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Report: Very Large Estate Residence Sample

Confidential Inspection Report

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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.



Report: Very Large Estate Residence Sample **Address:**

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Report: Very Large Estate Residence Sample **Address:**

December, 2014

FOR: New Home Buyer

RE: Keauhou Estates
Kailua-Kona, HI 96740



Dear Client:

At your request, a visual inspection of the above referenced property was conducted on December, 2014. 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 Resort Estate Residence is in overall good condition commensurate with its age. Built with high quality components and fixtures, and having been well maintained over its life. The roof, structure, and foundation appear sound and in good condition, with no major defects noted, but re surfacing needed at the flat roof areas as noted. There are several typical maintenance items needing attention, along with recommendations as noted in this summary, and within the report. The high tec electrical and plumbing systems are operational, and in good condition. The seven zone A/C system is operational at several zones, but not functional at several others, typical for its age. Professional maintenance service is needed for this multi zone system, including the wine chill room system.

GROUND

WALKWAYS:

CONDITION:

Good condition for age, no major defects noted, but staining present in several areas as disclosed. Power washing is needed for clean up.

NOTE: Walkway off the road entry, has damaged tile at the driveway edge. likely from being hit by car tires.

POND WITH WATERFALL

POND NOTE: Spots in the pond are plaster pops. The surface color coat of the pond is worn out, time for a new plaster surface.



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AUTO FILLER:

Comment: The Pond is set up with an automatic filler in place (toilet flow valve type), it is not operational, the valve is laying on the bottom of the pond, repairs needed.

RETAINING WALLS:

NOTES:

A few surface rocks are missing around the property, fallen out of the walls, and a few more are loose in the walls around the property. Overall the rock walls are in good condition, but could use masonry repairs to fix the few defects noted.

GRADING:

SITE:

Steep Sloped Site, Grade drainage around foundation appears satisfactory, with underground drains at the driveway off the garage, and at a few locations around the property. I recommend these be inspection by the landscape person to see that they are not clogged, and can run freely; use a hose to run water at the drains, and find the outlets down slope.

EXTERIOR STAIRS:

TYPE:

Front entry flagstone steps, with edge lighting, nice feature.
Staining evident per disclosure; power washing needed for clean up.

TYPE 3:

Three levels of Concrete stairs on the south side, good hand railings all along here.
Some minor mildew growth noted, these stairs will likely need power wash periodically so they are not slippery.

LAWN SPRINKLER SYSTEM

SET UP:

SHUT OFF & PR

Shut off, pressure regulator and back flow valve are at the supply stand. Valves and pressure regular are rusted and replacements are recommended.

SHUT OFF & PR #2:

Shut off and back flow valve are at the supply stand. Located at the garage planter. Rust an broken off supply handles noted. Maintenance is needed.

STRUCTURE

HOUSE PLANS:

COMMENTS:

I recommend request House Plans (especially stamped/approved set), these should stay with the property if available.

AIR CONDITIONING

A/C SYSTEM LOCATION:

OTHER COMPRESSORS 2

WINE CELLAR: compressor/ air handler: Located in the media room closet attic. System is not cooling.
Maintenance is needed.

A/C OPERATION - CONDITION:

OPERATION:

Guest quarters, upper bedroom adjacent to the garage, middle level bedroom lower bedroom, media room have



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satisfactory operation, with cold air produced (61-63°) at duct vents. Master suite and the office compressors do not produce cold air. Air handlers are operational. Recommend professional servicing of system, and checking refrigerant levels.

THERMOSTAT CONTROL:

THERMOSTAT CONDITION #2:

Wine Cellar: "Beko brand thermostat control is not functioning correctly, did not turn off the chiller system. I switched off the service disconnect in the attic, at the unit.

DISCLOSURE:

MAINTENANCE:

I recommend request maintenance service history to review upkeep, and service persons comments. We recommend request maintenance service history to review upkeep, and service persons comments. If no maintenance service history available; We **STRONGLY RECOMMEND** to have specialty professional inspection and service as preventive maintenance, and for current thorough status review of **ALL COMPONENTS**.

Request specialty service inspection if no history is available, due to age of the system.

EXTERIOR

TRIM:

CONDITION:

Overall condition is satisfactory, but many areas show weather wear, with sun damage noted where exposed. Prep and Re finish maintenance is recommended in the near future, to protect the wood from further damage.

COMMENT:

Note: The Hardwood trim, and exterior doors have a Sikens type finish. Much of this wood finish is exposed to weather, Sikens is a high quality material to protect the wood. Note: Expect refinish maintenance every few years for quality upkeep due to the near location to the ocean, and high UV of the sun in Hawaii.

ENTRY:

EXTERIOR FLOOR:

Quartzite flagstone. Staining from copper rain runoff, and water pooling as per disclosure. Power wash clean up needed.

WINDOW SCREENS:

NOTE:

One window screen re instillation needed above the front entry, at the SE corner of the living room roof. There are upper screened ventilation windows all around the living room.

ROOF SYSTEM

SECOND ROOF TYPE:

CONDITION:

Original roofing, satisfactory condition for age, but showing weather wear, especially at the spots that water pools. Maintenance re sealing repairs are recommended as preventive maintenance.

ROOF COVERING STATUS:

Original roofing, with weather wear typical for age. flat roofing appears to be near the end of its useful life. Time to re seal these flat/ low pitch roof areas.

GARAGE - CARPORT

GARAGE DOOR(S):

AUTO OPENER

Automatic door opener is - operational at the single door. The double door closer is not operating properly,



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maintenance adjustment is needed.

AUTO OPENER NOTE:

Note: No auto reverse floor beam in place, at either door, old style set up. Upgrade recommended for modern child safety.

ELECTRICAL SYSTEM

SUB PANEL #2:

SUB PANEL NOTES:

Circuit and wire sizing correct so far as visible. Panel is Full. Grounding is present. Good circuit distribution. All 220 volt breaker ties are satisfactory.

Surge protector is in place and operational. Panel is without the benefit of complete labeling. Labeling should be completed

SUB PANEL #3:

INSPECTOR NOTES:

Panel front condition is satisfactory with some light surface rust, that could use some prep and paint maintenance. Layout and condition is good, clean within the panel housing. All copper wiring at 110V circuits, No loose wires and no evidence of any arching.

Multiple wires are connected to a single lug on (2) of the kitchen outlet circuit breakers where only one wire should be connected. Inquire with an electrician to correct. Split breakers are an option.

PLUMBING

MAIN SHUTOFF

CONDITION

Valve is not operational, Excessive corrosion is found at the main valve. Broken handle. Maintenance is needed.

WATER HEATER #2:

AGE: Older appliance, Original, time for replacement.

CONDITION: Serviceable for age, but time for replacement. as preventive maintenance.

PLUMBING:

Shut off valve, operation and condition is good.

Rust/ Corrosion at the plumbing connections, poor condition. Pressure relief valve is frozen, poor condition.

LANAI - PATIO

PATIO/ LANAI

FLOOR CONDITION:

Tile is weathering from sun and rain. Stone sanding and polishing is needed for these exposed locations.

GUARD RAILING:

CONDITION:

Overall, satisfactory condition, Secure, Weather wear at the main lanai railing. Refinish maintenance is recommended.

BBQ

BBQ GRILL:

LP Gas Grill: Stainless Steel. Char-Broil. Electric igniter is not functional, need maintenance repair. Hand held lighter used.

KITCHEN & APPLIANCES

KITCHEN FLOOR



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CONDITION:

Appears satisfactory, condition good. A few hairline cracked tiles noted, as per disclosure.

REFRIGERATOR:

ICE MAKER:

In place, but not in service, not turned on. This should be tested at final walk through, have turned on the day before.

SECOND REFRIGERATOR:

CONDITION:

Not operational. As per caretakers disclosure, scheduled for repair. Unit needs to be tested. Clean, shelves in good condition. Door gaskets are satisfactory.

ICE MAKER: Test icemaker after repairs.

INTERIOR

ENTRY

BELL: Security keypad and intercom system in place. Inquire for the gate code to operate. Intercom did not function when tested. No phone available.

WET BAR:

Flooring: Marble tile with a couple of cracked tiles.

FRIG CONDITION:

Operational, cold inside. Condensation between glass door panels. The gasket appears to be compromised allowing condensation to enter between the panes.

ICE MAKER:

Kitchen Aid. Unit is not cooling. Maintenance is needed, inquire with an appliance specialist.

FLOORS

NOTE 2:

AS PER DISCLOSURE; Many cracks in the stone tiles throughout some are larger than hairline cracks. These are most likely movement cracks from several earthquakes over the years. They do not appear structurally significant and some can possibly be cosmetically patched to blend in with the natural stone appearance. Inquire with a stone tile specialist.

SMOKE / FIRE DETECTOR

COMMENTS:

Not tested, Detectors are most likely connected to the fire alarm/security system and can engage even when power is off. Inquire with the security specialist about the systems operation.

STAIRS & HANDRAILS

CONDITION:

Hallway stairs are in overall, good condition. Stair handrail is satisfactory and secure. A couple of hairline cracks noted at the granite slab steps. Safety lighting is operational, with double switching O.K.

BEDROOMS

FANS

Fans OK, Operational and balanced. Middle guest bedroom fan's pull chain switch is not functioning correctly. Maintenance replacement switch is recommended.



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ADDITIONAL ROOMS

Location: Media Room

Entertainment Room: nice quality added wall cabinets. electrical, ceiling and walls appear to be in very good condition, consistent with the bedrooms. tile floor cracks noted as per disclosure.

INT2

WET BAR:

ICE MAKER: Not operational, did not turn on, not functional, maintenance needed.

BATHROOMS

TUB & SHOWER #2

TUB/SHOWER PLUMBING FIXTURES:

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

SHOWER

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. Caulking and/or re-grouting is needed at the wall base around the shower pan to prevent water intrusion.

SHOWER # 2

SHOWER WALLS:

Shower walls are in good condition, no cracked or missing tiles, no tiles loose at walls. Caulk and seal the wall base of shower area as a precaution.

SPA TUB

TUB PLUMBING FIXTURES:

Drainage is normal and adequate. Tub drain stopper, is not functional, damaged, or missing. Rubber plug being used. Condition of tub spout: Tub spout is in good condition, and operational. Appears serviceable. Drainage is normal and adequate. Sprayer has mineral deposits and needs cleaning.

EQUIPMENT HATCH:

None provided, missing. Most likely behind the tile wall. Hatch needed for access to spa equipment.

OUTSIDE SHOWER

TYPE & CONDITION:

Chrome fixtures. Shower Valve is not operational. Maintenance is needed.

KIT2 - SECOND KITCHEN

REFRIGERATOR:

TYPE AND CONDITION:

Electric. Operational, cold inside. Condensation between glass door panels. The gasket appears to be compromised allowing condensation to enter between the panes.

DISHWASHER:

AIR GAP:

A proper air gap is Not installed in the dishwasher drain line. High-loop is recommended on drain line as an option.



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GARBAGE DISPOSAL

CONDITION:

Operational and appears satisfactory, No rust at blade or sink connection. Disposal safety rubber boot is needed at the sink drain.

OTHER BUILT-INS:

SEPARATE ICE MAKER:

Ice maker is not operable. Not cooling. Maintenance is needed.

ADBA - ADDITIONAL GUEST BATHROOM

SINKS & PLUMBING:

FAUCET:

Right side Drain stopper: operation is poor, maintenance repair is needed.

SHOWER

SHOWER WALLS: Caulking and/or re-grouting is needed to prevent water intrusion.

POOL

POOL AREA ENCLOSURE:

CONDITION:

Appears serviceable, satisfactory. Gates are in good condition for age, latch and hinge hardware OK. Lower gates could use paint maintenance.

POOL SURFACE

SURFACE:

Gray plaster surface. Age: Original = 23 years. Normal useful life for residential pools is 15-18 years. Expect re plaster in the next few years.

CONDITION:

Appears satisfactory/serviceable for age, but with numerous surface wear spots, and several plaster chips.

TILE:

WATER LINE TILE:

Red "rojo" granite tile, nice quality. Note: White discoloration from water mineral build up, professional "bead blast" cleaning recommend.

AUTO FILLER

TYPE:

Float valve in the pool trough. The float valve filler is running continuously, maintenance or replacement needed.

POOL MAIN SUPPLY VALVE:

The pool main supply valve is located under the deck, with a flagstone cap. The valve is frozen, and needs replacement.

MISCELLANEOUS:

DISCLOSURE:

I recommend request maintenance service history to review upkeep, and service persons comments.

POOL EQUIPMENT

EQUIPMENT ENCLOSURE:

ENCLOSURE NOTE:

The equipment room entry /overhead steel span is very rusty. This will likely need a new type doorway support in the near future.



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ENCLOSURE NOTE 2:

Some wall staining, mildew and moisture was observed at the south corner: Efflorescence seen on walls indicates the presents of moisture through the block wall.

I recommend clean the wall (and ground area), and apply a "Thoro Seal" type cement sealant to help keep the block walls from deteriorating.

ENCLOSURE NOTE 3:

Remove and dispose of the old pumping equipment.

ENCLOSURE NOTE 4:

Pool Equipment room light is not working, likely need a new bulb.

POOL PUMPING EQUIPMENT:

LEAF BASKET:

Appears serviceable, satisfactory but; Dirty, debris build up, needs cleaning.

FILTERING EQUIPMENT:

PRESSURE IN PSI:

18 PS I; OK, satisfactory operating pressure. Pressure is a bit high and filter element will be in need of cleaning soon. Normal operating pressure is under 20 psi.

ELECTRIC CONTROLS:

TIMERS

Type: Compool controller; with an Intermatic timer in place for the pool, running 24/7.

SPA EQUIPMENT

BUBBLER - BLOWER:

BLOWER MOTOR/PUMP CONDITION:

Disconnected, Not Functional.

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,

Tom Sena, and Scott K. Santo
Certified Inspectors
Akamai Home Inspection Co. Inc.



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SITE, CLIENT, & AGENT INFORMATION

REPORT INFORMATION:

REPORT # Very Large Estate Residence; Sample Report.
INSPECTION DATE: December 2014.
TIME OF INSPECTION: 09:00 AM.

SITE INFORMATION:

INSPECTION SITE AREA: North Kona.
INSPECTION SITE
CITY/STATE/ZIP: Kailua-Kona, HI 96740.

CLIMATIC CONDITIONS:

WEATHER: Sunny, Light Wind.
SOIL CONDITIONS: Dry, Lava.
TOPOGRAPHY: Steep Sloped.
APPROXIMATE OUTSIDE
TEMPERATURE: 80-85.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: East.
APPROX. AGE OF STRUCTURE: 23 years.
YEAR BUILT: 1991.
BUILDING TYPE: Multi level, Estate Residence with formal office, media room pool, spa, pond, multiple wet bars, wine chill room, High voltage multi panel electrical system, Multi zone A/C systems.

BED & BATH'S: 6 Bedrooms, 6 Baths with 2 half baths.
BLDG. STORIES: Two.
SIZE - LIVING AREA: 6,846 sq.ft.
EXTERIOR AREA: 1,7,18 sq.ft.
LANAI - PATIO AREA: 360 sq.ft.
GARAGE AREA: 880 sq.ft.
SPACE BELOW FLOOR OR
GRADE: None.

UTILITY SERVICES:

WATER SOURCE: Public.
POWER: HELCO - Electric Utility Service.
LP GAS: Small portable tank, likely owner owned.
SEWAGE DISPOSAL: Keauhou Resort Waste Treatment System.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: Town.
HOUSE OCCUPIED? No.
CLIENT PRESENT: Yes.
PEOPLE PRESENT: Caretaker.
LOCATION: Mid Elevation location, Mauka, Dry area location.
DISCLOSURE: Sellers Property Condition Disclosure Provided ? Yes.

REPORT LIMITATIONS



Report: Very Large Estate Residence Sample **Address:**

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



CONDITION: Good condition for age, Cracks noted are typical minor hairline type No lift or settlement seen.

DRIVEWAY NOTES: With lava rock inlay detail, nice architectural feature. These lava rock inlay strips could be replaced with grass, or Travertine for a new look.



WALKWAYS:

TYPE: Quartzite flagstone tile over concrete.



CONDITION: Good condition for age, no major defects noted, but staining present in several areas as disclosed. Power washing is needed for clean up.



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NOTE:

Walkway off the road entry, has damaged tile at the driveway edge. likely from being hit by car tires.



LANDSCAPING:

CONDITION:

Maintained, neat and clean overall.



POND WITH WATERFALL

POND TYPE & LOCATION:

Location: Entry Courtyard. Cement in ground, reflection type pond. Not for fish at present, cleaned with chlorine.



POND NOTE:

Spots in the pond are plaster pops. The surface color coat of the pond is worn out, time for a new plaster surface.



POND PUMP EQUIPMENT

Re circulating type, Good quality well designed system. Large Motor (separate on the right side). 3 HP Pentair; IntelliFlo variable speed; at the pool equipment room. newer motor, good condition.

POND FILTER EQUIPMENT:

Filter Equipment Type: Pentair - Triton II, pool type sand filter, good size for gallonage. 15 psi, satisfactory operating pressure, good set up.



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POWER SOURCE & SWITCHING: Power at dedicated sub panel breaker. An Intermatic timer in place, running 10 am to 2 pm family.



AUTO FILLER:

Comment: The Pond is set up with an automatic filler in place (toilet flow valve type), it is not operational, the valve is laying on the bottom of the pond, repairs needed.



WATERFALL

WATERFALL TYPE & LOCATION: Cement in ground, reflection type pond at the water fall.

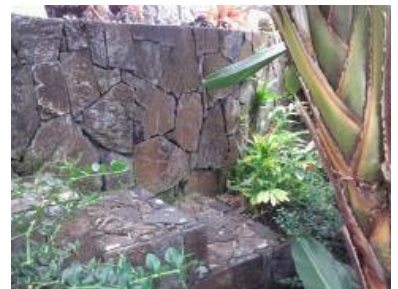
Location: Entry Courtyard. Large re circulation system with the pond filter equipment. This is controlled, and goes on and off via the timer in the pool equipment room.



RETAINING WALLS:

TYPE:

Pahoehoe Lava rock faced walls throughout. Concrete/ cement retaining walls retain and step the grade for the yard and house pad at multiple levels down the slope of the lot.



CONDITION:

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



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CONDITION 2:

Appears satisfactory, with no major defects noted, and in overall in god condition. Three levels of rock walls below the pool deck appear in good condition.



NOTES:

A few surface rocks are missing around the property, fallen out of the walls, and a few more are loose in the walls around the property. Overall the rock walls are in good condition, but could use masonry repairs to fix the few defects noted.



GRADING:

SITE:

Steep Sloped Site, Grade drainage around foundation appears satisfactory, with underground drains at the driveway off the garage, and at a few locations around the property. I recommend these be inspection by the landscape person to see that they are not clogged, and can run freely; use a hose to run water at the drains, and find the outlets down slope.

DECKS:

TYPE:

Large quartzite flagstone tile pool deck.

CONDITION:

Appears satisfactory, and in overall good condition for age. No major cracked or broken tiles noted. A few areas could use power washing for clean up.

EXTERIOR STAIRS:

TYPE:

Front entry flagstone steps, with edge lighting, nice feature.

Staining evident per disclosure; power washing needed for clean up.



TYPE 2:

Granite tile stairs up to the Guest Quarters, protected by roof overhang, and in good condition.



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TYPE 3:

Three levels of Concrete stairs on the south side, good hand railings all along here. Some minor mildew growth noted, these stairs will likely need power wash periodically so they are not slippery.



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

Off of meter main, before main house.

SUPPLY LINES

PVC.

SHUT OFF & PR

Shut off, pressure regulator and back flow valve are at the supply stand. Valves and pressure regular are rusted and replacements are recommended.



SHUT OFF & PR #2:

Shut off and back flow valve are at the supply stand. Located at the garage planter. Rust an broken off supply handles noted. Maintenance is needed.



SYSTEM CONTROL:

LOCATION:

Garage exterior closet.



TYPE:

Automatic, MultiZone.

BRAND:

Hunter.

CONDITION:

Not Tested.

DISTRIBUTION VALVES:

TYPE:

Electric, Automatic operation.

NUMBER OF ZONES:

Multiple, in ground boxes.

VISIBLE SUPPLY LINES:

TYPE:

PVC.

COMMENTS:

NOTES:

The sprinkler system was not operationally tested. Maintenance Tune Up needed, 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 is constructed slab on grade, at multiple levels down the slope of the lot, typical in this area with rock sub grade. Retaining walls that step the grade for the house structure at multiple levels are not visible.



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STRUCTURE

GENERAL COMMENTS:

COMMENTS

Structure appears sound, with exterior in good condition overall, and no major defects noted. Foundation structure appears solid, No cracking noted, or any significant movement damage or defects from the October 15, 2006 6.7 earthquake.

HOUSE PLANS:

COMMENTS:

I recommend request House Plans (especially stamped/approved set), these should stay with the property if available.

STRUCTURAL COMPONENTS:

FOUNDATION:

Terraced slabs with engineered retaining walls; refer to the house structural plans for details.

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: Whole house.



LOCATION OF COMPRESSOR UNIT: Outside the building, both sides. Outside Utility Yard.

OTHER COMPRESSORS North side utility yard.



OTHER COMPRESSORS 2 WINE CELLAR: compressor/ air handler: Located in the media room closet attic. System is not cooling. Maintenance is needed.



LOCATION OF AIR HANDLER: (7) Air handlers; Media room closet, Office closet attic, Garage guest quarters wall and closet attic, Master suite closet attic, guest bedroom and hall closets.



LOCATION OF DRIP LINE Plumbing drains.

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A/C BRAND:
BRAND:

Carrier.



A/C TYPE & LOCATION:

SYSTEM TYPE:

Central Forced Air.

POWER SOURCE:

220 Volt, Dedicated circuits.

*NUMBER OF ZONES &
LOCATION:*

(7) zone system



CAPACITY OF UNITS:

(1), ~4 Ton and (6), 1 1/2 ton units= Total of (7) compressors.



A/C SYSTEM AGE:

COMPRESSOR:

Original equipment with typical wear for age and location, operation satisfactory.
Manufacture date= 2002.

AIR HANDLER:

Older, Original equipment with typical wear for age and location, operation satisfactory.



A/C OPERATION - CONDITION:

Report: Very Large Estate Residence Sample **Address:**

OPERATION:

Guest quarters, upper bedroom adjacent to the garage, middle level bedroom lower bedroom, media room have satisfactory operation, with cold air produced (61-63°) at duct vents. Master suite and the office compressors do not produce cold air. Air handlers are operational. Recommend professional servicing of system, and checking refrigerant levels.



SYSTEM CONDITION:

Most of the zones are operational satisfactory, some normal wear for age and location.

AIR TEMPERATURE DROP:

Satisfactory.

THERMOSTAT CONTROL:

BRAND:

Honeywell.



THERMOSTAT LOCATION:

At all bedrooms and media room.

THERMOSTAT CONDITION:

The Thermostat controls are satisfactory, (sensitive high and low) operation good.

THERMOSTAT CONDITION #2:

Wine Cellar: "Beko brand thermostat control is not functioning correctly, did not turn off the chiller system. I switched off the service disconnect in the attic, at the unit.



A/C AUTO SHUT OFF:

LOCATION:

None.

FILTER:

FILTER TYPE AND NOTES:

Cartridge type, Cartridges are O.K. Last changed 4/19/13.

DUCTWORK:

TYPE:

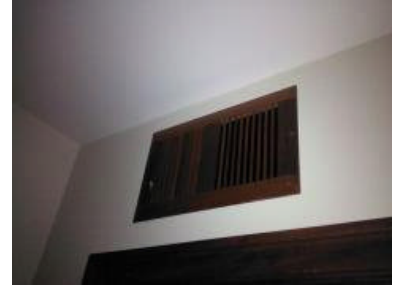
Fiberglass Insulated Duct board, Insulated Flexible Round.



Report: Very Large Estate Residence Sample **Address:**

DUCTS/AIR SUPPLY:

Registers are clean and in good condition.



DISCLOSURE:

MAINTENANCE:

I recommend request maintenance service history to review upkeep, and service persons comments. We recommend request maintenance service history to review upkeep, and service persons comments. If no maintenance service history available; We **STRONGLY RECOMMEND** to have specialty professional inspection and service as preventive maintenance, and for current thorough status review of **ALL COMPONENTS**.

Request specialty service inspection if no history is available, due to age of the system.

NOTE:

NOTE:

Maintain professional annual maintenance service based on usage and recommendation of service person.

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.



Masonry Stucco in good condition all around, no cracks noted, and just a few stucco patch spots seen.



MATERIAL 2:

Granite/ Travertine tile walls at two levels off the living room and kitchen.



CONDITION:

The exterior appears in very good condition all around, installation was done well. Good surface finishes.



NOTES:

Very long life and low maintenance material. Good choice of materials.



Report: Very Large Estate Residence Sample **Address:**

TRIM:

MATERIAL:

Hardwood trim throughout, and all around at the eave fascia.



CONDITION:

Overall condition is satisfactory, but many areas show weather wear, with sun damage noted where exposed. Prep and Re finish maintenance is recommended in the near future, to protect the wood from further damage.



COMMENT:

Note: The Hardwood trim, and exterior doors have a Sikens type finish. Much of this wood finish is exposed to weather, Sikens is a high quality material to protect the wood. Note: Expect refinish maintenance every few years for quality upkeep due to the near location to the ocean, and high UV of the sun in Hawaii.

ENTRY:

EXTERIOR STYLE

Double entry with a courtyard.



EXTERIOR FLOOR:

Quartzite flagstone. Staining from copper rain runoff, and water pooling as per disclosure. Power wash clean up needed.



ROAD ENTRY:

Keauhou Estates Lot 156, with formal walk in entry off the roadway.



Report: Very Large Estate Residence Sample **Address:**

EAVES:

TYPE:

Stucco, Soffit all around.



CONDITION:

Satisfactory and good condition, No moisture wear noted, No mildew/fungi growth.

ATTIC VENTS:

Continuous vent covers in place, and in good condition.



WINDOW SCREENS:

NOTE:

One window screen re installation needed above the front entry, at the SE corner of the living room roof. There are upper screened ventilation windows all around the living room.



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: Baked enamel finish Clay Tiles.



CONDITION: Condition is overall very good, Layout and instillation appears very good. No major defects noted. Only a few cracked tiles noted. As per disclosure, tile roof repairs were done in 2010 as normal preventive maintenance. There are spare roof tiles in the outside closet behind the garage.



ROOF INSPECTED FROM: Walked on roof.

FASTENERS: Nails and clips are standard instillation.

ROOF COVERING STATUS: Cemented hip and ridge caps appear satisfactory.



Report: Very Large Estate Residence Sample **Address:**

ROOF CONDITION NOTES: Flat roof drains all appear in good condition.



EXPECTED USEFUL LIFE

TYPICAL USEFUL LIFE:

40 years +/-, With some normal maintenance.

EXPOSED FLASHINGS

TYPE:

Copper at wall and edge flashings, appears satisfactory. Lead, at vent pipes.

CONDITION:

Appears satisfactory/serviceable, no defects noted.

VENTS

TYPE:

ABS, Plumbing Vents.



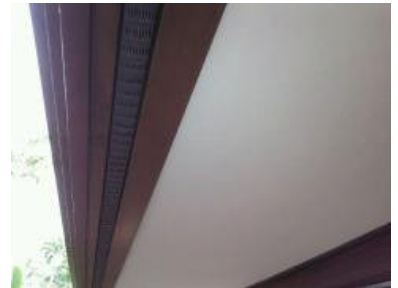
NOTES:

Appear satisfactory.

ROOF VENTILATION

EAVE VENTING:

Continuous vent covers in place, and in good condition.



SKYLIGHTS

TYPE:

Glass Panel skylight at the living room.



Report: Very Large Estate Residence Sample **Address:**

CONDITION:

Satisfactory and good condition, glass panels all in good condition. Flashing O.K. Interior skylight walls are all clean, no moisture stains observed.



DRIP EDGE

DRIP EDGE CONDITION:

Good drip edge layout observed.



ROOF CRICKET

TYPE OF CRICKET:

Copper crickets at two locations off the main living area roof.



CRICKET CONDITION:

Good quality copper crickets at roof design changes.

SECOND ROOF TYPE:

STYLE:

Flat/Low pitch.



TYPE:

Layered bitumens type built up roofing, with sealed surface coating.



Report: Very Large Estate Residence Sample **Address:**

CONDITION:

Original roofing, satisfactory condition for age, but showing weather wear, especially at the spots that water pools. Maintenance re sealing repairs are recommended as preventive maintenance.



ROOF COVERING STATUS:

Original roofing, with weather wear typical for age. flat roofing appears to be near the end of its useful life. Time to re seal these flat/ low pitch roof areas.



SECOND ROOF NOTES:

Flat roof drains all appear satisfactory.



GUTTERS & DOWNSPOUT'S
TYPE

Custom large capacity Copper gutters. Good quality with long life and low maintenance.



LAYOUT & CONDITION:

Full layout. Good condition and layout, Gutters are clean and free of debris.

DOWNSPOUT'S:

Interior type within the soffit, and walls with underground outflow. downhill.

DOWNSPOUT OUTFLOW:

Not located, request the landscaper person to find these, and see that they are not clogged.

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*

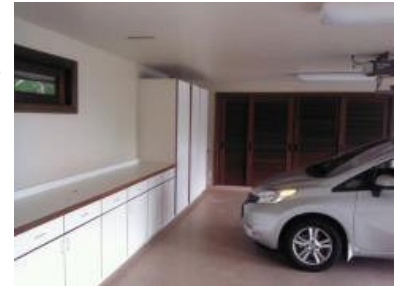
Garage.

*LOCATION:*

Attached, at upper level.

SIZE:

Three car, with storage closets, and a full back wall of storage cabinets. All cabinet doors and drawers are operational. The closet bypass doors are also operational and in good condition.

**FLOOR:***TYPE:*

Concrete slab, painted.

*CONDITION:*

Typical minor hairline curing cracks noted. These do not appear structurally significant. No lift or settlement noted. Appears satisfactory. Painted and generally clean, but with some paint chipping typical for age.

*NOTE:*

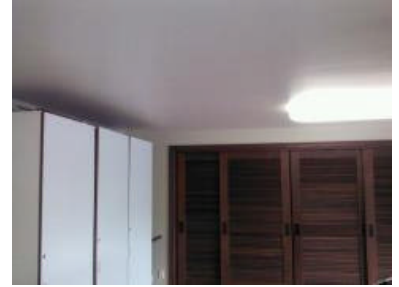
Good Slope for proper drainage.

FIRE WALL:

Report: Very Large Estate Residence Sample **Address:**

CONDITION:

Appears satisfactory and serviceable, in general good condition, No holes or damage noted.



ELECTRIC:

LIGHTS

Operational, Good Fixtures.

OUTLETS:

Outlets have power and are grounded.

GARAGE DOOR(S):

TYPE:

Single car garage access door, Double car access door, Overhead roll up, Wood panel, good quality.



CONDITION:

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

AUTO OPENER

Automatic door opener is - operational at the single door. The double door closer is not operating properly, maintenance adjustment is needed.

AUTO OPENER NOTE:

Note: No auto reverse floor beam in place, at either door, old style set up. Upgrade recommended for modern child safety.

SIDE or HOUSE ACCESS DOOR

TYPE:

Solid high quality hardwood house access door.



CONDITION:

Condition is good, Hardware O.K. Dead bolt is O.K.

MISCELLANEOUS:

NOTES:

Garage is clean and in good condition. Walls painted and good condition. No moisture wear or damage noted. Closet door O.K.

Report: Very Large Estate Residence Sample **Address:**

NOTE 2:

Whole house plumbed vacuum system equipment in garage. Motor and catch basin.

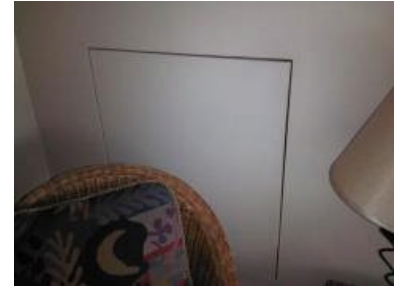


ATTIC AREA

ATTIC :

ACCESS LOCATION:

Hatch location: garage guest quarters wall and bedroom closet. Me is room closet ceiling.



ATTIC HATCH:

Condition: Satisfactory and serviceable.



ACCESSIBILITY

Partial.



METHOD OF INSPECTION:

The attic cavity was inspected from the attic access only.



ATTIC CAVITY TYPE:

Crawl Through. The attic cavity is not useable for any storage due to size, framing, or insulation. The attic cavity is not useable for any storage due to A/C equipment and Insulation.



ATTIC LIGHT:

Functional, switch operational.

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.

Report: Very Large Estate Residence Sample **Address:**

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. Blocking used as ply clips.



COMMENTS:

The roof structure appears very solid. No Hurricane ties at rafter/wall connections, steel ties could be Retro fitted.

VENTILATION:

Ventilation :

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

INSULATION:

Insulation Noted:

The following type of insulation was noted in the attic: Fiberglass Batts. There is an average of at least 4" of insulation installed.





Report: Very Large Estate Residence Sample **Address:**

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, 400 AMP, Three wire, multi-circuit breaker service. AWG wire size to panel is adequate.



CONDITION:

Appears satisfactory and serviceable, Layout and condition good. Main Breakers appear satisfactory.

LOCATION OF METER & MAIN DISCONNECT:

Outside garage.



MAIN PANEL BRAND:

Westinghouse.



GROUND:

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



Report: Very Large Estate Residence Sample **Address:**

NOTES:

Also a GE surge protector in place, and operational.
located in the garage interior closet.



COMMENTS:

This is a high quality main power service set up.

CONDUCTORS:

ENTRANCE CABLES:

Copper.

BRANCH WIRING:

Copper.

WIRING METHOD:

TYPE:

Plastic Shielded.

PRIMARY ELECTRICAL PANEL:

PRIMARY SUB PANEL

Panel A. Garage Closet.

LOCATION:



SUBPANEL BRAND:

Westinghouse.

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:

31, 110V circuits.

OF 220 VOLT CIRCUITS:

3 220V circuits;

SUB PANEL NOTES:

Grounding is present. Good circuit distribution. Circuit and wire sizing correct so far as visible. Panel is Full. Layout labeling is present.

PANEL NOTES 2:

Surge protector is in place and indicates operational.



Report: Very Large Estate Residence Sample **Address:**

SUB PANEL #2:

SECONDARY SUB PANEL
LOCATION:

Just below the A panel.



SUBPANEL BRAND:

Westinghouse.

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 double taps at circuit breaker lugs.

OF 110 VOLT CIRCUITS:

21 110V circuits.

OF 220 VOLT CIRCUITS:

9, 220V circuits; 100 AMP service disconnect for Panel A, Also Four dedicated circuits for the A/C system.

SUB PANEL NOTES:

Circuit and wire sizing correct so far as visible. Panel is Full. Grounding is present. Good circuit distribution. All 220 volt breaker ties are satisfactory. Surge protector is in place and operational. Panel is without the benefit of complete labeling. Labeling should be completed

SUB PANEL #3:

THIRD SUB PANEL LOCATION:

Hall closet.



SUBPANEL BRAND:

Westinghouse.

INSPECTOR NOTES:

Panel front condition is satisfactory with some light surface rust, that could use some prep and paint maintenance Layout and condition is good, clean within the panel housing. All copper wiring at 110V circuits, No loose wires and no evidence of any arching.

Multiple wires are connected to a single lug on (2) of the kitchen outlet circuit breakers where only one wire should be connected. Inquire with an electrician to correct. Split breakers are an option.

OF 110 VOLT CIRCUITS:

28, 110V circuits.

OF 220 VOLT CIRCUITS:

4, 220V circuits; Three standard primary circuits (range, water heater, dryer). With water fall pump circuit



Report: Very Large Estate Residence Sample **Address:**

SUB PANEL NOTES:

Circuit and wire sizing correct so far as visible. Panel is Full. Layout labeling is present. Grounding is present. Good circuit distribution. All 220 volt breaker ties are satisfactory.



SUB PANEL #4:

**FOURTH SUB PANEL
LOCATION:**

Media room closet.



SUBPANEL BRAND:

Westinghouse.

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 arcing. (2) double taps noted for the light touch panel lighting circuit, typical for time built.



OF 110 VOLT CIRCUITS:

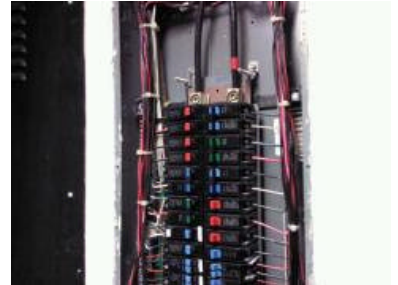
30, 110V circuits.

OF 220 VOLT CIRCUITS:

5, 220V circuits. A/C circuits.

SUB PANEL NOTES:

Circuit and wire sizing correct so far as visible. Panel is Full. GFCI safety breaker(s) at the sub panel test O.K. Layout labeling is present. Grounding is present. Good circuit distribution. All 220 volt breaker ties are satisfactory.



SUB PANEL #5:

FIFTH SUB PANEL LOCATION:

Pool equipment area.



Report: Very Large Estate Residence Sample **Address:**

SUBPANEL BRAND:

Westinghouse.

INSPECTOR NOTES:

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 double taps at circuit breaker lugs, Panel front condition is satisfactory, with typical light surface rust.



OF 110 VOLT CIRCUITS:

6 110V circuits.

OF 220 VOLT CIRCUITS:

7 220V circuits.

SUB PANEL NOTES:

Circuit and wire sizing correct so far as visible. Panel is Full. GFCI safety breaker(s) at the sub panel test O.K. Layout labeling is present. Grounding is present. Standard 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. Lights are not operational in some areas, possibly due to bad bulbs.



INTERIOR CONDITION:

Representative samplings of switches and outlets were tested. As a whole, outlets and switches throughout the house are satisfactory and in serviceable condition. A few lights are not operational in some areas inside, likely due to bad bulbs.

NOTE:

Electronic lighting touch pad switches are present throughout the home, a high quality upgraded feature.



CABLE & PHONE SYSTEM:

SYSTEM TYPE:

Standard Cable and Telephone service and distribution system in place with Modern upgrade voice/ data system installed. System includes a battery backup unit, most likely for the security alarm system.



Report: Very Large Estate Residence Sample **Address:**

SYSTEM LOCATION:

Garage closet.



AUDIO / VIDEO SYSTEM:

SYSTEM TYPE/BRAND:

Audio distribution system in place. Appears to be a high quality system in good condition with surround sound speakers in the media room. Distribution speakers are also present throughout the residence. Surround sound speakers are operational.



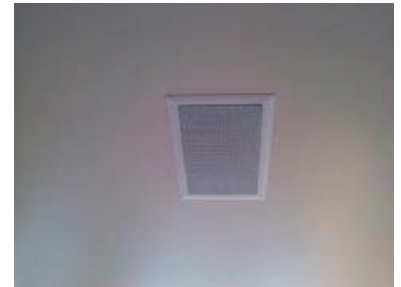
EQUIP. LOCATION

Media/Entertainment room.



SPEAKERS:

TYPE: 6" x 8" rectangle type flush mount, ceiling speakers throughout.



VOLUME CONTROLS:

Some volume controls are present and a few locations that appear to be pre wired for volume controls.



TV FLAT SCREENS:

Flat screen TV's are present throughout.

AUDIO/VIDIO NOTE:

Equipment options can be added and upgraded to this system. Installation should be done by a qualified Audio/video technician. Big Island technicians are available:

Report: Very Large Estate Residence Sample **Address:**

AUDIO/VID NOTE 2:

Separate audio system is in place at the garage quest quarters, operational.



ELECTRICAL NOTES:

NOTES:

Several Low Voltage control panels throughout the estate with integrated controls. These operate the low voltage switching controls throughout the home.



NOTES 2:

Lite touch central controller is located in the media room closet. Inquire for instructions to operate.



COMMENTS:

Home security system in place with alarms. Not tested, specialty system not part of this inspection. Can be and most likely connected to the fire alarm/security system and can engage even when power is off. Inquire with the security specialist about the systems operation. Inquire/request service history with the property manager.

COMMENTS 2:

Surge protectors at all electrical panels for the interior of estate, a good feature.



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: Underground, most not visible.
SUPPLY LINE SIZE Main line is 1 inch diameter.

WATER METER

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



WATER METER FLOW DIAL: The Flow Dial at the water meter with normal dial movement, normal for pool and pond constant refill for evaporation.

MAIN SHUTOFF

LOCATION Main house Shut Off Valve is located: at the meter main.



LOCATION 2: Secondary Main house Shut Off Valve is located in the garage, in the wall behind a small wood door.



CONDITION Valve is not operational, Excessive corrosion is found at the main valve. Broken handle. Maintenance is needed.

PRESSURE REGULATOR

Report: Very Large Estate Residence Sample **Address:**

LOCATION

Adjacent to the Shut Off Valve.



CONDITION

Appears satisfactory.

WATER PRESSURE

Water pressure: 55-60 psi, Appears O.K.

TESTED AT:

Hose Bib, Front and Back.

SUPPLY LINES:

MATERIAL:

Copper.

CONDITION:

Visible sections appear satisfactory and serviceable.

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.

HOSE FAUCETS:

OPERATION:

Several operated, function satisfactory. Back flow type, Cut off type.

WATER HEATER:

TYPE:

Electric, Dual water heater systems in place.



MANUFACTURE:

Rheem.

AGE:

Newer, 3 years, as per disclosure; installed 8/2011.

NORMAL USEFUL LIFE:

12-15 years.

SIZE:

120 gallons, Good large storage capacity in place for multiple bathrooms.

LOCATION:

Hallway closet off the Laundry room.

CONDITION:

Newer, in good condition and operational, Good setup, No Rust.

Report: Very Large Estate Residence Sample **Address:**

SAFETY STRAPPING:

Double 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 is operational and in good condition.



ELECTRIC TIMER:

Electric timer is recommended for energy efficiency.

DRAIN & PAN

None.

HOUSE CIRC. PUMP:

House circulation pump system in place on the hot water line to supply quick hot water at faucets. Operation satisfactory, runs smooth.



CLEANING & MAINT.:

Preventive Maintenance recommended every three to five 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.

WATER HEATER #2:

TYPE:

Electric, Three water heater systems in place.



MANUFACTURE:

AO Smith.

AGE:

Older appliance, Original, time for replacement.

NORMAL USEFUL LIFE:

10-12 years.

SIZE:

40 gallons.

LOCATION:

Garage closet.

CONDITION:

Serviceable for age, but time for replacement. as preventive maintenance.

Report: Very Large Estate Residence Sample **Address:**

SAFETY STRAPPING:

PLUMBING:

Shut off valve, operation and condition is good.
Rust/ Corrosion at the plumbing connections, poor condition. Pressure relief valve is frozen, poor condition.



ELECTRIC TIMER:
DRAIN & PAN

Electric timer in place for energy efficiency.
None.

LP GAS SYSTEM:

LP GAS TANK TYPE:
GAS APPLIANCES:

Small Portable Tank(s), owner responsibility.
Number: Type: BBQ, 1.

LANAI - PATIO

PATIO/ LANAI STYLE

Upstairs; Open Air, partially Covered at main lanai.
Fully covered at both bedroom balcony lanai's.
Downstairs pool deck/Lanai area is covered.



FLOOR TYPE:

Granite tile.



FLOOR CONDITION:

Tile is weathering from sun and rain. Stone sanding and polishing is needed for these exposed locations.



LIGHTS:

Lights are operational, switching in the living room and bedrooms.

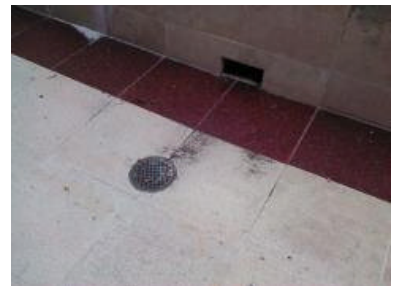
SCREEN DOORS:

Main lanai with none - Island Style. Bedroom Lanai's with wood framed double sliding screen doors. Good condition. Downstairs with hideaway wood framed sliders in overall, good condition.



NOTES:

Good slope away from the structure, scupper drainage system in place.



Report: Very Large Estate Residence Sample **Address:**

GUARD RAILING:

TYPE:

Short solid, tiled wall with glass panels and capped with wood railing.



CONDITION:

Overall, satisfactory condition, Secure, Weather wear at the main lanai railing. Refinish maintenance is recommended.



SIZE:

Height: 36", glass panel spacing: 4".



LANAI/PATIO COVER:

LANAI/PATIO COVER:

Eave overhang coverings, The covers are the same as the structure.



LANAI/PATIO COVER 2:

Custom Wood with synthetic stucco.



Report: Very Large Estate Residence Sample **Address:**

CONDITION:

Satisfactory and good condition, the cover is clean.



BBQ

BBQ GRILL:

LP Gas Grill: Stainless Steel. Char-Broil. Electric igniter is not functional, need maintenance repair. Hand held lighter used.



BBQ CONDITION:

Satisfactory and generally clean, with some typical usage wear. Operational.



LP GAS SET UP

Gas Supply: 5 Gallon tank in place. In vented cabinet, OK.



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: Hallway.



CONDITION:

Clean and in good 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 Wall drain box. Hose is secured and satisfactory.



VALVES:

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

NOTE:

Light is operational, fixture O.K. Wall mount ironing center in place. Appears satisfactory, outlet OK. Quality Cabinets in place, good condition.



SINK

Report: Very Large Estate Residence Sample **Address:**

TYPE

Cast Iron, Deep basin type. Good quality.



CONDITION

Laundry sink and plumbing are in good condition, clean and dry under sink. Faucet operation is O.K., no leaks. Hot & Cold OK.



WASHER:

BRAND

Whirlpool.



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

Whirlpool.



Report: Very Large Estate Residence Sample **Address:**

TYPE

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

CLOTHES DRYER CONDITION:

Appears satisfactory, operation is good, Unit is clean.



LINT SCREEN:

Satisfactory, condition good.

DRYER VENT:

Dryer venting is provided, Through wall, Vent hose is in place and connected, and appears in good visual condition. Good exhaust.



VENT DUCT:

Appears satisfactory, At outside wall.



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:

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



KITCHEN FLOOR

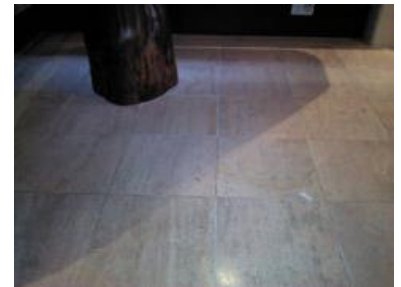
TYPE:

Original.



TILE TYPE:

Granite tile.



CONDITION:

Appears satisfactory, condition good. A few hairline cracked tiles noted, as per disclosure.



KITCHEN CABINETS

Report: Very Large Estate Residence Sample **Address:**

TYPE: Custom Koa hardwood cabinets, very nice quality.



CONDITION: Good for age, with minor typical wear. All shelves in place and satisfactory. Cabinet doors and drawers are overall, in good condition.



COUNTER TOPS

COUNTER TOP TYPE: Granite slab counter tops, instillation is very good.



COUNTER TOP CONDITION: Good quality and condition. Layout and instillation is very good, no damage noted.



COUNTER TOP NOTE: To prevent water stain damage to granite counters; Granite sealer and polish maintenance is recommended as a preventive maintenance program.



Report: Very Large Estate Residence Sample **Address:**

COUNTER TOP NOTE 2:

Cantilevered extension at kitchen serving counter designed with no visible bracing, appears satisfactory.



KITCHEN SINK

TYPE:

Large single basin type, Stainless Steel.



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: operational and in good condition.



GARBAGE DISPOSAL:

Report: Very Large Estate Residence Sample **Address:**

TYPE: 5/8 HP.



CONDITION: Operational and appears satisfactory. No rust at blade or sink connection.

SECOND SINK

SINK 2 TYPE: At Island. Small single basin.



SINK 2 CONDITION: Good quality under counter mount prep sink:-)
Appears satisfactory. No moisture under the sink edge. No rot under the sink edge. Drainage O.K.



SINK 2 PLUMBING: Plumbing condition is good, Dry and clean under the sink.



SINK 2 FAUCET: Pull out with sprayer feature, Swivel, Faucet: is satisfactory and in good condition.



SECOND DISPOSAL:

Report: Very Large Estate Residence Sample **Address:**

TYPE: 5/8 HP.



CONDITION: Operational and appears satisfactory, No rust at blade or sink connection, Stainless blade.

RANGE/COOK TOP

BRAND: Kitchen Aid.



TYPE: Glass cook top with "instant on" elements.

CONDITION: Good condition and operational. Glass top is clean.



OVEN

BRAND: Kitchen Aid.



TYPE: Built in double ovens; Convection and radiant heat.



Report: Very Large Estate Residence Sample **Address:**

CONDITION:

Good condition and operational.



MICROWAVE
BRAND

General Electric, Profile, Spacemaker.



MICROWAVE:

Free standing. Operational, heats a cup of water in one minute.



HOOD- EXHAUST
BRAND

Kitchen Aid.



TYPE:

External ventilation Electric hide away, operation good. Built in downdraft vents outside.



CONDITION:

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

Report: Very Large Estate Residence Sample Address:

REFRIGERATOR:

BRAND

Kitchen Aid.

TYPE:

Side by side model.

CONDITION:

Shelves and drawers in good condition.
Door gaskets are satisfactory, and clean. Clean
and in good condition, cold inside.

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:

In place, but not in service, not turned on. This should be tested at final walk through, have turned on the day before.

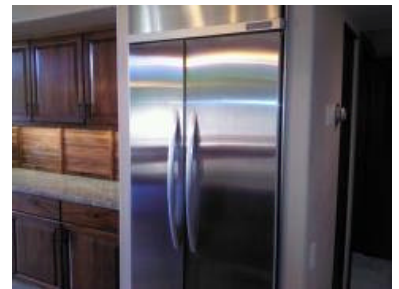
SECOND REFRIGERATOR:

BRAND

Kitchen Aid.

TYPE:

Side by side model.



Report: Very Large Estate Residence Sample **Address:**

CONDITION:

Not operational. As per caretakers disclosure, scheduled for repair. Unit needs to be tested. Clean, shelves in good condition. Door gaskets are satisfactory.



ICE MAKER:

Test icemaker after repairs.

DISHWASHER:

BRAND

Kitchen Aid.



TYPE:

Stainless steel model, Quiet Model.

CONDITION:

Appears satisfactory, operational and in good condition.



AIR GAP:

Air gap device is in place.

TRASH COMPACTOR

BRAND

Kitchen Aid.



CONDITION:

Operational and satisfactory.



Report: Very Large Estate Residence Sample **Address:**

ELECTRICAL:

SWITCHES/FIXTURES:

All appear satisfactory, operation O.K. Under cabinet light, Functional, switched at wall.



OUTLETS:

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



OTHER BUILT-INS:

INSTANT HOT WATER DISPENSER:

Not producing hot water. Maintenance is needed.



WALLS

TYPE & CONDITION:

Drywall, Splash/Surround. Clean and good condition. Appliance hideaway compartments OK.



CEILING

TYPE & CONDITION:

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



Report: Very Large Estate Residence Sample Address:

WINDOWS & DOORS

TYPE & CONDITION:

Window operation is O.K.



COMMENTS:

NOTE 1:

Walk in pantry with swinging double doors, very nice design feature.



NOTE 2:

Breakfast nook appears to be in good condition. Nice 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:

Security keypad and intercom system in place. Inquire for the gate code to operate. Intercom did not function when tested. No phone available.



ENTRY INTERIOR:

Light fixture: operation is good. Granite tile Flooring O.K. no cracked tiles noted at entry area.

INTERIOR PHOTO:

Living Room.



INTERIOR PHOTO 2:

Dining Room.



WET BAR:

LOCATION:

Upstairs, outside the master suite. Wet bar with custom cabinets, marble tile floor, marble slab counter tops and mirrored wall splash. Overall, in good condition.



Report: Very Large Estate Residence Sample **Address:**

Flooring

Marble tile with a couple of cracked tiles.



CABINET:

Overall condition is good. Cabinet finish is good.



COUNTER TOP TYPE:

Marble slab counter tops, instillation is very good.



COUNTER TOP CONDITION:

Good quality and condition, layout and instillation is very good, no damage noted.



SINK:

Cast Iron Sink: Is in good condition. Plumbing: Good condition, dry and clean under sink. Hot & Cold O.K.



Report: Very Large Estate Residence Sample **Address:**

REFRIGERATOR - BRAND: Cabinet Size, U-Line.



FRIG CONDITION: Operational, cold inside. Condensation between glass door panels. The gasket appears to be compromised allowing condensation to enter between the panes.



ICE MAKER: Kitchen Aid. Unit is not cooling. Maintenance is needed, inquire with an appliance specialist.



WET BAR ELECTRICAL:

SWITCHES/FIXTURES:

Light is satisfactory, operation O.K. Under cabinet light, Functional.



OUTLETS: Outlet appears satisfactory, operation O.K. GFCI outlet is operational.

OUTSIDE DOORS

MAIN ENTRY DOOR:

Main entry both front and side courtyard doors are; Custom quality, Hardwood framed, multi panel hideaway glass doors with custom wood framed multi hideaway sliding screen doors.



MAIN DOOR CONDITION: Satisfactory, hardware in good condition. No corrosion, Track and frame are satisfactory, no corrosion. Latch and handle are O.K.

Report: Very Large Estate Residence Sample **Address:**

OTHER EXTERIOR DOORS:

Swing louvered style, solid side doors and single wood framed, sliding glass doors.



EXT DOOR CONDITION:

Satisfactory, hardware in good condition. No corrosion, Track and frame are satisfactory, no corrosion. Doors are easy to operate, slide well. Latch and handle is O.K. Door stops in place and functional.

NOTE:

Normal Track lubrication maintenance recommended for the heavier sliding glass doors, which should allow for continued easy operation. Periodic Silicone spray applied to the tracks recommended for this location.

CUSTOM EXTERIOR DOORS:

Living room and upper doors to Lanai area; Custom quality, Hardwood framed, multi panel hideaway glass doors.



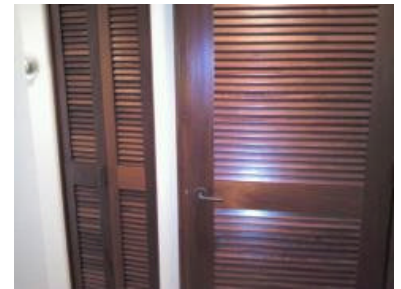
CUSTOM EXT DOOR COND:

Satisfactory, hardware in good condition. No corrosion, Track and frame are satisfactory, no corrosion. Doors are easy to operate, slide well. Latch and handle is O.K. Door stops in place and functional.

INTERIOR DOORS

TYPE

Swing, Louvered, Solid wood, louvered style pass through doors.



CONDITION:

Interior doors are operational and good condition. Hardware operational, Door stops are OK.



WINDOWS

Report: Very Large Estate Residence Sample **Address:**

TYPE:

Custom wood framed fixed, crank swing hinged and sliding windows. Single pane, single hung with custom louvered privacy sliders in good condition. A nice feature.



CONDITION:

Representative samplings were tested. Windows as a grouping are operational and appear satisfactory. Good quality windows, Satisfactory operation and good condition.



CONDITION NOTE:

Normal Track lubrication for the window tracks, Periodic Silicone spray applied to the tracks recommended for this location.



SCREENS:

Fiberglass material, O.K.

INTERIOR WALLS

WALL TYPE & MATERIAL:

Granite tile and drywall. High quality smooth wall finish. Nice features.



CONDITION:

Interior walls are in very good condition, clean. Quality paint finish. No cracks or major damage noted.



Report: Very Large Estate Residence Sample **Address:**

NOTE:

Custom built wood art display alcove in good condition. A nice feature.



CEILINGS

TYPE:

Cathedral Open Beam, Wood, Drywall, Raised 9-10 foot height, very nice design feature.



CONDITION:

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



SKYLIGHTS:

LOCATION & CONDITION:

Upper living area, multiple glass panel skylights appear to be in good condition with no moisture stains noted.



FLOORS

TYPE:

Stone Tile.

CONDITION:

Layout of tile is good, Tile taps solid, with random tap test, Good quality. Tile taps solid in the areas of cracked tiles.



Report: Very Large Estate Residence Sample **Address:**

NOTE:

Floor coverings prevent viewing of some floor areas.



NOTE 2:

AS PER DISCLOSURE; Many cracks in the stone tiles throughout some are larger than hairline cracks. These are most likely movement cracks from several earthquakes over the years. They do not appear structurally significant and some can possibly be cosmetically patched to blend in with the natural stone appearance. Inquire with a stone tile specialist.



ELECTRIC

LIGHTS

Switches and fixtures are operational and in good condition.

OUTLETS

Outlets are functional.

FANS

Operational and balanced.



SMOKE / FIRE DETECTOR

TYPE:

Hardwired type smoke detectors.



COMMENTS:

Not tested, Detectors are most likely connected to the fire alarm/security system and can engage even when power is off. Inquire with the security specialist about the systems operation.

Report: Very Large Estate Residence Sample **Address:**

STAIRS & HANDRAILS

CONDITION:

Interior stairs are in overall, good condition. Stair handrails are in good condition and secure.



Hallway stairs are in overall, good condition. Stair handrail is satisfactory and secure. A couple of hairline cracks noted at the granite slab steps. Safety lighting is operational, with double switching O.K.



STAIRS:

Main stairway with Marble slab tile stairs are in overall good condition. No cracked tiles noted.



STAIRS 2:

Custom glass window with granite tile is in overall good condition, no defects noted.



BEDROOMS

LOCATION:

Upstairs, North side; Master suite. South side; front, middle and back bedrooms
Downstairs guest bedroom.



Report: Very Large Estate Residence Sample **Address:**

DOORS:

Nice quality bifold, mirrored closet doors. Solid swing, single and double, louvered style entry doors.



DOOR CONDITION:

Condition and operation very good. Stops O.K.



WINDOWS:

Window operation is good, Latches are overall satisfactory.



FLOORING TYPE:

Carpet.



FLOOR CONDITION:

Carpet is in good condition. Good quality.



Report: Very Large Estate Residence 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. Middle guest bedroom fan's pull chain switch is not functioning correctly. Maintenance replacement switch is recommended.



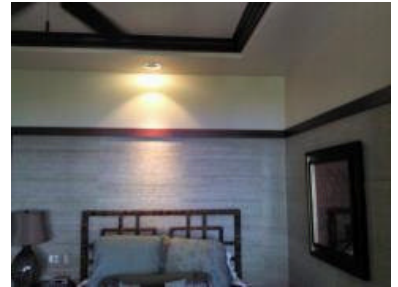
INSPECTOR NOTES:

Bedrooms are clean and in very good condition.



COMMENT:

High quality hardwood trim and crown moldings, Some bedrooms with wall coverings in good condition.



COMMENT2:

Large master suite walk in closet with built in chest of drawers and shoe racks.



ADDITIONAL ROOMS

Location:

Wine cellar. Appears to be in good condition, with a false wall to a safe room closet. See A/C report for chiller operation details.

Report: Very Large Estate Residence Sample **Address:**

Location Office:

Office, Very nice quality built in desk and cabinets.
Office is in very good condition, consistent with the bedrooms.



Location: Media Room

Entertainment Room: nice quality added wall cabinets. electrical, ceiling and walls appear to be in very good condition, consistent with the bedrooms. tile floor cracks noted as per disclosure.



NOTES:

COMMENTS:

Security system installed, specialty system not part of this inspection.



COMMENTS 2:

Horizontal blinds at the windows appear satisfactory, sample operated.



INT2

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.

INTERIOR 2

LOCATION: Upstairs Guest Quarters above the garage.

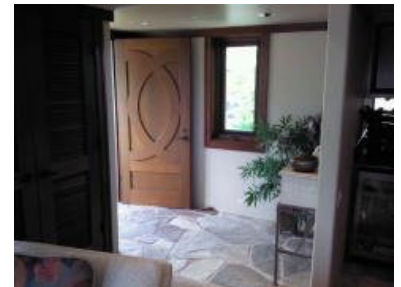
INTERIOR PHOTO: Living Room with long desk area.



INTERIOR PHOTO 2: Wet Bar area.



ENTRY INTERIOR: Quartzite tile flooring O.K.



WET BAR:

LOCATION: Guest quarters.



Report: Very Large Estate Residence Sample **Address:**

CABINET: High quality hardwood Koa cabinets.



COUNTER TOP TYPE: Red "rojo" Granite slab counter tops, very nice quality, instillation is very good.



COUNTER TOP CONDITION: Good quality and condition, layout and instillation is very good, no damage noted.

SINK: Cast Iron Sink: appears in good condition, no moisture under the sink.



REFRIGERATOR - BRAND: U-Line.



FRIG CONDITION: Good condition and operational, Cold Inside.

ICE MAKER: Not operational, did not turn on, not functional.



WET BAR ELECTRICAL:

SWITCHES/FIXTURES: Light is satisfactory, operation O.K.

OUTLETS: Outlet appears satisfactory, operation O.K. GFCI outlet is operational.

Report: Very Large Estate Residence Sample **Address:**

INTERIOR DOORS

TYPE

Swing and Pocket pass through doors. Solid and louver hardwood pass through doors, very high quality.

CONDITION:

Interior doors are operational and good condition.

WINDOWS

TYPE:

High quality wood windows.



CONDITION:

Satisfactory operation and good condition.

INTERIOR WALLS

WALL TYPE & MATERIAL:

Drywall.

CONDITION:

Overall condition appears good.

FLOORS

TYPE:

Carpet throughout.

CONDITION:

Carpet is in good condition for age.

ELECTRIC

LIGHTS

Switches and fixtures are operational and in good condition.

OUTLETS

Outlets are functional.

FANS

Operational and balanced.

BEDROOMS

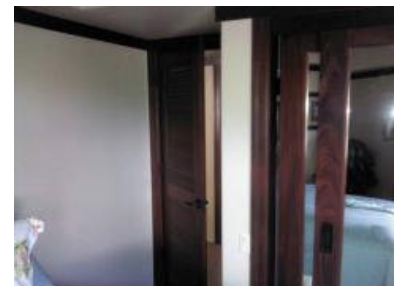
LOCATION:

Mauka and Makai.



DOORS:

High quality hardwood doors.



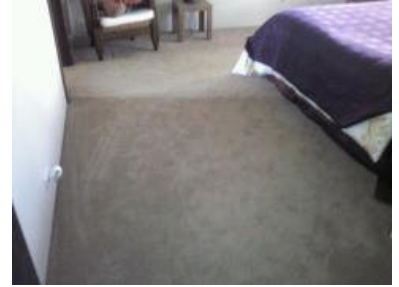
DOOR CONDITION:

Condition and operation very good.

Report: Very Large Estate Residence Sample **Address:**

FLOORING TYPE:

Carpet.



FLOOR CONDITION:

Carpet is in good condition for age.

ELECTRICAL:

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

OUTLETS

Outlets are functional.

FANS

Fans OK.



BATHROOMS

BATHROOMS:

BATH LOCATION:

Upstairs: Guest bedroom, Between Office/bedroom, Master bedroom and front bedroom
Downstairs: middle bedroom pool half bath at media room bar and hall half bath.



CONDITION

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



ELECTRIC:

OPERATION:

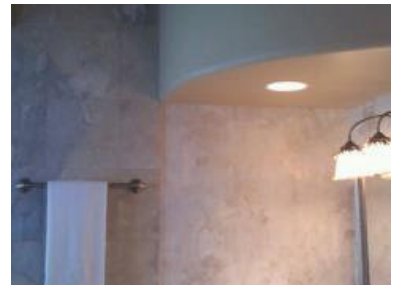
Lights, outlets, and switches are operational. GFCI safety outlets test O.K. Resets at wall outlet.



WALLS:

TYPE

Combination of; Wall coverings, drywall and tile.



CONDITION

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



Report: Very Large Estate Residence Sample Address:

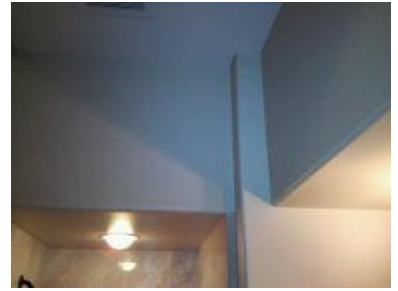
CEILINGS:

TYPE

Drywall.

CONDITION

Condition of ceilings are good, no moisture stains.



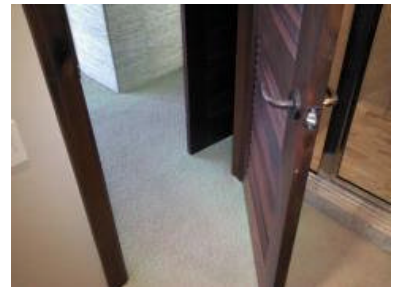
DOORS:

TYPE

Swing, Louvered and Pocket. Custom hardwood,

CONDITION

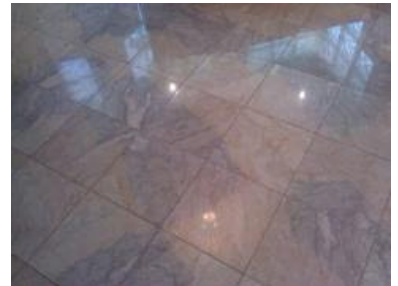
Condition and operation are good. Door stops in place and functional.



FLOORING:

TYPE:

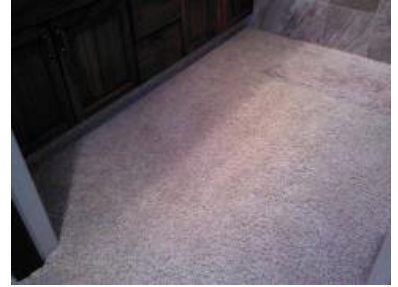
Marble tile, granite tile and carpet.



Report: Very Large Estate Residence Sample **Address:**

CONDITION:

Flooring is in overall, good condition. Good quality,
Tile flooring taps solid.



SINKS & PLUMBING:

TYPE:

Porcelain, Double sinks at master and guest baths.
Porcelain, High quality under counter mount. Raised
granite bowl sink at the hall half 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. Dry and clean under
sinks.



FAUCET:

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



CABINETS

Report: Very Large Estate Residence Sample **Address:**

TYPE

Custom hardwood.



CONDITION

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



COUNTER TOPS

TYPE

Marble Tile, 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

Report: Very Large Estate Residence Sample **Address:**

OPERATION:

Toilets are satisfactory and operational. No leaks noted at supply valves, tubing, or tank connections. Toilets are tight to the floor. Master bath also has a Bidet; good operation and condition.



CONDITION:

Supply valves are: operational and in satisfactory condition.



SEAT CONDITION:

Good condition.

TUB & SHOWER

LOCATION:

Middle Guest Bath:



TYPE:

Kohler, Cast Iron tub with enamel surface, Tile shower walls.



CONDITION:

Clean and in good condition.

**TUB/SHOWER PLUMBING
FIXTURES:**

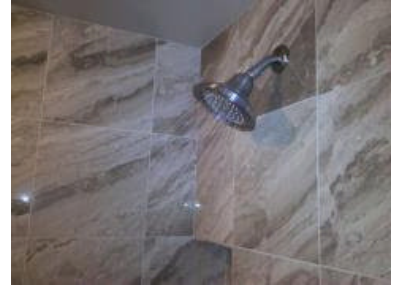
Fixtures are satisfactory and hardware is in good condition. Drainage is normal and adequate. Tub drain stopper, is operational and in good condition. Condition of tub spout: Tub spout is in good condition, and operational. Shower head appears serviceable.



Report: Very Large Estate Residence Sample **Address:**

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.



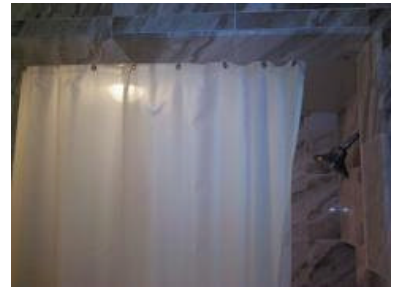
EXTERIOR WALL:

Clean and good condition.



ENCLOSURE

Curtain is O.K.



TUB & SHOWER #2

LOCATION:

Front Guest Bath:



TYPE:

Kohler, Cast Iron tub with enamel surface, Tile shower walls.



Report: Very Large Estate Residence Sample **Address:**

CONDITION: Clean and in good condition.



**TUB/SHOWER PLUMBING
FIXTURES:**

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



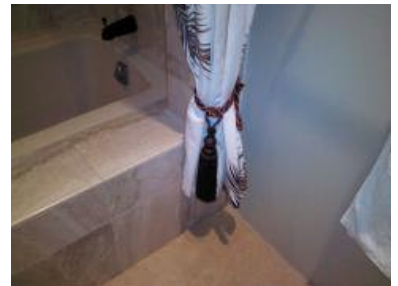
TUB/SHOWER WALLS:

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.



EXTERIOR WALL:

Clean and good condition.



ENCLOSURE

Curtain is O.K.



SHOWER

Report: Very Large Estate Residence Sample **Address:**

LOCATION:

Master Bath:

TYPE & CONDITION:

Open shower with no enclosure. Marble tile shower appears satisfactory, layout and instillation very good. Glass Block wall is in good condition.

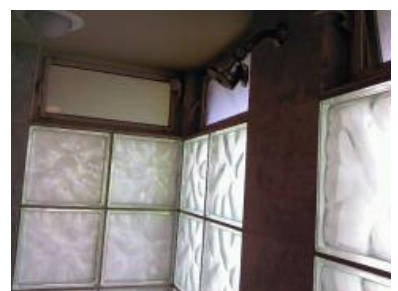
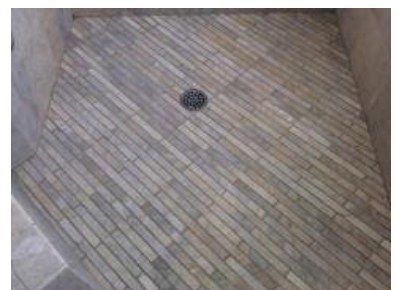
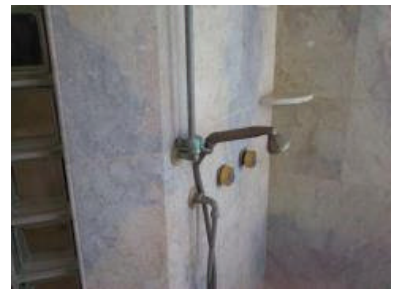
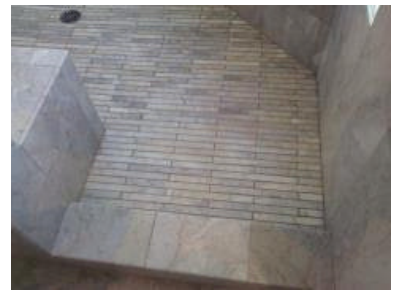
SHOWER PLUMBING FIXTURES: Appears serviceable, Drainage is normal and adequate. Shower head appears satisfactory.

SHOWER PAN:

Tile shower pan: Satisfactory condition, Tile taps solid, good condition.

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. Caulking and/or re-grouting is needed at the wall base around the shower pan to prevent water intrusion.



Report: Very Large Estate Residence Sample **Address:**

EXTERIOR WALL:

Clean and good condition. Glass block is in overall, good condition taps solid.



ENCLOSURE

Tile half wall and glass block in good condition.



NOTES:

Shower seat is a nice feature, all tile taps solid.



SHOWER # 2

LOCATION:

Between office and bedroom bath.



TYPE & CONDITION:

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



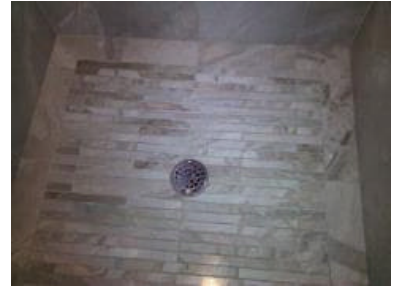
Report: Very Large Estate Residence Sample **Address:**

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



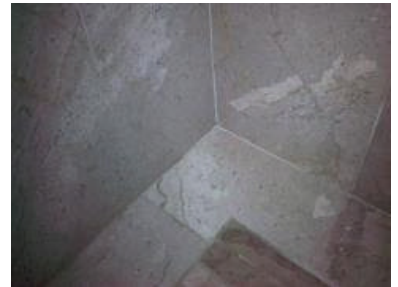
SHOWER PAN:

Tile shower pan: Satisfactory condition, Tile taps solid, good condition.



SHOWER WALLS:

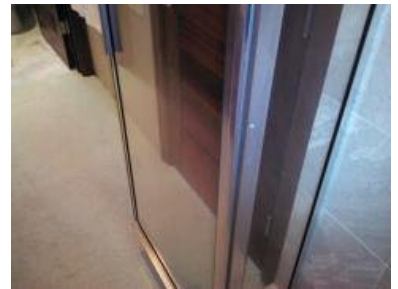
Shower walls are in good condition, no cracked or missing tiles, no tiles loose at walls. Caulk and seal the wall base of shower area as a precaution.



EXTERIOR WALL:
ENCLOSURE

Clean and good condition.

Glass door enclosure is operational and in good condition.



SPA TUB

LOCATION:

Master Bath:



BRAND

Kohler.

Report: Very Large Estate Residence Sample **Address:**

TYPE & CONDITION:

Fiberglass, Large style soak tub. Clean and in good condition. No chips or major scratches on surface.



TUB PLUMBING FIXTURES:

Drainage is normal and adequate. Tub drain stopper, is not functional, damaged, or missing. Rubber plug being used. Condition of tub spout: Tub spout is in good condition, and operational. Appears serviceable. Drainage is normal and adequate. Sprayer has mineral deposits and needs cleaning.



SPA PLUMBING & EQUIPMENT: Good operation, Jets and aireator are satisfactory.

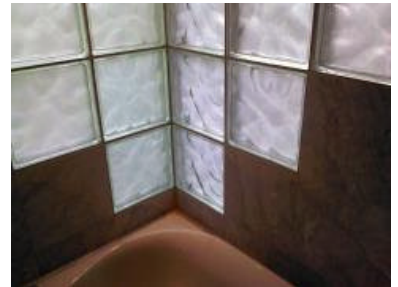


EQUIPMENT HATCH:

None provided, missing. Most likely behind the tile wall. Hatch needed for access to spa equipment.

TUB WALLS/SURROUND:

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



EXTERIOR WALL:

Clean and good condition, Glass Block wall is in good condition.



OUTSIDE SHOWER

Report: Very Large Estate Residence Sample **Address:**

TYPE & CONDITION:

Chrome fixtures. Shower Valve is not operational.
Maintenance is needed.



Outdoor Shower Pan

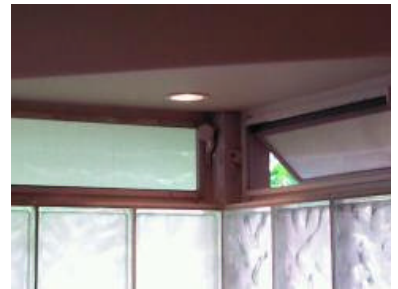
Shower Pan Type: Quartzite tile shower pan is satisfactory, Drain is present.



VENTILATION

TYPE

Crank, swing hinged, aluminum frame windows.
Electric exhaust fans.



**BATH VENTILATION
CONDITION:**

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



OTHER OBSERVATIONS:

NOTE:

Hot water supply correct and good at all faucets.

KIT2 - SECOND KITCHEN

KITCHEN 2:

LOCATION:

Downstairs: Media room full bar.

KITCHEN #2 FLOOR

TYPE:

Original, marble tile. Very nice quality flooring.



CONDITION:

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

KITCHEN #2 CABINETS

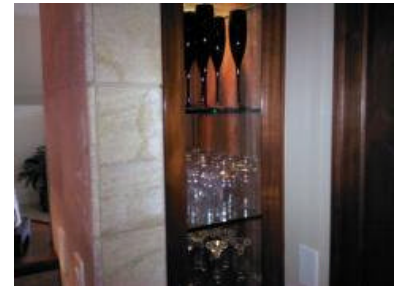
TYPE:

Custom koa hardwood cabinets, very nice quality.



CONDITION:

Good for age.



COUNTER TOPS

TYPE & CONDITION:

Counters are wood, Marble slab counter tops, installation is very good. layout and installation is very good.



KITCHEN SINK

Report: Very Large Estate Residence Sample **Address:**

TYPE: Cast iron with enamel surface.



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

PLUMBING: Plumbing condition is good. Dry and clean under the sink.



FAUCET: Standard, Swivel, Faucet is serviceable.



REFRIGERATOR:

TYPE AND CONDITION: Electric. Operational, cold inside. Condensation between glass door panels. The gasket appears to be compromised allowing condensation to enter between the panes.



BRAND Uline.

DISHWASHER:

BRAND Frigidaire.



Report: Very Large Estate Residence Sample **Address:**

CONDITION:

Appears satisfactory, operational and in good condition.



AIR GAP:

A proper air gap is Not installed in the dishwasher drain line. High-loop is recommended on drain line as an option.



GARBAGE DISPOSAL

TYPE:

1/2 HP.



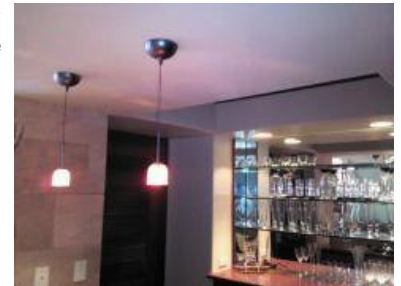
CONDITION:

Operational and appears satisfactory, No rust at blade or sink connection. Disposal safety rubber boot is needed at the sink drain.

ELECTRICAL:

SWITCHES/FIXTURES/OUTLETS
:

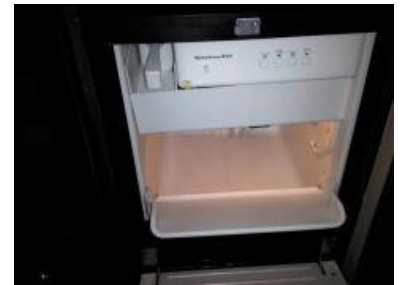
All appear satisfactory, operation O.K. Under cabinet light, Functional, GFCI outlets are operational.



OTHER BUILT-INS:

SEPARATE ICE MAKER:

Ice maker is not operable. Not cooling. Maintenance is needed.



Report: Very Large Estate Residence Sample **Address:**

WALLS

TYPE & CONDITION:

Drywall, Clean and good condition. Full mirrored bar shelves in good condition.



CEILING

TYPE & CONDITION:

Drywall, Clean and good condition. No moisture wear or damage. Mirrored ceiling feature appears to be in good condition. A nice feature.



ADBA - ADDITIONAL BATHROOM

BATHROOM:

BATH LOCATION:

Upstairs Guest Quarters; double bath, with shared shower.

CONDITION

Bathrooms are clean and in good condition.

ELECTRIC:

OPERATION:

Lights, outlets, and switches are operational.

WALLS:

TYPE

Drywall.

CONDITION

Condition of walls are good, No moisture damage or ware.

DOORS:

TYPE

Hardwood, swing and one pocket door.



CONDITION

Condition and operation are good.

FLOORING:

TYPE:

Granite tile, very nice quality.



CONDITION:

Flooring appears, Tile flooring taps solid, condition O.K. No cracked or broken tiles noted. in very good condition.

SINKS & PLUMBING:

TYPE:

Porcelain sinks, good quality.



CONDITION OF SINK:

Sink condition good, appears satisfactory. Drainage is satisfactory. No rot or rust noted below sink.

PLUMBING:

Under sink plumbing is in good condition, Dry and clean under sinks.

FAUCET:

Right side Drain stopper: operation is poor, maintenance repair is needed.

Report: Very Large Estate Residence Sample **Address:**

CABINETS

TYPE

Custom hardwood.



CONDITION

Cabinets are satisfactory and in good condition.

COUNTER TOPS

TYPE

Granite Tile.



CONDITION

Condition is good, no defects noted.

TOILET

OPERATION:

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

SEAT CONDITION:

Satisfactory condition.

SHOWER

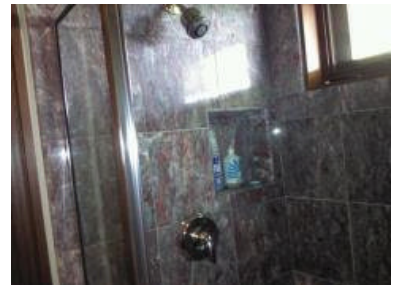
LOCATION:

Between the two baths.

TYPE & CONDITION:

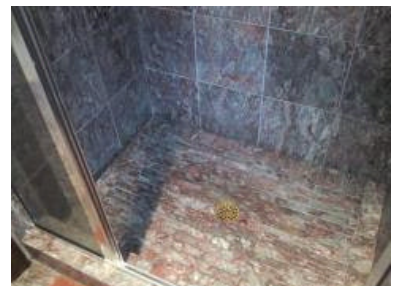
Step in type tile shower, appears satisfactory. Granite tile shower appears satisfactory, layout and instillation very good.

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



SHOWER PAN:

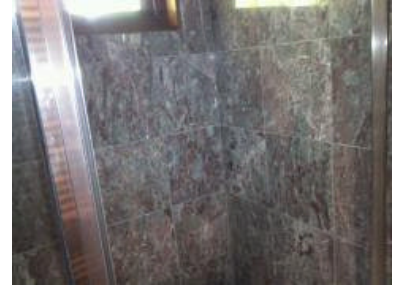
Tile shower pan: Satisfactory condition, Tile taps solid, good condition.



Report: Very Large Estate Residence Sample **Address:**

SHOWER WALLS:

Caulking and/or re-grouting is needed to prevent water intrusion.



ENCLOSURE

Glass door enclosure is satisfactory and in good condition.

POOL

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time, dye test, and pressure tests. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on LP gas pool heaters are not lit during the inspection.

POOL AREA ENCLOSURE:

FENCEING:

TYPE: Lava rock walls.

CONDITION:

Fencing is in good condition, secure.

GATES:

TYPE: Painted steel gate creates access to the pool area on the south side at the bottom of the stairs. Self Closing, In Place, and operation satisfactory. Also two steel gates provide access below the pool at both the north and south sides. These gates are all the same, and in good condition for age.



CONDITION:

Appears serviceable, satisfactory. Gates are in good condition for age, latch and hinge hardware OK. Lower gates could use paint maintenance.

WATER FEATURE

INFINITY EDGE:

Operates with the pool filter. Note: The water level at the infinity edge is very good, with good flow all along the infinity edge indicating pool is level.



POOL FEATURES:

STEPS:

Two sets of steps at each end of the pool, with Quartzite tile. Steps appear in good condition, no chipping or cracks.



POOL PHOTO:

Report: Very Large Estate Residence Sample **Address:**

POOL PHOTO:

Roof View.



POOL STRUCTURE/ AGE:

TYPE:

Both in and above ground, Cement Gunite, steel reinforced, with Infinity edge. Raised foundation walls in place, Satisfactory.



AGE / YEAR BUILT:

23 years; built 1991.

POOL SURFACE

SURFACE:

Gray plaster surface. Age: Original = 23 years. Normal useful life for residential pools is 15-18 years. Expect re plaster in the next few years.



CONDITION:

Appears satisfactory/serviceable for age, but with numerous surface wear spots, and several plaster chips.

POOL SIZE:

SHAPE:

1/2 Circle.

APPROX. LENGTH:

50 Feet.

APPROX. WIDTH:

24 Feet.

APPROX. SHALLOW DEPTH:

Shallow end, 3 Feet.

APPROX. DEEP END DEPTH:

Deep end, 6-7 Feet.

APPROX. POOL GALLONS:

33,000.

SKIMMER & BASKET:

CONDITION:

Appears Serviceable, and in satisfactory condition, No cracks noted. Basket OK.



Report: Very Large Estate Residence Sample **Address:**

WATER CONDITION:

WATER TYPE:

Fresh Water, with added chlorine needed.

WATER LEVEL:

Satisfactory, Good flow at infinity edge.

WATER CLARITY:

Clear - Good, indicates good water balance.

POOL DECKING:

TYPE:

Concrete with Quartzite Flagstone tile.



CONDITION:

Appears in overall good condition for age, no cracking noted.

NOTE:

Drain holes in place all along the straight pool edge, to prevent pooling water.



COPING:

COPING TYPE:

Concrete with Quartzite tile, rough edge style.

CONDITION:

Appears satisfactory.

TILE:

WATER LINE TILE:

Red "rojo" granite tile, nice quality. Note: White discoloration from water mineral build up, professional "bead blast" cleaning recommend.



POOL LIGHT:

OPERATION

Both lights Operable.

SWITCH LOCATION:

Outside, Outside Switch at Lanai. below the Auto Controller.



Report: Very Large Estate Residence Sample **Address:**

AUTO FILLER

TYPE:

Float valve in the pool trough. The float valve filler is running continuously, maintenance or replacement needed.



POOL MAIN SUPPLY VALVE:

The pool main supply valve is located under the deck, with a flagstone cap. The valve is frozen, and needs replacement.



MISCELLANEOUS:

COMMENTS:

High tech system setup.

DISCLOSURE:

I recommend request maintenance service history to review upkeep, and service persons comments.

MAINTENANCE:

Maintain professional weekly maintenance service based on usage and recommendation of service person.

POOL EQUIPMENT

EQUIPMENT ENCLOSURE:

ENCLOSURE TYPE:

Concrete, CMU block, cement.



ENCLOSURE NOTE:

The equipment room entry /overhead steel span is very rusty. This will likely need a new type doorway support in the near future.



ENCLOSURE NOTE 2:

Some wall staining, mildew and moisture was observed at the south corner: Efflorescence seen on walls indicates the presents of moisture through the block wall.
I recommend clean the wall (and ground area), and apply a "Thoro Seal" type cement sealant to help keep the block walls from deteriorating.



ENCLOSURE NOTE 3:

Remove and dispose of the old pumping equipment.



ENCLOSURE NOTE 4:

Pool Equipment room light is not working, likely need a new bulb.



Report: Very Large Estate Residence Sample **Address:**

POOL EQUIPMENT PHOTO: Combined Equipment area, Pool , Spa, and pond.



POOL PUMPING EQUIPMENT:

PUMP/MOTOR BRAND:

Pentair; IntelliFlo variable speed.

MOTOR SIZE:

3 HP motor.

MOTOR CONDITION:

Newer, appears very good, replaced in 2011 as per disclosure. Motor runs smooth, no bearing noise, satisfactory.

LEAKAGE?

No, dry.

LEAF BASKET:

Appears serviceable, satisfactory but; Dirty, debris build up, needs cleaning.

FILTERING EQUIPMENT:

PRIMARY FILTERING:

Sand type Good large size for pool gallonage.



FILTER BRAND:

Triton II.

PRESSURE IN PSI:

18 PS I; OK, satisfactory operating pressure. Pressure is a bit high and filter element will be in need of cleaning soon. Normal operating pressure is under 20 psi.

CHLORINATOR:

Fresh Water Type:

Chlorine Floats in the pool, appear OK, satisfactory.



GROUND - BONDING:

BONDING WIRE:

Bonding wire in place and satisfactory, connections OK.



Report: Very Large Estate Residence Sample **Address:**

VACUUM / CLEANER:

CONDITION:

Sweep motor has been removed.



VISIBLE PLUMBING LINE:

TYPE:

PVC, with high quality valves.



CONDITION:

All appear satisfactory and serviceable, No leaks noted.

HEATERS:

BRAND:

Jandy - AE-Ti. Pool and Spa heater.



HEATER TYPE:

Electric Heat Pump, System is activated by an automatic controller.

HEATER CONDITION:

Good condition and operation.

ELECTRIC CONTROLS:

SET UP, BRAND & CONDITION:

A sub panel is provided- OK, dedicated circuits. Also a Compool controller, specialty sub panel with timers.



Report: Very Large Estate Residence Sample **Address:**

TIMERS

Type: Compool controller; with an Intermatic timer in place for the pool, running 24/7.



SUBPANEL BRAND:

Westinghouse.

INSPECTOR NOTES:

Panel front condition is satisfactory, Layout and condition is good, no corrosion within panel housing. All copper wiring at 110V circuits.

OF 110 VOLT CIRCUITS:

6, 110V circuits. GFCI safety breakers operate OK.

OF 220 VOLT CIRCUITS:

7, 220V circuits; for pumps, heater, etc.

SUB PANEL NOTES:

Circuit and wire sizing correct so far as visible. GFCI safety breaker(s) at the sub panel test O.K. Good circuit distribution. Panels are without the benefit of complete labeling.

SPA/HOT TUB

SPA STRUCTURE & STYLE:

PHOTO:

Separate Spa.



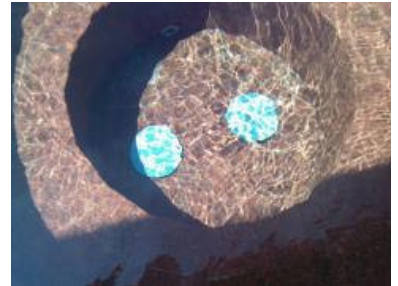
TYPE:

Built In, in and above the pool.



SPA STYLE:

Modern style double or triple Siphon for child safety.



SPA SIZE & AGE:

SHAPE - SIZE:

Circle, Diameter: ~ 6 ft. Approximate gallons:600.

AGE - YEAR BUILT:

Age: 23 years Year Built: 1991.

SPA/HOT TUB OPERATION:

SPA OPERATION:

Pump and motor operate properly and hydro jet action is good at all jets. heater is operational, spa water is hot.



SPA SURFACE TYPE:

Report: Very Large Estate Residence Sample **Address:**

SURFACE:

Red granite tile, and some Quartzite tile, with beach stone at the water line. Nice quality, and appears in good condition.



SPA SURFACE CONDITION:

CONDITION:

Appears in overall good condition, clean.

COPING:

COPING TYPE:

Concrete with Quartzite tile.



CONDITION:

Good condition, no cracking or broken tiles noted.

SPA LIGHT:

OPERATION

Operation good.

SWITCH LOCATION:

Outside, Outside Switch at Lanai. below the Auto Controller.

SPA EQUIPMENT

SPA FILTER EQUIPMENT:

SYSTEM TYPE:

Separate Spa system equipment.

PRIMARY FILTERING:

Cartridge type Appears satisfactory.



FILTER BRAND:

Hayward.

PRESSURE IN PSI:

12 PS I; OK, good operating low pressure.

SPA PUMPING EQUIPMENT:

SYSTEM TYPE:

Separate Spa system equipment.

PUMP/MOTOR BRAND:

Pentair; IntelliFlo variable speed.

MOTOR SIZE:

3 HP motor.



MOTOR CONDITION:

Newer, appears very good, replaced in 2011 as per disclosure. Motor runs smooth, no bearing noise, satisfactory.

LEAKAGE?

No, dry.

LEAF BASKET:

Appears serviceable, satisfactory.

JET PUMPING EQUIPMENT:

JET PUMP/MOTOR TYPE:

Pentair.

JET MOTOR SIZE:

1.5 HP motor.



JET MOTOR/PUMP CONDITION: Newer, appears very good, replaced in 2011 as per disclosure. Motor runs smooth, no bearing noise, satisfactory.

LEAKAGE?

No, dry.

LEAF BASKET:

Appears serviceable, satisfactory.

Report: Very Large Estate Residence Sample Address:

CLHORINATOR:

FRESH WATER TYPE:

Chlorine Float in the spa.



BUBBLER - BLOWER:

BLOWER BRAND:

Spa King.



*BLOWER MOTOR/PUMP
CONDITION:*

Disconnected, Not Functional.

GROUND - BONDING:

BONDING WIRE:

Bonding wire in place and satisfactory, connections OK.

VISIBLE PLUMBING LINE:

TYPE:

PVC.

CONDITION:

Appears serviceable, No leaks noted.

SPA HEATER:

BRAND:

Air Energy - Titanium AE Ti, Jandy.

HEATER TYPE:

Electric Heat Pump.



HEATER CONDITION:

Operational, good set up, appears in good condition, with a short test period.

SPA ELECTRIC CONTROLS:

TYPE & CONDITION:

Com pool controller.

