



Home Inspection Report for:
Joshua & Jennifer Hennessy

Date:
Friday, February 20, 2015 Report #022015-01

Subject Property:
5150 Kiawe St, 208 B, Princeville, HI 96722

Description:
The home is a 2 Bed, 2 Bath, 1276 sq. ft. condominium.

**Arrival Time and Weather: 9:00 AM, cloudy, light rain with
a temperature of 74 degrees.**

Inspector:
Mike Lagana



Dear Joshua and Jennifer

Per your request, I performed a home inspection on the residence at 5150 Kiawe St. 208 B, Princeville, HI. I met Ryan Maxwell, your agent, at the property. The home was occupied and furnished at the time of inspection. The tenants were present.

The following designations will be applied to the various issues that have been discovered in this inspection:

1. Health and Safety Hazard.

This category indicates immediate repair work is needed to ensure the safety of the occupants.

Example: Rotten wooden deck handrail or improperly wired electrical systems.

Requires immediate attention from a licensed professional.

2. Serious Issues.

This category indicates that repairs must be made to prevent further damage or create a health and safety hazard.

Example: A roof leak or damaged structural members.

Requires immediate attention from a licensed professional.

3. Intermediate Issues:

This category indicates conditions exist that may lead to future damage if not addressed.

Example: Improperly sealed plumbing fixtures or chipping paint on exterior wood surfaces.

4. Cosmetic issues:

This category indicates a visual or structural defect that is not likely to cause further damage.

Example: Minor cracks (less than 1/8" in width) in a garage slab or a component that needs routine maintenance to function normally.

In each case above, the necessary remedial action will be recommended. In the case of the first 2 categories, licensed contractors should be contacted to fully assess and make necessary repairs.

Exterior Overview:

- The roofing, rain gutters, siding, trim, landscaping, stairs, decks, handrails, grounds and painting of the multifamily unit appeared to be generally in good repair and serviceable, and is maintained and managed by Hawaii First.
- A dedicated parking space was observed for the unit.
- The entry of the home faces south. The screen door did not have the automatic closing mechanism. Flashing below door threshold was rusty. These items are easily repaired by a qualified professional.



- An area on the fascia board at the north east corner second story roof showed signs of rot.



- The foliage on the east side of the home was in contact with the home in places. Foliage should be maintained to prevent contact with the home to prevent moisture and insect intrusion.



- Front porch deck and handrails appeared to be properly maintained and functional. **Mold like substance was observed on the face of the front deck structure, common to our climate.** This should be maintained to prevent rot.



- The rear lanai off of the living room consisted of 2x decking, wood handrail and balusters, and log post to concrete piers below. All components appeared to be properly installed and functional.
- The sliding aluminum screen door to the rear lanai **did not function smoothly. Routine maintenance and lubrication is recommended.**



- Deck from downstairs bedroom was not accessible because of personal belongings and was not inspected.
- A storage closet was observed in the lanai area. Was not able to inspect because personal belongings were placed against doors.



- Windows were fixed glass panels and louvered windows with glass or wood blades.
- Foundation: Home is of wood post and concrete pier construction and appeared to be properly constructed with necessary hardware.



Exterior Summary:

- The exterior features of the home appear to generally be well maintained and serviceable. Contacting Hawaii First regarding the exterior surface issues (where applicable) of the home is recommended.

Intermediate Issues:

- Repair damaged roof fascia board.
- Maintain foliage close to the home.
- Remove mold like substance common to our climate on front porch face.
- Adjust and lubricate or replace sliding screen to rear lanai.

Cosmetic or convenience issues:

- Install closer to front screen door.
- Clean or replace flashing at front door threshold.

Interior Overview:

- Walls: Consists of drywall except in bathrooms. Drywall is wrapped into the window openings. **A few areas of minor to moderate damage were observed.** These areas are considered cosmetic and do not appear to be from structural issues or moisture damage. These areas are easily repaired by a qualified professional.



- Drywall at upstairs window on east wall shows sign of moisture intrusion, common for our climate with this type of window wrap. Repair or replace as desired by a qualified professional. The east and north sides of the home face the predominate wind direction. Care should be taken to ensure that louvered windows are not opened enough to allow moisture intrusion.



- Previous drywall repairs were noted on east wall. Also an area above the electrical panel was observed to show repairs. It is possible this area was exposed at the time the on demand water heater in the laundry closet on the other side of this wall was installed to install proper piping and connections.



- All bathroom walls were of natural stone from floor to ceiling and appeared to be damage free.
- Ceilings: Consists of drywall. All appeared to be damage free and functional. Ceiling in living and dining room is vaulted with open beams.
- Floors: Consists of natural stone throughout downstairs and upstairs bathroom. Upstairs bedroom is of carpet. All visible areas appear to be damage free and functional.
- Windows: Aluminum framed fixed glass units and jalousie windows with aluminum hardware. All windows operated normally and appeared to be damage free. Jalousie hardware should be lubricated on a regular basis to ensure smooth operation.

- Window screens were all present, some frames appeared to be moderately bent or ill fitting. Screen on downstairs bath window was taped in place, present occupant said it was because the screen was too small to stay in place.

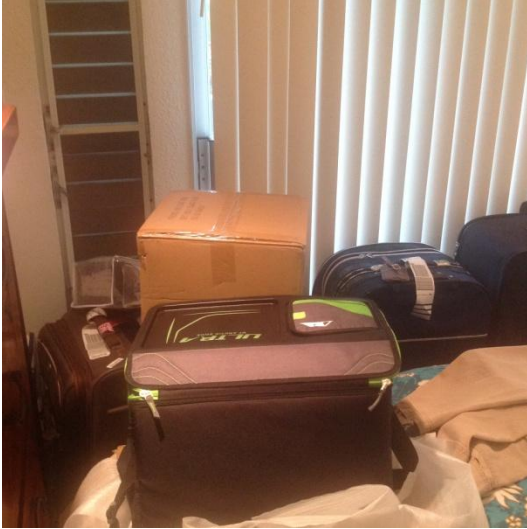


- Exterior doors:

The entry door is solid core wood and functioned normally. Wood door frame was moderately damaged from dead bolt being in the locked position when door was closed.



- Aluminum sliding door to rear lanai functioned normally. Aluminum sliding door to deck from downstairs bathroom was not accessible and not tested.



- Interior doors: Door to downstairs bathroom was wood louvered and functioned normally. Door to downstairs bedroom was hollow core raised panel and functioned normally. Doors to laundry closet were louvered bi-folds and functioned normally.
- Closet doors are mirrored bi-pass and functioned normally.

- Cabinets and countertops: All kitchen and bath cabinets doors, drawers and face frames are of wood and pressed wood components. All operated normally. Some showed signs of cosmetic damage or peeling finishes.



- Kitchen and bath countertops are of natural stone and appear functional.

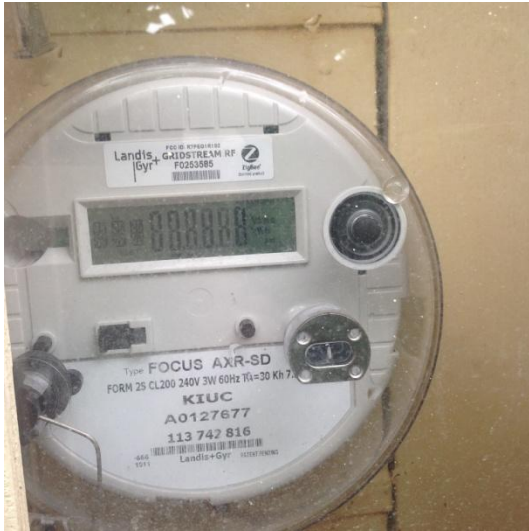


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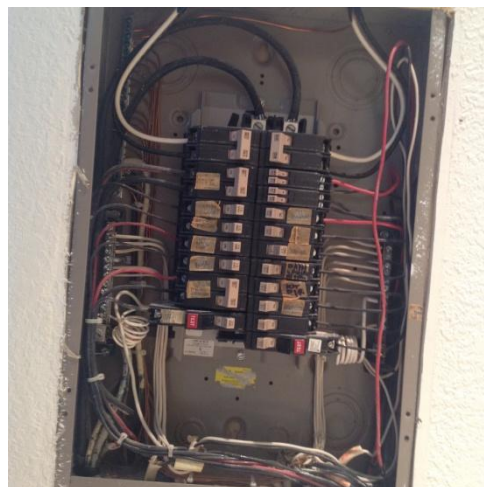
- No attic access was observed.

Electrical:

- Electrical delivery to home is underground, is publically provided and is connected to an electric meter with a 100 amp main breaker, located east wall of the unit.



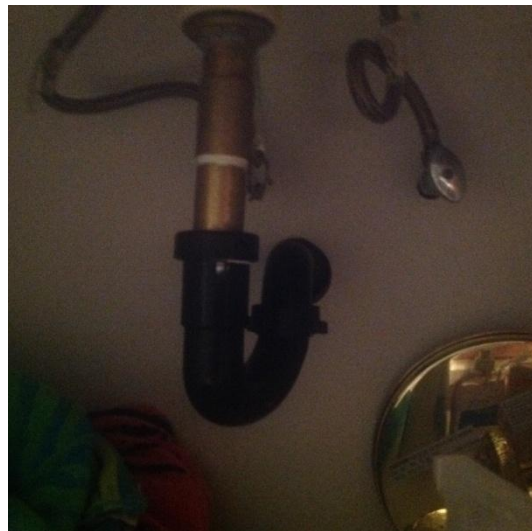
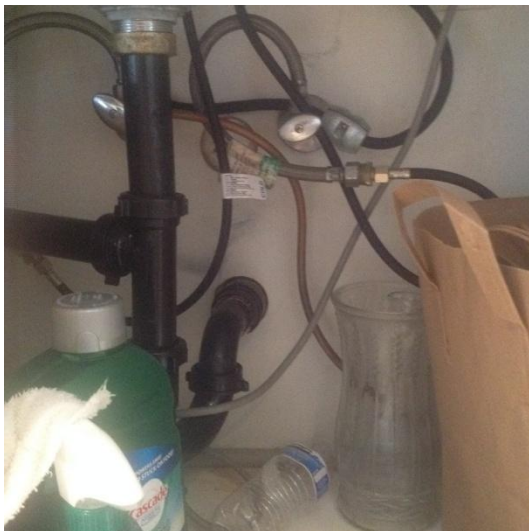
- The main load center panel is a 100 amp service and is located near the downstairs bathroom. Main circuit breaker panel appears to be properly wired and is functional. Breakers appear to be properly labeled.



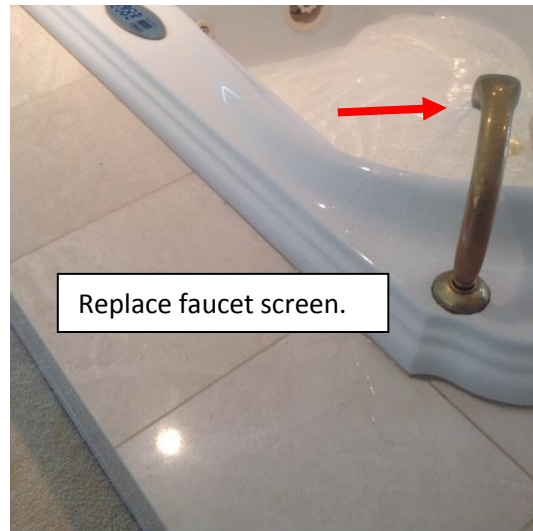
- All accessible receptacles were tested and operated normally.
- All GFIC receptacles were tested and operated normally.
- All accessible light and fan switches were tested.
- Some switches had an undetermined function.
- All lighting fixtures and fans operated normally, with the exception of a couple presumed dead bulbs.
- 3 Smoke alarms were tested and 2 were not functioning. Change the batteries and retest. If still not working, A licensed electrician should immediately be contacted to evaluate and make recommendations and repairs. Smoke alarms that are hardwired to the electrical system may be eligible for a discount to your home owners insurance.

Plumbing:

- Supply piping to the home is copper from a water meter located at the front of the property at the street. All water pipes appear to be properly installed and functional.
- Drain pipes are of PVC plastic, and appear to be properly installed and functional. All drains appeared unobstructed and operated normally.

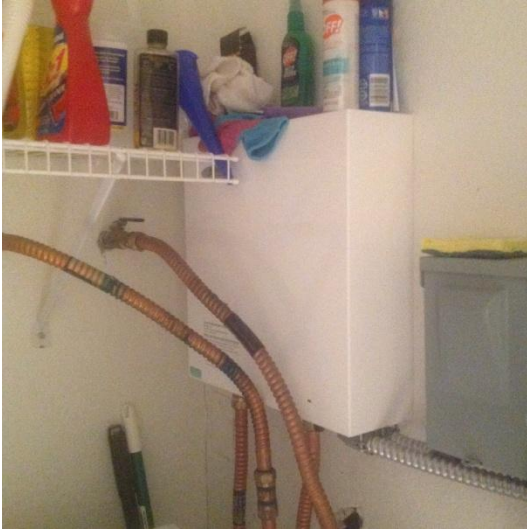


- Kitchen sink, bathroom vanities and shower heads appear to be properly installed, sealed and functional.
- Toilets were secure and operated normally.
- Jetted tub was tested and jets appeared to operate normally. The hot water was turned on and found to only trickle out of the faucet. A licensed plumber may be consulted to determine why the water pressure for the hot water control is limited. A secondary removable hand held faucet had a clogged screen and sprayed outside of the tub when in its mounted position. Screen should be replaced.



- No sign of leaks or water damage was observed in any of the plumbing components at the time of inspection.

- An electric on demand water heater was observed in the laundry closet, appeared properly installed and hot water was present at plumbing fixtures.



Appliances:

- Refrigerator temperature was 29 degrees and freezer was 0 degrees. Tenant said that a repair man was coming to repair problem with refrigerator to prevent freezing food.
- Electric oven and stove were tested. Heating elements appeared to operate normally. Oven was set to 350 degrees and was observed to be 348 degrees.
- Microwave and attached range fan appeared to function normally.
- Dishwasher was tested and appeared functional.
- In sink garbage disposal appeared to operate normally.

Laundry room:

- Washer was unplugged and not functional. Tenant said a repair man was coming to fix the pump. Dryer was tested and appeared functional.

Interior Summary:

The interior features of the home had several cosmetic defects that with the proper care and maintenance are not likely to lead to further damage. Taking care of the issues listed below will correct many of the issues.

Serious Issues:

- Replace batteries in smoke alarms and test. A licensed electrician should repair or replace smoke alarms as needed.

Intermediate Issues:

- Repair drywall at upstairs window opening. Other areas as desired.
- Repair hot water to jetted tub.
- Replace faucet screen at tub.

Inspection Summary:

The home appears to be generally well maintained with damage consistent with its age. Foliage should be maintained to avoid contact with the home. A licensed electrician should evaluate the smoke alarms if batteries do not address the problem. A licensed plumbing contractor may be consulted about hot water issue to tub. No water or rot damage to the home was observed except as noted. No signs of mold or mildew were observed, except as noted. Mechanical, electrical and plumbing components operated normally except as noted. Visible structural components appeared to be functional and damage free. No pest or termite activity was observed.

STATEMENT OF LIMITATIONS AND NON-WARRANTY

The scope of the inspection and report is based upon the visual observations of the inspector and is limited to the areas of the subject property that are readily and safely accessible. The inspection is not to be interpreted in any way to be a warranty or guarantee of the condition or suitability of the subject property and/or structures. Any area which is not exposed to view, is concealed or obstructed is not included in this inspection. The inspection is not to be considered technically exhaustive. The owner, interested party, and/or their agent agree to "assume the risk" in any situation where the condition or damage of the subject property and/or structure has not been determined by the inspector. Kauai Home Inspection Services (KHIS) shall not be liable for any loss and/or damages to the subject property.

If you have any questions regarding this report, please feel free to email me at mike@khis.us or call me at 808 639-8664

Mahalo,
Mike Lagana
Kauai Home Inspection Services



KHIS does not perform engineering, architectural, plumbing, electrical, or any other remedial service.

KHIS reserves the right to not perform an inspection, or portion of inspection, if it believes an unsafe condition exists.

Roofs that are subject to damage by foot traffic such as tile or wood shakes, will be inspected from the ground or from a ladder. All roof inspections are limited to current weather conditions at the time of the inspection.

KHIS does not provide any estimates of the life expectancy or value of any building component or accessory.

KHIS does not perform repairs or provide estimates for repair work that may need to be completed.

Inspections are completed under a contract between KHIS and the person and/or their agent responsible for payment of the service. The inspection report is prepared exclusively for the client and/or their agent, may not be bought or sold, and is not transferable to anyone in any form.

The following ARE NOT INCLUDED WITHIN THE SCOPE OF THIS INSPECTION:

Building code or zoning ordinance violations.

Geological stability of soils.

Structural stability or building analysis.

Complete termite inspection,

Radon, formaldehyde, air/water quality.

Electromagnetic radiation.

Underground piping.

Building value appraisal or repair estimates.

Security systems.

Heat exchangers.

Condition of detached buildings unless specified.

Portable appliances

Pools and spa construction and equipment.

Window blinds or coverings.

Private water and private sewage systems.

Asbestos.

Water softeners/purifiers, solar water heaters.

Lead-based paint+++

Prediction of the life expectancy of any item, installation, or system.

Boundary encroachments.

Adequacy, efficiency, or life-expectancy of a system, application, or component.

Central or room air conditioning.

Radio controlled devices, automatic gates, elevators, lifts or dumbwaiters .

Automatic irrigation sprinklers.

+++Buildings constructed prior to 1978 should have samples of the interior and exterior paint tested for lead-based paint.
Title X requires that sellers of such property disclose the possibility that lead-based paint may be present.