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Page 1

**Report: 3Bd. 2 Ba Sample**

## **Confidential Inspection Report**

,



**Prepared for:**

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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Report: 3Bd. 2 Ba Sample Address:

January, 2015

FOR: New Home Buyers

RE: Sunset Ridge - Waikoloa Village  
Waikoloa, HI 96738

Dear Clients:

At your request, a visual inspection of the above referenced property was conducted on January 1, 2015. 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.

**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.

### SUMMARY FINDINGS and OBSERVATIONS

This Single Family Residence is in overall very good condition, built with good quality components and fixtures, and having been well maintained. The roof, structure, and foundation appear sound and in good condition, with no major defects noted. There are a few maintenance items needing attention, along with some normal items, and recommendations as noted in this summary, and within the report. The electrical and plumbing systems are operational, and in good condition. The window mount A/C system is also operational and in good condition.

#### GROUNDS

##### WALKWAYS:

##### CONDITION:

Overall, good condition. Cracks noted are typical minor hairline curing type.

Tree root lift, Tripping hazard is present at the entry walkway section. Recommend removing the tree. Also, see roof report.

#### LAWN SPRINKLER SYSTEM

##### COMMENTS:

##### NOTES:

The sprinkler system was not operationally tested. Request system condition disclosure from the landscape maintenance person, and any repair history if available.



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**ROOF SYSTEM**ROOF:HIP & RIDGE CAPS:

Comp Shingles at the hip and ridge caps, layout appears good. All Secure with a couple of damaged shingles, most likely from wind. Recommend replacement maintenance.

ROOF CONDITION NOTES:

I recommend inspect the roof after heavy wind storms/gusts to see that no shingles are loose or torn. Any damaged shingles can be nailed and glued with roof mastic to secure to the plywood roof decking.

NOTES:COMMENTS:

The trees need to be cut back and away from the roof and structure. Tree branches will damage the shingles, drip edges and fascia during windy periods.

**PLUMBING**PRESSURE REGULATORWATER PRESSURE

Water pressure: 60-65 psi, Water pressure is to high for interior use, this should be adjusted down. Normal household water pressure is 30-50 psi.

WATER HEATER:CLEANING & MAINT.:

Preventive Maintenance recommended every two or three years. Drain and clean the tank (shut power off at the breaker). Change the zinc anode rod every 4-5 years. If a circulation pump is in place, this should run smoothly.

SEPTIC SYSTEM:SEPTIC TANK LOCATION:

Waste line cleanouts are at east side of house indicating that Most likely under the vegetable planters Cleanout caps not found, Review house plans, or Health Dept. records for accurate information.

SYSTEM CONDITION:

Appears serviceable. Note: Inquire with seller as to last time septic tank has been pumped. If no history is available, we recommend that a pumping company inspect the system, and provide maintenance as needed.

DISCLOSURE:SYSTEM:

We recommend request a recent series of water bills from the owner, and review to evaluate monthly water usage and costs.

**LAUNDRY**LAUNDRY:

DRAIN LINE: Drain line is at Sink. Hose is loose, needs securing (string or cable ties work well).

WASHER:NOTE:

I recommend monitoring the washer hoses, and replacing with new hoses every 5 years as preventive maintenance.

DRYER:VENT DUCT:

Appears satisfactory, At roof, I recommend periodic inspection of the dryer vent duct as preventive maintenance.



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## KITCHEN & APPLIANCES

### OVEN

#### CONDITION:

Operational and appears satisfactory, Oven needs cleaning.

## INTERIOR

### SMOKE / FIRE DETECTOR

#### COMMENTS:

Smoke alarms responded to test button operation, but smoke detectors chirp, bad batteries, time to replace all. Switched circuit breaker off as found.

## BATHROOMS

### TUB & SHOWER

#### TUB/SHOWER PLUMBING FIXTURES:

Fixtures are satisfactory and hardware is in good condition. Drainage is normal and adequate. Tub drain stopper, is not functional, adjustment is needed. Condition of tub spout: Tub spout is in good condition, and operational. Shower head appears serviceable.

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,

Scott K. Santo - Inspector  
Akamai Home Inspection Co. Inc.



Report: 3Bd. 2 Ba Sample Address:

## SITE, CLIENT, & AGENT INFORMATION

### REPORT INFORMATION:

*REPORT #* Sample Report - 3 Bd. & 2 Ba. Ranch House.  
*INSPECTION DATE:* January 2015.  
*TIME OF INSPECTION:* 09:00 AM.

### SITE INFORMATION:

*INSPECTION SITE AREA:* South Kohala.  
*SUBDIVISION - PROJECT:* Sunset Ridge at Waikoloa Village.  
*INSPECTION SITE* Waikoloa, HI 96738.  
*CITY/STATE/ZIP:*

### CLIMATIC CONDITIONS:

*WEATHER:* Light Wind, Windy, Partly Cloudy.  
*SOIL CONDITIONS:* Dry, Rocky.  
*TOPOGRAPHY* Sloped, Flat House pad.  
*APPROXIMATE OUTSIDE* 80-85.  
*TEMPERATURE:*

### BUILDING CHARACTERISTICS:

*MAIN ENTRY FACES:* Northwest.  
*APPROX. AGE OF STRUCTURE:* 8 years.  
*YEAR BUILT:* 2007.  
*BUILDING TYPE:* Single Family, Wood Frame, Ranch.  
*BED & BATH'S* 3 Bedroom & 2 Bath.  
*BLDG. STORIES:* Single.  
*SIZE - LIVING AREA* 1,737 sq.ft.  
*EXTERIOR AREA* Exterior deck area. Approx 500 sq.ft.  
*LANAI - PATIO AREA* 250 sq.ft.  
*GARAGE AREA* 660 sq.ft.  
*SPACE BELOW FLOOR OR* None.  
*GRADE:*

### UTILITY SERVICES:

*WATER SOURCE:* Private, Waikoloa Water System.  
*POWER:* HELCO - Electric Utility Service.  
*LP GAS:* None - no LP Gas supply installed.  
*SEWAGE DISPOSAL:* Private/Septic System, with leach field, absorption bed.  
*UTILITIES STATUS:* All utilities on.

### OTHER INFORMATION:

*AREA:* Village.  
*HOUSE OCCUPIED?* Yes, Fully furnished.  
*CLIENT PRESENT:* Yes.  
*PEOPLE PRESENT:* Client/Purchaser, Buyer's Agent, Seller's Agent.  
*LOCATION:* Mid Elevation location, Dry area location.  
*DISCLOSURE:* Sellers Property Condition Disclosure Provided ? Yes.

### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the

**Report:** 3Bd. 2 Ba Sample **Address:**

home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his experience, and his visual impressions of the conditions that existed at the time of the inspection only. The inspection and 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, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, cosmetics, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity); intercoms; security systems; heat sensors; zoning ordinances; or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any expressed 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 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 and no involvement with tradespeople or benefits 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.

Should any disagreement or dispute arise as a result of this inspection or report, it shall first try to be resolved through mediation. Lastly, if no agreement is reached, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.



## GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the structure and foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or cesspool/ septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. It is recommended that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### DRIVEWAY:

TYPE:

Concrete.



CONDITION:

Good condition. Cracks noted are typical minor hairline type.



DRIVEWAY NOTES:

Good slope away from the structure.



### WALKWAYS:

TYPE:

Concrete, Brush finish for non skid surface.





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**TYPE#2:**

Gravel is serviceable.



**CONDITION:**

Overall, good condition. Cracks noted are typical minor hairline curing type. Tree root lift, Tripping hazard is present at the entry walkway section. Recommend removing the tree. Also, see roof report.



## LANDSCAPING:

**CONDITION:**

Partially Maintained, with plants against the house. Trim plants away from structure 24-36" Trees planted close to structure. Removal may be needed. Trees are touching or overhanging the roof. Damage is possible, cut trees back.



## RETAINING WALLS:

**TYPE:**

Lava rock and cement, low profile planter type wall at the back yard.



**CONDITION:**

Retaining walls appear in good condition with no major cracks or heaving noted.



## GRADING:

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*SITE:*

Flat site.



*SWALE*

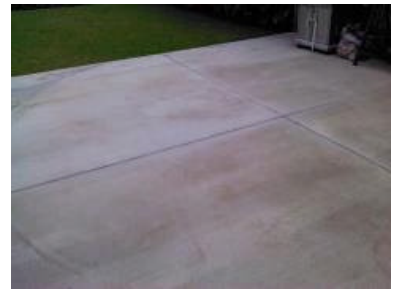
Swale appears adequate to divert runoff around the structure. Swale at the driveway appears adequate to divert runoff away from the structure, downhill.



**DECKS:**

*TYPE:*

Concrete.



*CONDITION:*

Appears satisfactory, good pour. No cracks noted.



**FENCES:**

*TYPE:*

Wood and bamboo fencing.



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**CONDITION:**

Satisfactory and good condition, secure. no moisture damage.  
Bamboo sealing will be needed in the future as preventive maintenance



**GATES:**

**TYPE:**

Wood and bamboo.



**CONDITION:**

Satisfactory and good condition. Hinge hardware and latch are satisfactory.



**WOOD TRELLIS:**

**PATIO TRELLIS:**

Trellis is a wood structure: Free Standing, with steel anchor post bases in place. Appears satisfactory, secure and solid.



## LAWN SPRINKLER SYSTEM

It is not within the scope of this report to determine the degree of salinity or volume of any well water. Inquire with the sellers of the property or check with the local agricultural extension service for these tests. We suggest you have the sellers instruct you as to the operation of this system. Ongoing maintenance of damaged or clogged sprinkler heads is necessary with most sprinkler systems.

### SET UP:

*SOURCE*

T'ed off main house supply line.



*SUPPLY LINES*

PVC.

*SHUT OFF & PR*

Shut off and pressure regulator are at the supply stand. Back flow valves are at the distribution valves.



### SYSTEM CONTROL:

*LOCATION:*

Garage.



*TYPE:*

Automatic, MultiZone.

*BRAND:*

Orbit.

*CONDITION:*

Appears satisfactory and serviceable. Not Tested.

### DISTRIBUTION VALVES:

*TYPE:*

Electric, Automatic operation.



*NUMBER OF ZONES:*

Multiple.



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**VISIBLE SUPPLY LINES:**

*TYPE:*

PVC.

**COMMENTS:**

*NOTES:*

The sprinkler system was not operationally tested. Request system condition disclosure from the landscape maintenance person, and any repair history if available.



## FOUNDATION

Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing or settlement, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

### SLAB ON GRADE:

#### *CONDITION:*

House and Garage are built slab on grade, typical in this area with rock sub grade.



## STRUCTURE

### GENERAL COMMENTS:

#### COMMENTS

Structure appears sound, with exterior in good condition overall and no major defects noted.

### STRUCTURAL COMPONENTS:

#### FOUNDATION:

Slab Edge, good raised footing all around the perimeter walls. Appears satisfactory and sound.



### FOUNDATION:

#### Type of Foundation:

Slab on grade - Refers to a concrete slab poured on a prepared gravel or sand base at grade level.

#### Foundation Materials:

Poured in place concrete.



## AIR CONDITIONING

Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis.

### A/C SYSTEM LOCATION:

A/C AREA LOCATION:

Kitchen dining window unit.



### A/C BRAND:

BRAND:

Haier.

### A/C TYPE & LOCATION:

SYSTEM TYPE:

Window Mount.

POWER SOURCE:

110 Volt, Not dedicated circuits.

NUMBER OF ZONES &  
LOCATION:

Single.

CAPACITY OF UNITS:

~1 Ton.

### A/C OPERATION - CONDITION:

OPERATION:

Satisfactory operation, with cold air produced.

SYSTEM CONDITION:

Operation satisfactory, some normal wear for age and location.



### NOTE:

NOTE:

Typical useful life is 5-7 years for this type small window mount unit.

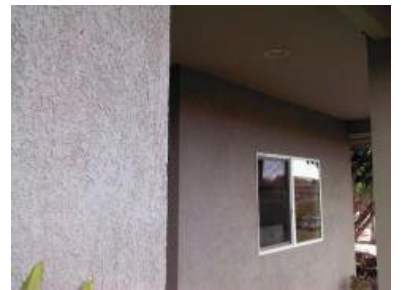
## EXTERIOR

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection.

### WALLS:

*MATERIAL:* Masonry Stucco.

*CONDITION:* Appears to be in good condition, good surface finish.



### WALL STRUCTURE:

*TYPE:* Wood Studs.

*SIZE:* 2 x 4, 16 in. OC.

### TRIM:

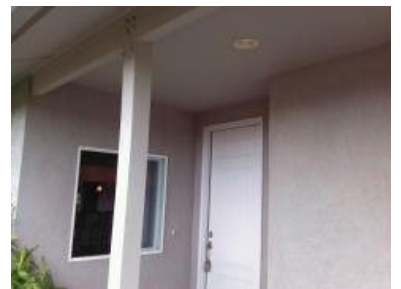
*MATERIAL:* Wood.

*CONDITION:* Appears satisfactory. Quality caulking and paint finish.



### ENTRY:

*EXTERIOR STYLE* Protected covered entry, Light fixture, operation is good.



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EXTERIOR FLOOR:

Concrete, good condition.



EAVES:

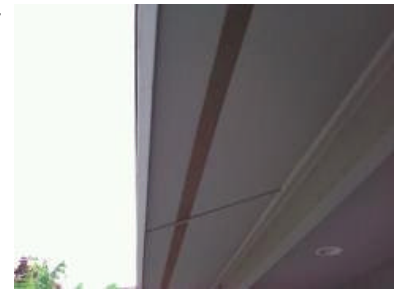
TYPE:

Hardiplank, cement board.



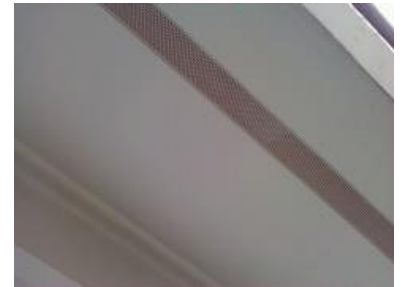
CONDITION:

Satisfactory and good condition, no moisture wear noted.



ATTIC VENTS:

Continuous vent covers in place, and in good condition.



WINDOWS

TYPE:

"Millguard," high quality vinyl windows, low maintenance and long life. Double pane, Sliding type. Single hung.



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*CONDITION:*

Good condition and operation, Good choice for this near ocean location.



**WINDOW SCREENS:**

*TYPE:*

Fiberglass.

*CONDITION:*

Good for age.



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## ROOF SYSTEM

The following is an opinion of the general quality and condition of the roofing material, and structure. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

**ROOF:***STYLE:*

Hip.

*TYPE:*Asphalt composition shingles, architect 80 type.  
Medium grade, good quality.*CONDITION:*

Condition is good. Layout and installation appears good.

*ROOF INSPECTED FROM:*

Walked on roof.

*FASTENERS:*

Nails/Staples and glue.

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**HIP & RIDGE CAPS:**

Comp Shingles at the hip and ridge caps, layout appears good. All Secure with a couple of damaged shingles, most likely from wind. Recommend replacement maintenance.



**ROOF COVERING STATUS:**

Good choice of material for location.



**ROOF CONDITION NOTES:**

I recommend inspect the roof after heavy wind storms/gusts to see that no shingles are loose or torn. Any damaged shingles can be nailed and glued with roof mastic to secure to the plywood roof decking.

**EXPECTED USEFUL LIFE**

*TYPICAL USEFUL LIFE:*

Manufactured life expectancy for this material is 20-25 years.

**EXPOSED FLASHINGS**

*TYPE:*

Rubber boots at vent pipes Rubber/ Aluminum flashing at vents and vent pipes.



**CONDITION:**

Appears satisfactory/serviceable, no defects noted.

**VALLEYS**

*VALLEY TYPE & CONDITION:*

Composition seamed valleys, in good condition. Valleys appear satisfactory/serviceable, no defects noted.



**VENTS**



**Report:** 3Bd. 2 Ba Sample **Address:**

*TYPE:*

Aluminum and vinyl.



*NOTES:*

Appear satisfactory.

## **ROOF VENTILATION**

*RIDGE VENTING:*

Cor-A-Vent at the roof ridges for added attic ventilation, nice feature.



## **DRIP EDGE**

*DRIP EDGE CONDITION:*

Good drip edge layout observed. Factory Painted Metal drip edge flashing all around the drip edges, quality added feature.



## **NOTES:**

*COMMENTS:*

The trees need to be cut back and away from the roof and structure. Tree branches will damage the shingles, drip edges and fascia during windy periods.



## **GUTTERS & DOWNSPOUT'S**

*TYPE*

None.



## GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

### STYLE:

TYPE

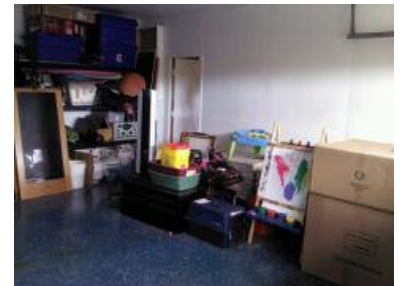
Garage.

LOCATION:

Attached.

SIZE:

Three car with wall separating the two spaces.



### ROOF:

TYPE:

Hip.

CONDITION:

Same as house, Appears satisfactory. See roof report section.

### FLOOR:

TYPE:

Concrete slab.

CONDITION:

Appears satisfactory. Painted and clean, good condition. No cracks noted. Floor is not fully visible, due to stored items.



NOTE:

Good Slope for proper drainage. Grade drains in place to divert runoff away from the structure, good set up and condition.



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**FIRE WALL:**

*CONDITION:*

Appears satisfactory and serviceable, in general good condition, No holes or damage noted, Stored items prevents viewing of all wall areas.



**ELECTRIC:**

*LIGHTS*

Operational, Good Fixtures.



*OUTLETS:*

Outlet has power and is grounded. GFCI safety outlet trips properly, reset is satisfactory, resets at wall outlet.



**GARAGE DOOR(S):**

*TYPE:*

Single and Double car access door. Overhead roll up, Insulated aluminum panels at the double door.



*CONDITION:*

Operation and condition is good, hardware is operational and satisfactory. No excessive wear or damage noted.



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**AUTO OPENER**

Automatic door opener is - operational, Automatic reverse is operational.



**AUTO OPENER 2:**

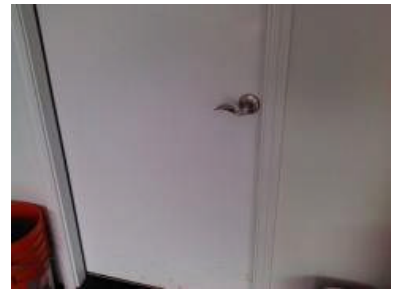
Single door, Manual operation is good.



**SIDE or HOUSE ACCESS DOOR**

**TYPE:**

Solid core house access door. Solid core side access door.



**CONDITION:**

Satisfactory.



**COMMENTS:**

Self closer is functional, at house access door.

**MISCELLANEOUS:**

**NOTES:**

Single garage side is enclosed and used as a work shop. All appears solid and in satisfactory condition. This wall can be removed if needed.



## ATTIC AREA

### ATTIC :

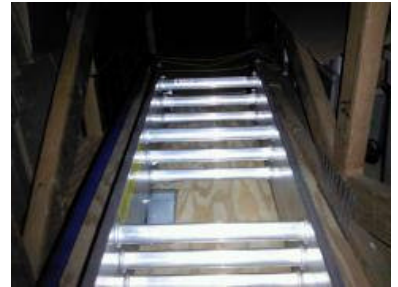
*ACCESS LOCATION:*

Hatch location: Garage and master bedroom closet.



*ATTIC HATCH:*

Condition: Satisfactory and serviceable, There is a pull down ladder installed.



*ACCESSIBILITY*

Full.



*METHOD OF INSPECTION:*

The attic cavity was inspected from the attic access only.

*ATTIC CAVITY TYPE:*

Possible Storage - The attic cavity has the capacity for storage of light boxes or items, with the addition of flooring over joists.



*ATTIC LIGHT:*

Functional, switch operational.



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**INTERIOR ATTIC LEAKS:**

There is no evidence of current water leaks into the accessible attic spaces. Interior living area ceilings are clean. No water stains at ceilings.



**ATTIC STRUCTURE:**

**TYPE:**

Manufactured trusses, 2x6@24" on center.



**Roof Framing:**

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. The truss spacing is 24 inch on center.



**Roof Framing Condition:**

Satisfactory - The roof framing appears to be in functional condition.



**Roof Decking:**

The roof decking material is plywood sheeting. The builder installed ply clips when installing the sheeting to prevent the sheeting from sagging at the joints.



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**COMMENTS:**

The roof structure appears very solid. Hurricane ties noted at truss connections, satisfactory instillation.



**VENTILATION:**

*Ventilation :*

Ridge and Eave vents in place at rafter blocking. There appears to be adequate ventilation.

**INSULATION:**

*Insulation Noted:*

None.



**NOTES:**

*Comment:*

The attic area is clean.



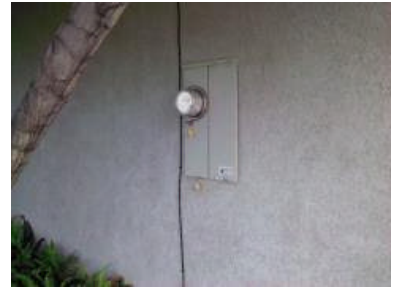
## ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

### MAIN SERVICE:

#### TYPE:

Underground 125 AMP, Three wire service. AWG wire size to panel is adequate.



#### CONDITION:

Appears satisfactory and serviceable. Layout and condition good. Main Breaker appears satisfactory.



#### LOCATION OF METER & MAIN DISCONNECT:

Outside garage.

#### MAIN PANEL BRAND:

Cutler-Hammer.



#### GROUND:

Grounding system is present and appears O.K. UFER ground to slab.

### CONDUCTORS:

#### ENTRANCE CABLES:

Aluminum- OK.

#### BRANCH WIRING:

Copper.

### WIRING METHOD:



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TYPE:

Plastic Shielded. Visible sections of wiring appear satisfactory.



## PRIMARY ELECTRICAL PANEL:

PRIMARY SUB PANEL  
LOCATION:

Garage.



SUBPANEL BRAND:

Cutler-Hammer.

INSPECTOR NOTES:

Panel front condition is satisfactory, Layout and condition is very good, clean within the panel housing. All copper wiring at 110V circuits, No loose wires and no evidence of any arching. No visual evidence of excessive heat, or heat related damage. No double taps at circuit breaker lugs.



# OF 110 VOLT CIRCUITS:

20, 110V circuits.

# OF 220 VOLT CIRCUITS:

3, 220V circuits; Three standard primary circuits (range, water heater, dryer).

SUB PANEL NOTES:

Circuit and wire sizing correct so far as visible. Arc Fault safety breakers at the sub panel test O.K. Layout labeling is present. Grounding is present. Good circuit distribution. All 220 volt breaker ties are satisfactory.

## SWITCHES & OUTLETS:

EXTERIOR CONDITION:

Exterior outlets are satisfactory and in serviceable condition. GFCI outlet is operational, Proper exterior outlet covers in place. Exterior lights are functional.



INTERIOR CONDITION:

A representative sampling of switches and outlets were tested. As a whole, outlets and switches throughout the house are satisfactory and in serviceable condition.

## CABLE & PHONE SYSTEM:

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*SYSTEM TYPE:*

Standard Cable and Telephone service and distribution system in place.



## PLUMBING

Water quality or hazardous materials (lead) testing is available from outside testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation, or outside. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

### MAIN LINE:

*MATERIAL:* Copper.  
*CONDITION:* Visible sections appear satisfactory.  
*SUPPLY LINE SIZE* Main line is 3/4 inch diameter.

### WATER METER

*LOCATION:* Water meter is located: at the east side of the driveway, at the road lot corner.



*WATER METER FLOW DIAL:* The Flow Dial at the water meter is dead still, indicating no leakage within the house plumbing system.

### MAIN SHUTOFF

*LOCATION* Main house Shut Off Valve is located: East side and outside garage.

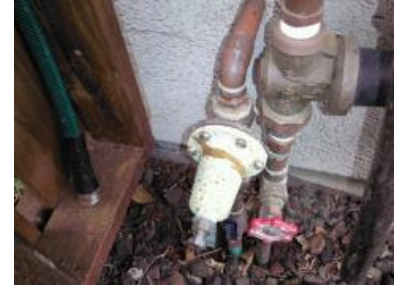


*CONDITION* Valve is operational, good condition.

### PRESSURE REGULATOR

**Report:** 3Bd. 2 Ba Sample **Address:****LOCATION**

Adjacent to the Shut Off Valve.

**CONDITION**

Appears satisfactory.

**WATER PRESSURE**

Water pressure: 60-65 psi, Water pressure is to high for interior use, this should be adjusted down. Normal household water pressure is 30-50 psi.

**TESTED AT:**

Hose Bib, Front and Back.

**SUPPLY LINES:****MATERIAL:**

Water supply line grade plastic (Pex), Vanguard Manifold system. Manifold Location: Laundry room. Manifold cover door is satisfactory.

**CONDITION:**

Visible sections appear satisfactory and serviceable. All water shut off valves are at the Manifold.

Note: Manifold valve key is in place.

**INTERIOR SUPPLY VALVES:****MATERIAL:**

Standard Stem Valves.

**CONDITION:**

Supply valves appear satisfactory and serviceable. Although the interior supply shut off valves appear to be in satisfactory condition, they are not manufactured to last long. The "Stem type" supply valves have a history of failing and leaking, more so at the near ocean environment. At 5-8 years of age, we recommend these type of valves be replaced at all sink and toilet locations with the newer "ball type" supply valves as preventive maintenance.

**WASTE LINES:****MATERIAL:**

ABS Plastic.

**CONDITION:**

Visible sections appear satisfactory and serviceable. Clean outs covered.



Report: 3Bd. 2 Ba Sample Address:

**HOSE FAUCETS:**

OPERATION:

Back flow type. Several operated, function satisfactory.

**WATER HEATER:**

TYPE:

Electric.

MANUFACTURE:

Rheem.

AGE:

Manufactured date 2007= 8 years.

NORMAL USEFUL LIFE:

10-12 years.

SIZE:

50 gallons.

LOCATION:

Garage.

CONDITION:

Good condition and operation, Good setup, No Rust.



SAFETY STRAPPING:

Security strapping in place and satisfactory.



PLUMBING:

Shut off valve, operation and condition is good. Plumbing connections are O.K., no corrosion. Pressure relief valve.



Report: 3Bd. 2 Ba Sample Address:

*ELECTRIC TIMER:*

GE. Appears operational.



*DRAIN & PAN*

None.

*CLEANING & MAINT.:*

Preventive Maintenance recommended every two or three years. Drain and clean the tank (shut power off at the breaker). Change the zinc anode rod every 4-5 years. If a circulation pump is in place, this should run smoothly.

## **SEPTIC SYSTEM:**

*SEPTIC TANK LOCATION:*

Waste line cleanouts are at east side of house indicating that Most likely under the vegetable planters. Cleanout caps not found, Review house plans, or Health Dept. records for accurate information.



*DRAIN FIELD LOCATION:*

Appears to be towards the east side and back corner of yard.

*SYSTEM CONDITION:*

Appears serviceable. Note: Inquire with seller as to last time septic tank has been pumped. If no history is available, we recommend that a pumping company inspect the system, and provide maintenance as needed.

*DRAINAGE:*

Drainage test indicates good flow to septic tank.

## **DISCLOSURE:**

*SYSTEM:*

We recommend request a recent series of water bills from the owner, and review to evaluate monthly water usage and costs.



## LANAI - PATIO

### PATIO/ LANAI STYLE

Open Air, Covered.



### FLOOR TYPE:

Concrete, Brush Finish.



### FLOOR CONDITION:

Condition is satisfactory. Hairline cracks are typical, hairline curing cracks.



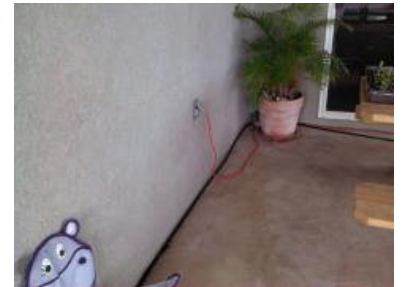
### LIGHTS:

Lights are operational. Switched at the dining, kitchen and master bedroom.



### OUTLETS:

Outlet is functional, Proper exterior cover. GFCI safety outlet: Tests OK, is operational.





**Report:** 3Bd. 2 Ba Sample **Address:**

**SCREEN DOORS:**

All screen doors appear to be in good condition.  
Slide well.



**NOTES:**

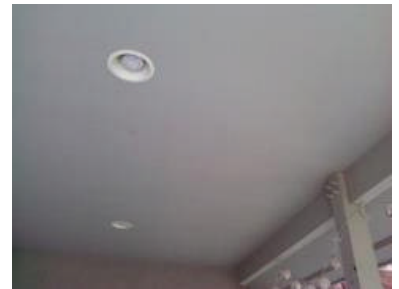
Good slope away from the structure.



**LANAI/PATIO COVER:**

*LANAI/PATIO COVER:*

Drywall, painted finish.



**CONDITION:**

Satisfactory and good condition, the cover is clean.



## LAUNDRY

Laundry appliances are not moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are given a visual inspection and not operated. Water supply valves may be subject to leaking if turned.

### LAUNDRY:

LOCATION:

Off the garage access.



CONDITION:

Plumbing appears O.K. No Leaks or moisture damage noted. Electrical outlet is grounded, 110V circuit in place-operational, 220V circuit in place, Service-operational.



DRAIN LINE:

Drain line is at Sink. Hose is loose, needs securing (string or cable ties work well).



VALVES:

Supply valves appear O.K. No leaks or major corrosion.



GAS SUPPLY

No gas supply viewed.

NOTE:

Light is operational, fixture O.K.

### SINK

**Report:** 3Bd. 2 Ba Sample **Address:**

*TYPE*

Plastic Utility, Deep basin type.



*CONDITION*

Laundry sink is satisfactory, sink and plumbing are in good condition. Clean and dry under sink. Hot & Cold OK. Sink is secure at the wall.



**WASHER:**

*BRAND*

Kenmore.



*TYPE*

Stand alone, side by side. Heavy duty, large capacity appliance.

*CLOTHES WASHER CONDITION:* Appears satisfactory, clean, operation good.



*WASHER HOSES:*

Washer hoses O.K.

*NOTE:*

I recommend monitoring the washer hoses, and replacing with new hoses every 5 years as preventive maintenance.

**DRYER:**

*BRAND*

Kenmore.



**Report:** 3Bd. 2 Ba Sample **Address:**

*TYPE*

Electric, stand alone, side by side. Heavy duty, large capacity appliance.

*CLOTHES DRYER CONDITION:*

Appears satisfactory, with some denting, operation is good.

*LINT SCREEN:*

Satisfactory, condition good.

*DRYER VENT:*

Dryer venting is provided through wall, through attic to exhaust at roof. Vent hose is in place and connected, and appears in good visual condition.



*VENT DUCT:*

Appears satisfactory, At roof, I recommend periodic inspection of the dryer vent duct as preventive maintenance.

## KITCHEN & APPLIANCES

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they are personal fixtures, and require connection to facilitate testing. Refrigerator door mount ice and water dispensers are not a part of this inspection. A specialist should be consulted about specific performance of appliances.

### OBSERVATIONS:

#### NOTE:

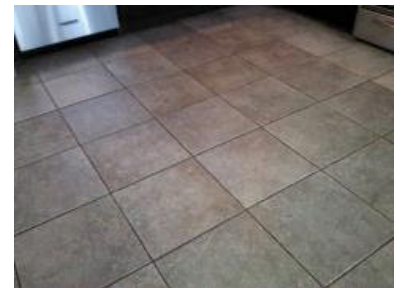
Kitchen with a serving counter is clean and in good condition. Designed with good quality components and fixtures.  
All stainless steel appliances in place.



### KITCHEN FLOOR

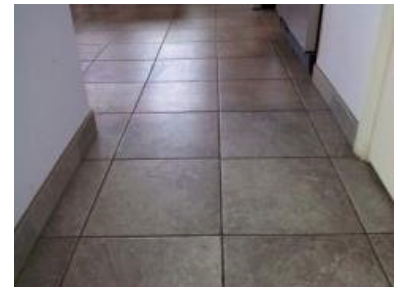
#### TYPE:

Original.



#### TILE TYPE:

Porcelain Tile.



#### CONDITION:

Appears satisfactory, condition good. No cracked or broken tiles noted.

### KITCHEN CABINETS

#### TYPE:

Good quality, Wood cabinet fronts with laminate interiors.



**Report:** 3Bd. 2 Ba Sample **Address:**

**CONDITION:**

Appear satisfactory, no damage noted. Good for age, All shelves in place and satisfactory. Cabinet doors and drawers are satisfactory. Cabinets have minor surface wear.



**NOTE:**

Drawer dampeners a nice added feature.

**COUNTER TOPS**

**COUNTER TOP TYPE:**

Granite slab counter tops, instillation is very good.



**COUNTER TOP CONDITION:**

Appear satisfactory.



**COUNTER TOP NOTE:**

To prevent water stain damage to granite counters; Granite sealer and polish maintenance is recommended as a preventive maintenance program. Cantilevered extension at kitchen serving counter designed with no visible bracing, appears satisfactory.



**KITCHEN SINK**

**TYPE:**

Double basin, Stainless Steel.

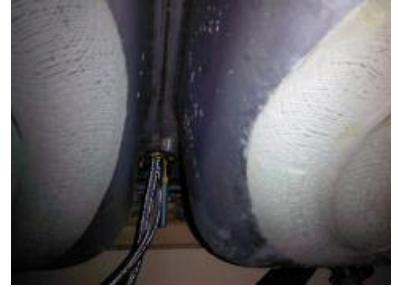




**Report:** 3Bd. 2 Ba Sample **Address:**

**CONDITION:**

Appears satisfactory. No rust at sink edge or under sink, Minor wear noted. No moisture under the sink edge. No rot under the sink edge. Drainage O.K.



**PLUMBING:**

Plumbing condition is good. Dry and clean under the sink. No leaks noted or present at time of inspection with water flow testing at the supply valves, lines, at both sink connections, sink traps or waste lines.



**FAUCET:**

Pull out with sprayer feature, Swivel, Faucet: is satisfactory and in good condition. Hand sprayer is:



**GARBAGE DISPOSAL:**

**TYPE:**

1/2 HP.



**CONDITION:**

Operational and appears satisfactory. Rusting noted at interior impeller blades, typical for several years old.

**RANGE/COOK TOP**

**BRAND:**

Kitchen Aid.



**TYPE:**

Glass cook top with "instant on" elements.

Report: 3Bd. 2 Ba Sample Address:

CONDITION:

Operational and appears satisfactory, some normal surface wear for age.



OVEN

BRAND

Kitchen Aid.



TYPE

Single range oven. Convection type/radiant heat.

CONDITION:

Operational and appears satisfactory, Oven needs cleaning.



MICROWAVE

BRAND

None.

HOOD- EXHAUST

BRAND

Allure.



TYPE:

Internal re circulating type. Stainless, Under cabinet mount hood. This functions as a fire shield, with light provided.

**Report:** 3Bd. 2 Ba Sample **Address:**

**CONDITION:**

Fan/Hood operational and in good condition. Switches functional, Filter in place and condition O.K. Light operation O.K.



**REFRIGERATOR:**

**BRAND**

Kitchen Aid.



**TYPE:**

Original appliance, Side by side model.

**CONDITION:**

Appears satisfactory and in good condition, cold inside. Appears satisfactory, cold inside, and in good condition for age. Shelves and drawers in good condition. Door gaskets are satisfactory, and clean.



**NO LEAKS**

Dry under and around the appliance. Dry under the bottom drawers. No condensation, leaks or moisture noted under refrigerator at time of inspection.



**ICE MAKER:**

Operational and good condition.



**Report:** 3Bd. 2 Ba Sample **Address:**

*ICE & Water DISPENSER:*

Water and ice dispenser are functioning correctly.



**DISHWASHER:**  
*BRAND*

Kitchen Aid.



*TYPE:*

Stainless steel model.

*CONDITION:*

Appears satisfactory, operational and in good condition. Baskets in good condition, no rust.

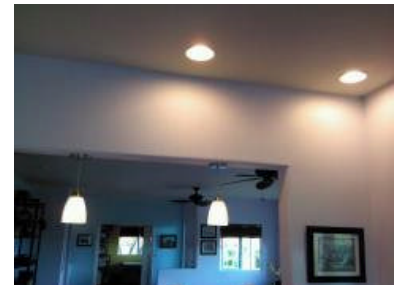


*AIR GAP:*

Air gap device is in place.

**ELECTRICAL:**  
*SWITCHES/FIXTURES:*

All appear satisfactory, operation O.K.



*OUTLETS:*

Outlets appear satisfactory, operation O.K. GFCI safety outlets are operational.

**WALLS**

**Report:** 3Bd. 2 Ba Sample **Address:**

**TYPE & CONDITION:**

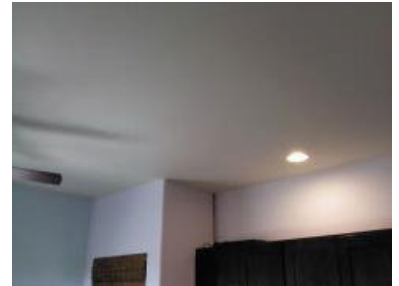
Drywall with granite Splash/Surround. Walls are in good condition.



**CEILING**

**TYPE & CONDITION:**

Drywall. Clean and good condition, no moisture wear or damage.



**WINDOWS & DOORS**

**TYPE & CONDITION:**

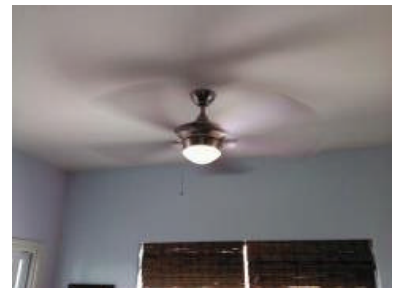
Window operation is O.K.



**FAN**

**TYPE & CONDITION:**

Circulating fan, Operation O.K. Light Fixture, operation good.



**COMMENTS:**

**NOTE 1:**

Breakfast dining area nice design feature.



**Report:** 3Bd. 2 Ba Sample **Address:**

*NOTE 2:*

Pantry closet a nice design feature.



*NOTE 3:*

Office nook a very nice design feature.





## INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. Curtains and blinds are not a part of this inspection.

### ENTRY

*BELL:*

Door bell is functional.

*ENTRY INTERIOR:*

Flooring O.K. Porcelain Tile, Light fixture: operation is good.



*INTERIOR PHOTO:*

Living Room.



*INTERIOR PHOTO 2:*

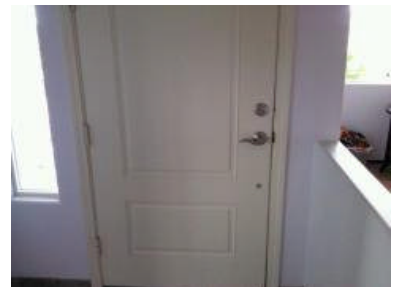
Dining area.



### OUTSIDE DOORS

*MAIN ENTRY DOOR:*

Solid wood, steel faced main entry door.



**Report:** 3Bd. 2 Ba Sample **Address:**

**MAIN DOOR CONDITION:**

Satisfactory, hardware in good condition. No corrosion. Weather stripping is in place, OK. Latch and handle and dead bolt are O.K.



**NOTE:**

Door stop in place and functional.

**ENTRY SCREEN DOOR:**

None.

**OTHER EXTERIOR DOORS:**

"Millguard", high quality, Sliding glass, vinyl frame sliders. Double pane, at the living room, kitchen and master bedroom.



**EXT DOOR CONDITION:**

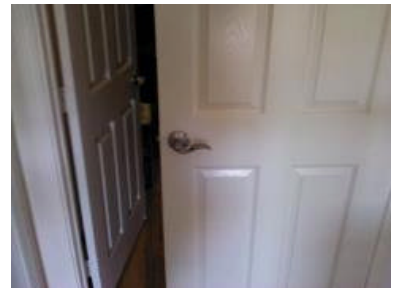
Satisfactory, hardware in good condition. No corrosion, Track and frame are satisfactory. Doors are easy to operate, slide well.



**INTERIOR DOORS**

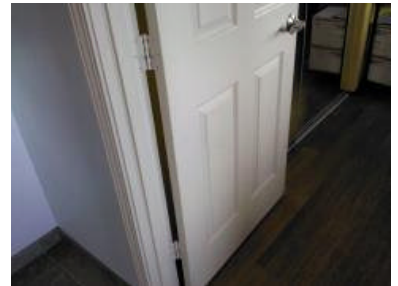
**TYPE**

Swing, Hollow core pass through doors.



**CONDITION:**

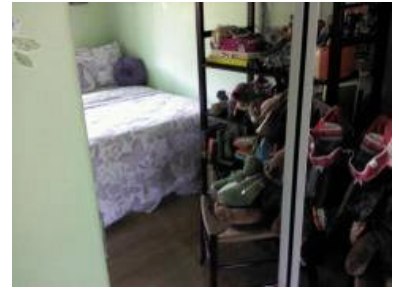
Interior doors are operational and good condition.



**Report:** 3Bd. 2 Ba Sample **Address:**

**NOTES:**

Mirrored Bi pass bedroom closet doors, Good quality and condition.



**WINDOWS**

**TYPE:**

"Millguard," high quality vinyl windows, low maintenance and long life. Double pane, Sliding type. Single hung.



**CONDITION:**

Representative samplings were tested. Windows as a grouping are operational and appear satisfactory.

**CONDITION NOTE:**

All double pane windows and sliding glass doors were checked, and are clear and without discoloration at time of inspection.



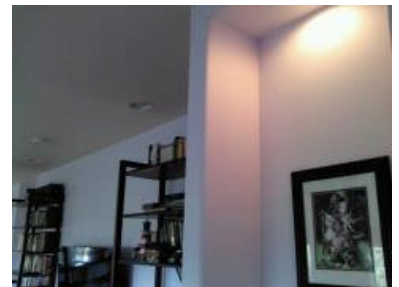
**SCREENS:**

Fiberglass material, O.K.

**INTERIOR WALLS**

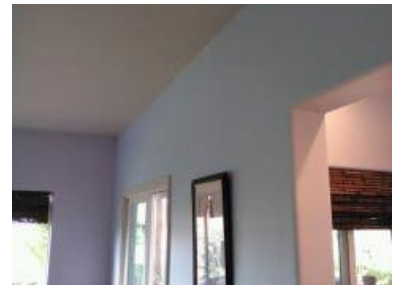
**WALL TYPE & MATERIAL:**

Drywall, good quality light texture wall finish.



**CONDITION:**

Overall condition appears satisfactory. Quality paint finish.



Report: 3Bd. 2 Ba Sample Address:

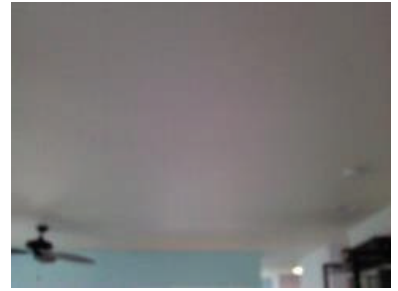
## CEILINGS

TYPE:

Drywall, Raised 9-10 foot height, very nice design feature.

CONDITION:

General condition appears clean and satisfactory, no cracks or moisture staining noted.



## FLOORS

TYPE:

Porcelain Tile.

CONDITION:

Layout and condition of tile is good, Tile taps solid, with random tap test. Good quality bamboo flooring, overall good condition.



## ELECTRIC

LIGHTS

Switches and fixtures are operational and in good condition. Three way switching and pre wired for a dining area light fixture is in place.

OUTLETS

Outlets are functional.

FANS

Appear to be in good condition, both fans are operational.



Report: 3Bd. 2 Ba Sample Address:

## SMOKE / FIRE DETECTOR

TYPE:

Hardwired type smoke detectors, with battery back up.

COMMENTS:

Smoke alarms responded to test button operation, but smoke detectors chirp, bad batteries, time to replace all. Switched circuit breaker off as found.

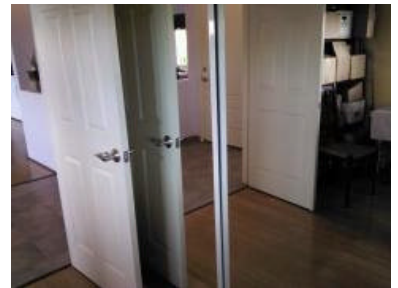
## BEDROOMS

LOCATION:

Front, Middle, Master.

DOORS:

Entry doors are satisfactory, Closet doors are operational and satisfactory, Nice quality mirrored closet doors.



DOOR CONDITION:

Condition and operation very good. Stops O.K.

WINDOWS:

Window operation is good, Latches are overall satisfactory.

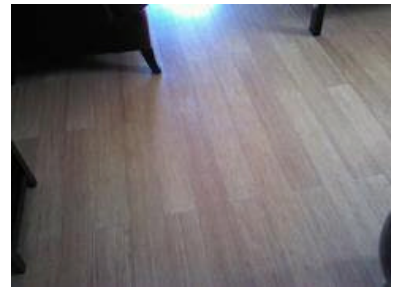
FLOORING TYPE:

Bamboo flooring.



FLOOR CONDITION:

General condition appears satisfactory, no major defects noted. Good quality.





**Report:** 3Bd. 2 Ba Sample **Address:**

**ELECTRICAL:**

Lights are operational, Switches and fixtures are operational and in good condition.



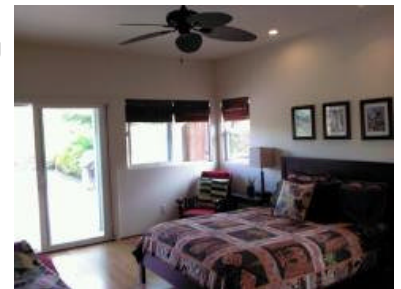
**OUTLETS**  
**FANS**

Outlets are functional.  
Fans OK, Operational and balanced.



**INSPECTOR NOTES:**

Bedrooms are clean and in overall good condition. Master closet has lighting: Satisfactory, switching O.K. Fixture is satisfactory.



**COMMENT:**

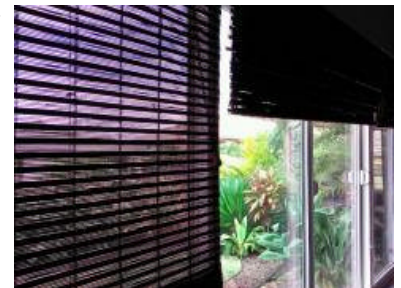
Master walk in closet photo.



**NOTES:**

**COMMENTS:**

Horizontal blinds at the windows appear satisfactory, sample operated.





## BATHROOMS

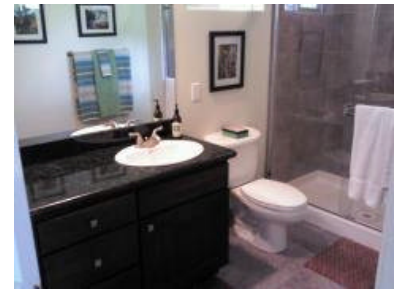
### BATHROOMS:

*BATH LOCATION:*

Hall, Master bedroom.

*CONDITION*

Bathrooms are clean and in good condition. Designed with good quality components and fixtures.



### ELECTRIC:

*OPERATION:*

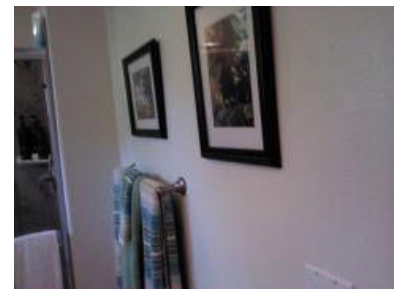
Lights, outlets, and switches are operational. GFCI safety outlets test O.K. Resets at wall outlet.



### WALLS:

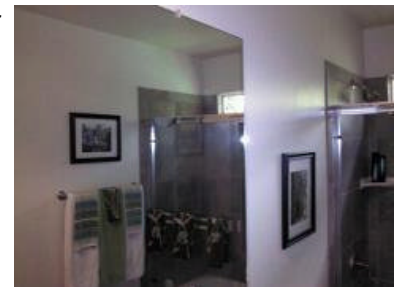
*TYPE*

Drywall.



*CONDITION*

Condition of walls are good. No moisture damage or wear. Quality paint finish.



Report: 3Bd. 2 Ba Sample Address:

**CEILINGS:**

*TYPE*

Drywall.

*CONDITION*

Condition of ceilings are good, no moisture stains.



**DOORS:**

*TYPE*

Swing, hollow core.

*CONDITION*

Condition and operation are good. Door stops in place and functional.



**FLOORING:**

*TYPE:*

Porcelain Tile.

*CONDITION:*

Flooring is in good condition. Good quality, Tile flooring taps solid, condition O.K. No cracked or broken tiles noted.



**Report:** 3Bd. 2 Ba Sample **Address:**

## **SINKS & PLUMBING:**

### *TYPE:*

Porcelain, Double sinks, at master bath.



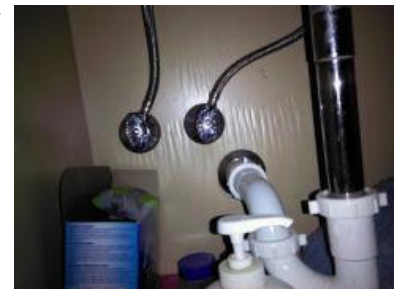
### *CONDITION OF SINK:*

Sink conditions are good, appear satisfactory. Drainage is satisfactory.



### *PLUMBING:*

Under sink plumbing is in good condition, Supply valves are functional, O.K.



### *FAUCET:*

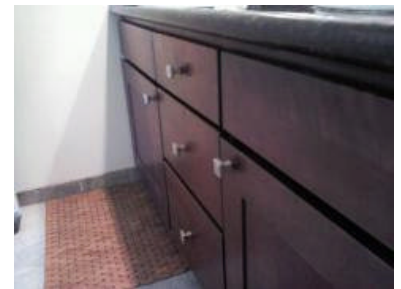
All faucet operations are good. Drain stoppers: operation is good.



## **CABINETS**

### *TYPE*

Wood cabinet fronts, with laminate interiors.



**Report:** 3Bd. 2 Ba Sample **Address:**

*CONDITION*

Cabinets are satisfactory and in good condition. Cabinet hardware is operational and in good condition.



**COUNTER TOPS**  
*TYPE*

Granite Slab.



*CONDITION*

Condition is good, no defects noted.



*NOTE:*

Note: To prevent water stain damage to granite counters, Granite sealer and polish maintenance is recommended as a preventive maintenance program.

**TOILET**

*OPERATION:*

Toilets are satisfactory and operational. No leaks noted at supply valves, tubing, or tank connections. Toilets are tight to the floor.



*CONDITION:*

Supply valves are: operational and in satisfactory condition.



*SEAT CONDITION:*

Satisfactory condition.

Report: 3Bd. 2 Ba Sample Address:

**TUB & SHOWER**

LOCATION:

Hall Bathroom:

TYPE:

Cast Iron tub with enamel surface with tile shower walls.

CONDITION:

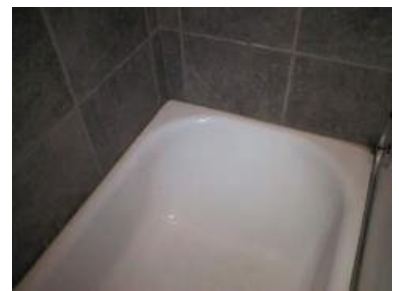
Clean and in good condition.

TUB/SHOWER PLUMBING  
FIXTURES:

Fixtures are satisfactory and hardware is in good condition. Drainage is normal and adequate. Tub drain stopper, is not functional, adjustment is needed. Condition of tub spout: Tub spout is in good condition, and operational. Shower head appears serviceable.

TUB/SHOWER WALLS:

Tub and shower areas appear satisfactory. Tile appears good, taps solid. Tub shower walls are in good condition, no cracked or missing tiles, no tiles loose at walls.

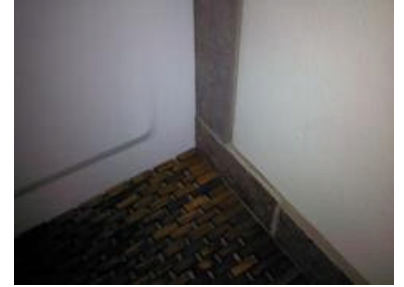




Report: 3Bd. 2 Ba Sample Address:

EXTERIOR WALL:

Clean and good condition.



ENCLOSURE

Glass door enclosure is operational and in good condition.



## SHOWER

LOCATION:

Master Bath:



TYPE & CONDITION:

Step in type shower, appears satisfactory. Clean and in good condition.



SHOWER PLUMBING FIXTURES: Fixtures are satisfactory and hardware is in good condition. Drainage is normal and adequate. Shower head appears satisfactory.





**Report:** 3Bd. 2 Ba Sample **Address:**

**SHOWER PAN:**

Fiberglass shower pan, condition satisfactory. Could use cleaning.



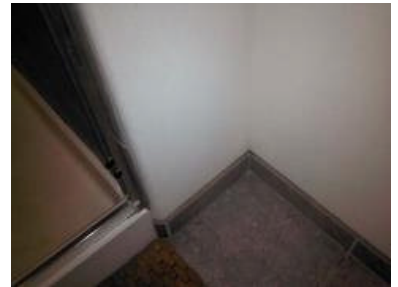
**SHOWER WALLS:**

Shower areas appear satisfactory. Tile appears good, taps solid. Shower walls are in good condition, no cracked or missing tiles, no tiles loose at walls.



**EXTERIOR WALL:**

Clean and good condition.



**ENCLOSURE**

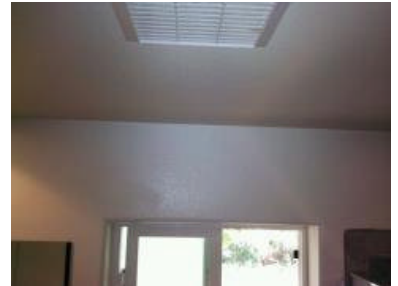
Glass door enclosure is operational and in good condition.



**VENTILATION**

**TYPE**

Slide windows, Electric exhaust fans.



**BATH VENTILATION  
CONDITION:**

Exhaust fans are operational and serviceable. Windows operational, and condition O.K.



**Report:** 3Bd. 2 Ba Sample **Address:**

**OTHER OBSERVATIONS:**

*NOTE:*

Hot water supply correct and good at all faucets.