

TRIsland Home Inspections, LLC

"For Your Peace in Paradise"

Tel: 808-294-9991 Owner/Inspector: Kent Fonoimoana
www.trisland.com Kent@trisland.com

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Mr. and Mrs. John Q. Client

INSPECTION ADDRESS

123 Street, Any Town, Hawaii 96700

INSPECTION DATE

5/8/2006 9:00 am to 1:00 pm



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SUMMARY REPORT

Client: Mr. and Mrs. John Q. Client
Inspection Address: 123 Street, Any Town, Hawaii 96700
Inspection Date: 5/8/2006 Start: 9:00 am End: 1:00 pm
Inspected by: Kent Fonoimoana

This inspection report is available on the Internet
for 90 days from the date of the inspection.
www.inspectvue.com

Enter the following Client Name: Uchoose and the Password: Uchoose

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General Property Conditions:

This property is a single family residence located in a moderately nice neighborhood. The structure is at the age where maintenance is required to restore it's aesthetic characteristics. The structure is still acceptable. The minor plumbing issues should be fixed to prevent further damage. The hardware problems with the windows is typical, as is the moisture damage at the windows. A good scrub and fresh paint would be a good idea.

As I did not inspect either roof I disclaim them. Should you have them repaired, use a licensed contractor.

Thank you for using my service to evaluate these properties. Should you have any questions, contact me and I'll be happy to discuss them with you. My job is not finished until all your questions are answered.

Kent Fonoimoana

Exterior

Grading & Drainage

Drainage Mode

Components and Conditions Needing Service

- There are areas where water is directed toward the house instead of away from it

House Wall Finish

House Wall Finish Observations

Components and Conditions Needing Service

- There are separations or nail-pops on the siding that need to be serviced

Exterior Components

Exterior Wooden Doors

Components and Conditions Needing Service

- Screen Door needs to be adjusted or service of hardware screen replacement etc

Windows

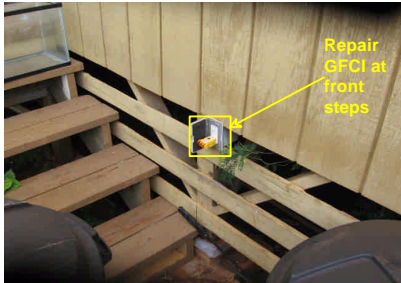
Components and Conditions Needing Service

- The window-trim needs maintenance-type service

Outlets

Components and Conditions Needing Service

- All of the exterior outlets should be upgraded to have ground-fault protection



Plumbing

Electric Water Heaters

Electrical Connections

Other Conditions

- The wiring to the water heater should be protected by wire molding or conduit

Drip Pan & Overflow Pipe

Components and Conditions Needing Service

- The water heater is not equipped with a drip pan

Electrical

Main Panel

Panel Cover Observations

Components and Conditions Needing Service

- The main panel cover is rusty-replace

Recommendations

Wire molding or Conduit

Components and Conditions Needing Service

- Recommend repair or replace wire molding or conduit at one or more locations on the property



Smoke detectors

Other Conditions

- Recommend smoke detectors be checked or installed according to current safety standards

GFCIs

Other Conditions

- Recommend all outlets within 6 feet of water source have GFCIs installed for safety

Living

Living Room

Walls & Ceiling

Components and Conditions Needing Service

- Needs repair

Single-Glazed Windows

Components and Conditions Needing Service

- A window is moisture damaged and should be evaluated by a termite inspector

Dining Room

Single-Glazed Windows

Components and Conditions Needing Service

- There are small moisture stains around the window that confirms moisture penetration

Kitchen

Kitchen

Single-Glazed Windows

Components and Conditions Needing Service

- A window is moisture damaged

Cabinets

Components and Conditions Needing Service

- The cabinets are functional but one or more component needs service



Valves & Connectors

Other Conditions

- There is a black stain here that may be mold or mildew

Components and Conditions Needing Service

- There is a leak on the cold-water shut-off valve below the sink that should be repaired



- There is a leak on the hot-water shut-off valve below the sink that should be repaired
- The cold water supply valve may need replacement
- The hot water supply valve may need replacement

Trap and Drain

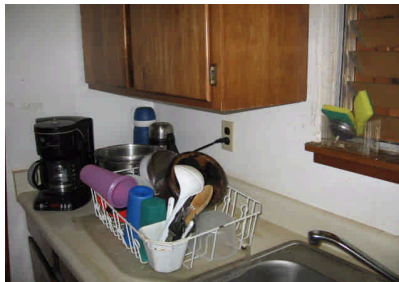
Components and Conditions Needing Service

- There is a leak at the drain trap below the sink that should be repaired

Outlets

Components and Conditions Needing Service

- The outlets should be upgraded to have ground-fault protection



Hallway

Primary Hallway

Smoke Detector

Components and Conditions Needing Service

- The smoke detector did not respond and should be serviced

Bedrooms

1st Guest Bedroom

Single-Glazed Windows

Components and Conditions Needing Service

- There are small moisture stains around the window that confirms moisture penetration

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Smoke Detector

Components and Conditions Needing Service

- There is no smoke detector which is mandated in this jurisdiction and should be installed

2nd Guest Bedroom

Single-Glazed Windows

Components and Conditions Needing Service

- There are small moisture stains around the window that confirms moisture penetration

Smoke Detector

Components and Conditions Needing Service

- There is no smoke detector which is mandated in this jurisdiction and should be installed

Bathrooms

Main Hallway Bathroom

Single-Glazed Windows

Components and Conditions Needing Service

- A window is moisture damaged and should be evaluated by a termite inspector

Sink Faucet Valves & Connectors Trap & Drain

Components and Conditions Needing Service

- The mechanical sink stopper will need to be adjusted to engage
- There is a leak at a shut-off valve below the sink that should be repaired
- There is a missing shut-off valve handle beneath the sink which should be replaced
- There is a leak at the drain trap below the sink that should be repaired

Tub-Shower

Components and Conditions Needing Service

- The tub stopper is missing or incomplete and should be repaired or replaced

Laundry

Laundry Area

Outlets

Components and Conditions Needing Service

- The outlets should be upgraded to have ground fault protection

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Exterior

Site & Other Observations

Auxiliary Structures

Informational Conditions

We do not evaluate auxiliary structures as part of our service. However, you should obtain the necessary permits because we do not tacitly endorse any structure that was installed or built without permits, and latent defects could exist.



Grading & Drainage

General Comments

Informational Conditions

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Moisture & Related Issues

Informational Conditions

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

Interior-Exterior Elevations

Informational Conditions

There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

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Hillside

Informational Conditions

The property is on a gentle slope and the down hill portion of the property is more susceptible to flooding and should be monitored. Especially the garage area.

Drainage Mode

Informational Conditions

Drainage on this property is solely dependant on soil-percolation and hard surfaces, and there are no roof gutters or area drains. Such conditions are not ideal, and water may pond at various points during prolonged rains. Therefore, you may wish to have a specialist evaluate, but we did not see any evidence of moisture contaminating the living space.

Components and Conditions Needing Service

There are areas where water will be directed toward the house instead of away from it, as recommended. This not only allows for the possibility of moisture intrusion but also differential settling, et cetera. The same area as mentioned previously but this would most likely occur in periods of high rains.

House Wall Finish

House Wall Finish Type

Informational Conditions

The walls are sided with a plywood type siding commonly known as T-1 11.

House Wall Finish Observations

Components and Conditions Needing Service

There are separations or nail-pops on the siding that need to be serviced.

Exterior Components

Driveways

Informational Conditions

The driveway is in acceptable condition.

There are predictable cracks in the driveway that would not necessarily need to be serviced.

Walkways

Informational Conditions

The walkways are in acceptable condition.

Fascia & Trim

Informational Conditions

Sections of the fascia and trim need maintenance type service.

Exterior Wooden Doors

Informational Conditions

The exterior doors need typical maintenance-type service.

The finish on the front door is weathered, and should be refinished or monitored.

Components and Conditions Needing Service

Although we do not inspect screen doors, a screen door that we will point out needs adjustment or service of hardware, screens, etc.

Steps & Handrails

Informational Conditions

The steps are in acceptable condition.

The stairs handrails and pickets are older.

Windows

Informational Conditions

In accordance with industry standards, we only test a representative sample of windows. The windows appear to be the same age as the house, and will not necessarily function smoothly. However, we do test every unobstructed window in every bedroom to ensure that they facilitate an emergency exit.

Components and Conditions Needing Service

The window-trim needs maintenance-type service.

Screens

Informational Conditions

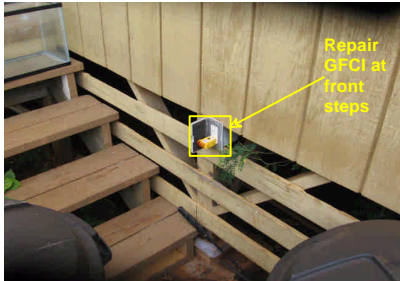
We do not evaluate window screens, because many people choose to remove them for aesthetic reasons. Also, they are easily damaged and can be removed after our inspection. Therefore, we choose to disclaim them.

A few of the window screens are damaged, and you may wish to have them repaired.

Outlets

Components and Conditions Needing Service

All of the exterior outlets should be upgraded to have ground fault protection.



Lights

Informational Conditions

The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

Carport

Informational Conditions

The carport is in acceptable condition.

Structural

Various Hard Surfaces

Common Observations

Informational Conditions

There are common settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant, but we are not specialists and you may wish to have this confirmed by one.

Structural Elements

Identification of Wall Structure

Informational Conditions

The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Conditions

The floor structure consists of posts piers girders and joists sheathed with plywood or diagonal boards.

Identification of Ceiling Structure

Informational Conditions

The ceiling structure consists of engineered joists that are part of a prefabricated truss system.

Identification of Roof Structure

Informational Conditions

The roof structure consists of a prefabricated truss system.

Raised Foundation

General Comments

Informational Conditions

This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Raised Foundation Type

Informational Conditions

The foundation is raised and bolted to the standards of the year in which it was constructed, which may well be adequate but which would not meet current structural standards.

Method of Evaluation

Informational Conditions

We evaluated the raised foundation by accessing and evaluating the components within the crawlspace.

Crawlspace Observations

Informational Conditions

The crawlspace is accessible and in acceptable condition.

There is efflorescence on the stem wall in the raised foundation, which confirms that moisture has penetrated the area and activated minerals that form a white powdery formation of salt crystals. With the recent concerns about mold, this is a condition that should be monitored, and one that could produce musty odors.

Intermediate Floor Framing

Informational Conditions

The intermediate floor framing is in acceptable condition. There may be some deviations from plumb, level, etc, but none that would have any serious structural significance.

Electrical

Informational Conditions

The electrical components that are visible within the crawlspace appear to be in acceptable condition.

Plumbing

Potable Water Supply Pipes

Pressure Regulators

Informational Conditions

A pressure regulator was not found on this property, Check with the agent to see if local standards require one. A pressure test was performed at an outside hose bid and the pressure gauge registered 61 psi, which is at the high end of optimal.

Pressure Relief Valves

Informational Conditions

There is a Watts 210 valve on the water heater, but no visible pressure relief valve on the plumbing system, which is an essential safety feature that should be installed.



Copper Water Pipes

Informational Conditions

The potable water pipes are in acceptable condition.

There are surface-mounted water pipes that are not insulated and are therefore not energy efficient.



Electric Water Heaters

General Comments

Informational Conditions

There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

Age Capacity & Location

Informational Conditions

Hot water is provided by an older 50 gallon water heater that is located in the garage closet/laundry area.

Electrical Connections

Informational Conditions

The electrical connection to the water heater is functional.

Other Conditions

The wiring to the water heater should be protected by wire molding or conduit.

Water Shut-Off Valve & Connectors

Informational Conditions

The shut-off valve and water connectors are functional.

Relief Valve & Discharge Pipe

Informational Conditions

The discharge pipe from the relief valve should be extended beyond the exterior closet, so that if it activates water will not contaminate the closet walls.

Drip Pan & Overflow Pipe

Components and Conditions Needing Service

The water heater is not equipped with a drip pan and it is highly recommended. Utilizing a drip pan could prevent water damage in the event of a water heater malfunction.

Waste & Drainage Systems

General Comments

Informational Conditions

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roter service, most of which are relatively inexpensive.

Type of Material

Informational Conditions

The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

Drain Waste & Vent Pipes

Informational Conditions

Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

Private Waste Disposal System

Informational Conditions

This property is served by a private waste system which you may want to have evaluated by a specialist.

Electrical

Main Panel

General Comments

Informational Conditions

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Service Entrance

Informational Conditions

The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Panel Size & Location

Informational Conditions

The residence is served by a 100 amp, 220 volt panel, located in the rear of the residence.



Main Panel Observations

Informational Conditions

The main panel is showing signs of corrosion and this situation needs to be monitored.

Panel Cover Observations

Components and Conditions Needing Service

The main panel cover is rusty and corroded. The panel cover should be replaced by a qualified electrician.

Wiring Observations

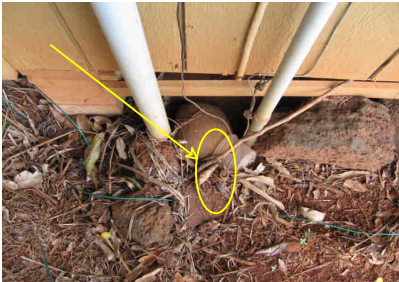
Informational Conditions

The residence is wired predominantly with a modern vinyl conduit known as Romex.

Grounding

Informational Conditions

The panel is grounded to a driven rod.



Sub Panels

General Comments

Informational Conditions

Sub-panels are often located inside residences, but they should not be located inside clothe closets, where they might be concealed and could impede an emergency disconnect. However, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

Sub Panel Location

Informational Conditions

The sub panel is located in a bedroom.

Sub Panel Observations

Informational Conditions

The electrical sub panel has no visible deficiencies.

Wiring Observations

Informational Conditions

There are no visible deficiencies with the wiring in the sub panel.



Circuit Breakers

Informational Conditions

The circuit breakers have no visible deficiencies.

Recommendations

Wire molding or Conduit

Components and Conditions Needing Service

We recommend repair or replacement of wire molding or conduit at one or more locations as indicated in the report.



Smoke detectors

Other Conditions

It is our policy to recommend to all of our clients to upgrade smoke detector placement and wiring in accordance with current safety standards. All bedrooms should have smoke detectors. Although this house was built before the current requirement, it would be prudent to add them.

GFCIs

Other Conditions

As a policy, we recommend that all outlets within 6 feet of a water source have Ground Fault Circuit Interrupters installed for safety reasons. Although this structure may have been built before they were required, an upgrade would be prudent.

Air Conditioning

Window or Wall Unit Systems

Through-Wall or Window Units

Informational Conditions

Our service does not include an evaluation of thru-wall or thru-window air-conditioning and heating units. The older ones are typically noisy and inefficient and, relative to the more modern ones, are expensive to operate.



Living

Main Entry

Furnished Residence Comment

Informational Conditions

The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

Doors

Functional Components and Conditions

The door is functional.

Walls & Ceiling

Informational Conditions

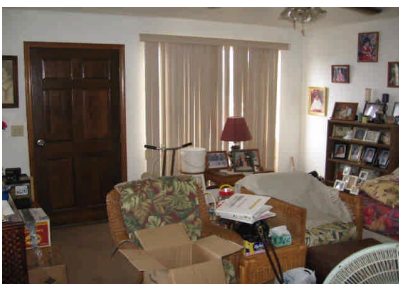
The walls and ceiling are in acceptable condition.
The walls and ceiling have typical cosmetic damage.

Living Room

Doors

Informational Conditions

The doors are functional.



Flooring

Informational Conditions

The floor is worn or cosmetically damaged, which you should view for yourself.

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Walls & Ceiling

Informational Conditions

The walls have typical cosmetic damage.

Components and Conditions Needing Service

The walls or ceiling need repair such as re tape, caulk, patch, spackle, etc.

Single-Glazed Windows

Informational Conditions

A window will need service to work well, such as sanding, shaving, trimming, or servicing the hardware.

Components and Conditions Needing Service

A window is moisture damaged, and should be evaluated by a termite inspector. This is typical for the age, location, and materials used.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Dining Room

Walls & Ceiling

Informational Conditions

The walls have typical cosmetic damage.

Single-Glazed Windows

Informational Conditions

A window will need service to work well, such as sanding, shaving, trimming, or servicing the hardware.

Components and Conditions Needing Service

There are small moisture stains around the window that confirms moisture penetration. There is no apparent damage at this time, but you may wish to ask the sellers what they know about this condition.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Kitchen

Kitchen

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.



Walls & Ceiling

Informational Conditions

The walls or ceiling have cosmetic damage

Single-Glazed Windows

Components and Conditions Needing Service

A window is moisture damaged. Typical.

Sink & Countertop

Informational Conditions

The counter top has typical cosmetic damage, which would not necessarily need to be serviced.

The sink has typical cosmetic damage that you may wish to view for yourself.

Cabinets

Informational Conditions

The cabinets are the same age as the residence, and may not function as well as newer ones.

Components and Conditions Needing Service

The cabinets are functional but one or more components needs service. See picture



Valves & Connectors

Other Conditions

There is a black stain here that may be mold or mildew you may want to have it tested.

Components and Conditions Needing Service

There is a leak on the cold-water shut-off valve below the sink, which should be repaired.



There is a leak on the hot water shut-off valve below the sink, which should be repaired

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The cold water supply valve may need replacement as it could not be turned by hand.
The hot water supply valve may need replacement as it could not be operated by hand.

Faucet

Functional Components and Conditions

The sink faucet is functional.

Trap and Drain

Components and Conditions Needing Service

There is a leak at the drain trap below the sink, which should be repaired.

Electric Range

Functional Components and Conditions

The electric range is functional, but was neither calibrated nor tested for its performance.

Exhaust Fan or Downdraft

Functional Components and Conditions

The exhaust fan or downdraft is functional.

Lights

Informational Conditions

The light is functional.

Outlets

Components and Conditions Needing Service

All of the countertop outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.



Refrigerator

Informational Conditions

The refrigerator is of unknown age and should be checked for possible replacement.

Hallway

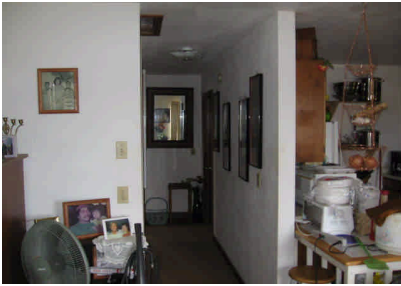
Primary Hallway

Flooring

Informational Conditions

The floor is worn or cosmetically damaged, which you should view for yourself.

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Walls & Ceiling

Informational Conditions

The walls or ceiling have typical cosmetic damage.

Closets & Cabinets

Informational Conditions

The closet, or closets, is in acceptable condition.

Lights

Functional Components and Conditions

The lights are functional.

Smoke Detector

Components and Conditions Needing Service

The smoke detector did not respond, and should be serviced.

Attic

Primary Attic

Attic Access Location

Informational Conditions

The attic can be accessed through a hatch in the hallway ceiling.

Method of Evaluation

Informational Conditions

I evaluated the attic from the access for safety reasons.

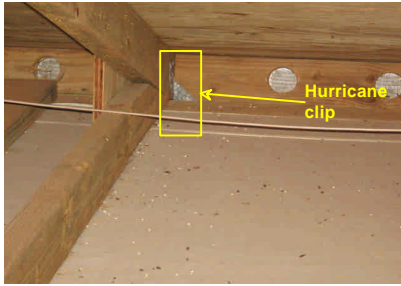
Framing

Informational Conditions

The trusses may have been site built or factory built, it is difficult to tell as they used the same method at the time this structure was built. Modern factory built trusses are easily recognized now as they use hardware installed at the factory only.



Hurricane clips were observed in attic. They appear to have been installed to the correct standards at the time of construction. This is not a guarantee of performance or installation.



Ventilation

Informational Conditions

Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

Electrical

Informational Conditions

The electrical components that are fully visible appear to be in acceptable condition.

Plumbing Vents

Informational Conditions

The drainpipe vents that are fully visible are in acceptable condition.



No Insulation

Informational Conditions

There is no insulation in the attic, which is mandated by current standards and necessary to conserve energy, and we recommend that you obtain estimates with a view to upgrading.

Bedrooms

1st Guest Bedroom

Location

Informational Conditions

The first guest bedroom is located near the front entrance.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor is worn or cosmetically damaged, which you should view for yourself.

Walls & Ceiling

Informational Conditions

The walls have typical cosmetic damage.

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Single-Glazed Windows

Informational Conditions

The windows that were unobstructed were checked, and found to be functional.

The slatted-glass window could prevent or impede an emergency exit by the occupant, and you may wish to have this potentially hazardous condition corrected.

Components and Conditions Needing Service

There are small moisture stains around the window that confirm moisture penetration. There is no apparent damage at this time, but you may wish to ask the sellers what they know about this condition.

Closets

Functional Components and Conditions

The closet and its components are functional.

Lights

Functional Components and Conditions

The lights in the bedroom are functional.

Outlets

Functional Components and Conditions

The outlets that were unobstructed and able to be tested are functional.

Smoke Detector

Components and Conditions Needing Service

There is no smoke detector, which is mandated in this jurisdiction and should be installed.

2nd Guest Bedroom

Location

Informational Conditions

The second guest bedroom is located adjacent to the living room.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor is worn or cosmetically damaged, which you should view for yourself.

Walls & Ceiling

Informational Conditions

The walls have typical cosmetic damage.

Single-Glazed Windows

Informational Conditions

The windows that were unobstructed were checked, and found to be functional.

The slatted-glass window could prevent or impede an emergency exit by the occupant, and you may wish to have this potentially hazardous condition corrected.

Components and Conditions Needing Service

There are small moisture stains around the window that confirm moisture penetration. There is no apparent damage at this time, but you may wish to ask the sellers what they know about this condition.

Closets

Functional Components and Conditions

The closet and its components are functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were unobstructed and able to be tested are functional.

Smoke Detector

Components and Conditions Needing Service

There is no smoke detector, which is mandated in this jurisdiction and should be installed.

Bathrooms

Main Hallway Bathroom

Size and Location

Informational Conditions

The main hallway bathroom is a full.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor is worn or cosmetically damaged, which you should view for yourself.



Walls & Ceiling

Informational Conditions

The walls have typical cosmetic damage that is commensurate with time and use.

Single-Glazed Windows

Functional Components and Conditions

The window is functional.

Components and Conditions Needing Service

A window is moisture damaged, and should be evaluated by a termite inspector.

Cabinets

Functional Components and Conditions

The cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

The sink countertop is functional.

Informational Conditions

The sink countertop has typical cosmetic damage.

Sink Faucet Valves & Connectors Trap & Drain

Informational Conditions

The sink has typical cosmetic damage, such as stained or worn porcelain.

Components and Conditions Needing Service

The mechanical sink stopper will need to be adjusted to engage.

There is a leak at a shut-off valve below the sink that should be repaired.

There is a missing shut-off valve handle beneath the sink, which should be replaced.

Inspection Address: 123 Street, Any Town, Hawaii 96700
Inspection Date/Time: 5/8/2006 9:00 am to 1:00 pm

There is a leak at the drain trap below the sink, which should be repaired.

Tub-Shower

Components and Conditions Needing Service

The tub stopper is missing or incomplete and should be repaired or replaced.

Laundry

Laundry Area

Doors

Informational Conditions

The doors are functional.

Walls & Ceiling

Informational Conditions

The walls have typical cosmetic damage.

Sink

Functional Components and Conditions

The laundry sink is functional, and does not need service at this time.

Informational Conditions

The laundry sink has typical cosmetic damage, and would not necessarily need to be serviced.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Components and Conditions Needing Service

The outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

TRIsland Home Inspections, LLC

"For Your Peace in Paradise"

Tel: 808-294-9991 Owner/Inspector: Kent Fonoimoana
Email Address: Kent@trisland.com

INVOICE

8/26/06

Client:

Mr. and Mrs. John Q. Client

Client's Agent:**Inspection Address:**

123 Street
Any Town, Hawaii 96700

Inspection Date:

5/8/2006

General Residential Inspection performed on two structures
Paid in full at time of inspection

375.00
- 375.00

Total Due: \$ 0.00

The items identified in the inspection as needing service, should be addressed by a qualified trades person who is licensed. A specialist may be able to identify additional components of the property that may be deficient. These defects may affect your evaluation of this property. We recommend that service items or upgrades identified by our inspectors be resolved well in advance of the closing of escrow.

Thanks for the work

THANK YOU FOR CHOOSING TRISLAND FOR ALL YOUR INSPECTION NEEDS

Inspection Address: 123 Street, Any Town Hawaii 96700
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