Location

GFCI Location

The GFCI reset for the kitchen receptacles were located in the kitchen. The GFCI protected receptacles of the kitchen were observed to be operational and functioning as designed.

Appliances

Cooktop/Range

The electric range (burner elements) and oven (bake and broil) were turned on with normal controls and observed to be operational. No tests were performed on the range or oven to determine the full range of heat settings, calibration or self-cleaning modes.



Ventilation Ok

Kitchen ventilation was provided by an exhaust fan at/or under the microwave exhausting back into the room. The kitchen exhaust fan was operational.

Microwave

The microwave was tested (by boiling a small amount water) with the normal operating controls and was observed to be working.

Dishwasher

The dishwasher was operational and responded to normal operating controls. The dishwasher was run through a wash cycle and no leaks were observed. The dishwasher drain was equipped with an air gap or high loop in the drain line. This assures separation of the potable water supply from the waste water.

Disposal

The garbage disposal was operational and in generally acceptable condition.

Refrigerator

Repair: The icemaker was not attached in the freezer. We recommend the icemaker be repaired.



General Condition

General Condition

The finished surfaces, hardware, windows and doors in the kitchen were found to be in generally acceptable condition. Any exceptions are noted above or in other specific areas of this report.

BATHROOM(S)

SCOPE OF THE BATHROOM INSPECTION:

We observe and report on the condition of the following when present: the countertops and a representative number of installed cabinets, lights and outlets; sinks, plumbing fixtures and associated drain, waste and vent systems; the means of ventilation, functional flow, and functional drainage.

Cabinets/Countertops

Cabinet and Countertop OK

The bathroom cabinets and countertops were observed to be properly installed and are in generally acceptable condition.

Bathroom Wash Basins

Sinks OK

All of the bathroom wash basins and related components i.e.(drain lines, drain stoppers, faucets and water supply lines) were operational, and observed to be in generally acceptable condition except for the following:

Hall Drain

Repair: The drain stop was inoperable in the hall bath wash basin. We recommend that all inoperable drain stops be repaired or replaced to restore function.



Bathtub/Shower

Bath/Shower

The bathtub/shower surrounds and visible plumbing components were operational and were observed to be in generally acceptable condition except for the following:

Tub Spouts

Repair: The diverter in the master bathtub did not allow all of the water to be diverted to the shower. We recommend repair or replacement.



Shower Doors

Ok Shower Doors

The shower door, glass enclosure and associated hardware for the master bathroom was observed to be in generally acceptable condition.

Toilets

OK Toilets

The toilet bowls, tanks, water supply lines, fill valves and related components for the building were operated and found to be secured to the floor with a flush that appears normal except for the following:

Hall Bath Toilet

Repair: The hall bath toilet was not securely attached to the soil pipe flange at the floor surface. We recommend that the toilet be resecured or repaired for health and safety considerations.



Ventilation

Ventilation

The ventilation of the bathrooms was provided by exhaust fans which were operational at the time of our inspection.

Bathroom GFCI Locations

GFCI's

The GFCI location for the bathrooms of the building was at each separate bathroom. The GFCI protected receptacles in the bathrooms were operated and appeared to be functioning as intended.

General Condition

Bathroom Comments

The finished surfaces, hardware, windows and doors in the bathrooms were observed to be in generally acceptable condition at the time of this inspection. Any exceptions are noted above or in other specific areas of this report.

INTERIOR #2

SCOPE OF THE INTERIOR INSPECTION:

We observe and report on the condition of the following when present: the entry doors, walls, ceilings, and floors; the steps, stairways, balconies and railings; solid fuel burning systems; the countertops and a representative number of installed cabinets. Also a representative number of doors and windows, water penetration and condensation.

Ceilings - Walls

Materials

The finished walls and ceilings inside of the building appear to be gypsum wallboard, commonly called "drywall". The interior walls and ceiling surfaces were observed to be in generally acceptable condition.

Smoke Detectors

Smoke Detectors

The smoke detectors were operated with their "test" buttons only. All of the tested detectors operated as designed. This method only verifies battery and horn function, but does not test the sensor unit.

General Condition

General Condition

The finished surfaces, hardware, windows and doors of the interior were found to be in generally acceptable condition. Any exceptions are noted above or in other specific areas of the report.

All Valley Home Inspections

Pre-Inspection Agreement Report # Sample Report

Client: Joe Walsh

Property Address: 645 Rock Lane, Kihei, HI.

Inspection Date: 11/5/2018

Fee: \$450 dollars

**This agreement limits our liability and supercedes all previous communications.
Please read carefully**

I(We), Joe Walsh (Customer) hereby request a limited visual inspection of the structure at the above address to be conducted by All Valley Home Inspections (Inspector) for my sole use and benefit. I understand that I am bound by all the terms of this contract. All inspection fees are immediately due and payable upon inspection.

PURPOSE AND SCOPE OF THIS INSPECTION

Inspector will perform a limited visual inspection to identify the general features and major deficiencies of the property in accordance with the "Standards of Professional Practice" for Certified Home Inspectors (available upon request). The inspection will address major components and systems, fixtures, doors and windows etc. to provide the customer with a better understanding of property conditions on the day of the inspection. Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other item is not included in this inspection. Items not addressed in the report are to be considered not inspected. The inspection does not include any destructive testing or dismantling. Customer agrees to assume the risk for all conditions which are concealed from view at the time of the inspection or are outside the inspection scope. This is not a warranty, guarantee, insurance policy or substitute for a seller's property disclosure.

Whether or not they are concealed, the following are all

OUTSIDE THE SCOPE OF THIS INSPECTION:

cosmetic or subjective defects; building code or zoning ordinance violations; geological stability or soil condition; flood potential determination; structural certification or engineering analysis; presence/damage caused by termites, pests or wood rot; building value appraisal; cost estimates; specific components noted as being excluded in the inspection report; systems shut down or inactive for whatever reason; private water or sewage systems or any component thereof; buried piping; fountains; shower pans; saunas; mist systems; steam baths & equipment; ponds; outbuildings of any kind, except one (1) garage or carport; landscaping; playground equipment; buried or not visible foundations; BBQ's; radio-controlled devices; automatic gates; elevators; central vacuum systems; load control devices; audio/alarm/intercom systems; thermostatic, motion, light sensitive, and time clock controls; telephone or television systems; security/display lighting; water conditioner; solar systems; fire sprinklers & piping; sink/tub overflows; heat exchangers; freestanding appliances, or other personal property; gas-fired cooling systems; humidifiers; electronic air cleaners; environmental conditions such as asbestos, radon, formaldehyde, lead water pollutants, sick building syndrome, air quality, toxic or flammable substances, electromagnetic fields; adequacy or efficiency of any noise, fungus/molds, carcinogens; prediction of life expectancy or manufacturer's recalls. The inspection will not include any area that has access or clearance less than thirty inches in any direction, or is not safely accessible from a seventeen foot ladder.

Your inspector is a property inspection generalist and is not acting as a licensed engineer or expert in every trade. If your inspector recommends consulting other specialized experts, Customer is directed to do so at Customer's expense. Any items not specifically addressed in the written report are considered beyond the scope of this inspection and are excluded. No verbal statements or information provided as a courtesy of the inspector shall expand the scope of the inspection or take precedence over the inspection report.

I HAVE READ, UNDERSTAND AND AGREE TO THE ABOVE SCOPE OF INSPECTION.

Initial Here _____

USE BY OTHERS: The inspection and report is performed and prepared for the sole, confidential and exclusive use and possession of the Customer only. This report is not for use or to be relied upon by any third party. Receipt of this report by any purchaser of the property (other than the above listed customer) is specifically prohibited.

LIMITATION OF LIABILITY

Inspector's liability for undisclosed defects in this inspection and report is limited to a maximum period of one year from the date of the inspection and is limited to a refund of the fee paid. The liability of the inspector's principles, agents, sub-contractors, and employees is likewise limited. This limitation applies to anyone who is damaged or has to pay expenses of any kind because of undetected/undisclosed defects in this inspection and report. This limitation is binding on Customer and Customer's spouses, heirs, principals, assigns and anyone else who may otherwise claim through customer. Customer assumes the risk of all losses greater than the fee paid for the inspection. Customer agrees to immediately accept a refund of the fee paid as full settlement of any and all claims which may arise from this inspection. This liability limitation may be removed by electing to have a more exhaustive inspection under separate direction, contract and scope at an estimated cost of three to four times that of a visual inspection. Any dispute or controversy shall be settled by Binding Arbitration in accordance with the Commercial Arbitration Rules of the American Arbitration Association, and judgement upon the award rendered may be entered in any court having jurisdiction.

Customer and/or customer's representative(s) are responsible for their own safety during the inspection. Use of Inspector's equipment is at your own risk. Inspector specifically advises against entering dangerous areas or manipulating equipment. The inspection is performed for the purpose of informing the Customer of the condition of the property on the day of the inspection only. If any stated limitation or standard is exceeded, it is done at the inspector's option and does not void the terms and conditions of this agreement. Furthermore, if any portion of this agreement conflicts with any local statutes, only those sections are to be amended, the balance of this agreement applies as stated. This report may contain technical information that may not be understandable to the lay person. If you have questions about any part of this report, it is your responsibility to consult with the inspector. Inspector is not responsible for report misunderstandings resulting from the failure to request a clarification.

In the event that the Customer is not present and the representing Real Estate Agent or Customer Representative signs on behalf of the customer, it shall have the same effect as complete pre-inspection authorization. Use or reliance on the findings of this inspection and report in any way binds the Customer to the terms and limitations of the inspection as noted herein and within the aforementioned "Standards of Practice".

I HAVE READ, UNDERSTAND AND AGREE TO THE ABOVE EXPLANATION OF LIMITATIONS

Initial Here _____

I have read, understand and agree to all the terms and conditions of this agreement. I agree to pay the inspection fee listed and read all pages of the inspection report-including any addendums or supplemental information provided.

Sign: _____ Date: _____

Sign: _____ Date: _____

All Valley Home Inspections

Sign: _____ Date: _____

Nathan Liles

All Valley Home inspections is pleased to submit the enclosed report. Understand that there are limitations to this inspection. Many components of the building are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing this building, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership.

The Standards of Professional Practice for Home Inspectors (available upon request) are the standards by which our inspections are performed. These standards more specifically explain the scope of the inspection. The Standards of Professional Practice for Home Inspectors prohibit us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed to you.

Thank you for selecting our company. We appreciate the opportunity to be of service. Should you have any questions about the general condition of the building in the future, we would be happy to answer these. We hope you will recommend our services to your friends and associates.

Sincerely,

Nathan Liles
All Valley Home Inspections