



# Inspection Report

**Ted Murakami**

**Property Address:**  
1544 Kaahumanu Street  
Honolulu HI 96744



**Mike Deese (Owner/Inspector)**  
1556A Magazine Street  
Honolulu, HI 96822  
(808) 389-0576



# Table of Contents

[Cover Page](#)

[Table of Contents](#)

[Intro Page](#)

[General Summary](#)

[1 Roofing](#)

[2 Exterior](#)

[3 Structural Components](#)

[4 Insulation and Ventilation](#)

[5 Electrical System](#)

[6 Plumbing System](#)

[7 Interiors](#)

[8 Heating / Air Conditioning](#)

[9 Appliances](#)

[10 Carport](#)

[Invoice](#)

[Agreement](#)

[Back Page](#)

<b>Date:</b> 1/2/2011	<b>Time:</b> 09:00 AM	<b>Report ID:</b> 2011-01-08-Murakami
<b>Property:</b> 1544 Kaahumanu Street Honolulu HI 96744	<b>Customer:</b> Ted Murakami	<b>Real Estate Professional:</b>

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified and licensed contractor/architect/engineer. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appears to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair/Replace (RR)** = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor/professional. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Repair/Replace- High Priority (RRP)** = The item, component or unit needs immediate attention because it appears to be a major material defect or a safety concern. The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor/professional. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Standards of Practice:**

InterNACHI- InterNational Association of Certified Home Inspectors

**In Attendance:**

Customer and Seller

**Type of building:**

Duplex Residential

**Square Footage Under Roof:**

3,230 sf

**Bedrooms:**

six

**Bathrooms:**

four

**Approximate age of building:**

15 Years, Built in 1995

**Home Faces:**

East

**Temperature:**

Approx. 80 F

**Weather:**

Cloudy

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

Yes

# General Summary



**HONOLULU**  
HOME INSPECTION

**1556A Magazine Street  
Honolulu, HI 96822  
(808) 389-0576**

**Customer**  
Ted Murakami

**Address**  
1544 Kaahumanu Street  
Honolulu HI 96744

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** Items, components or units that can be repaired to satisfactory condition may not need replacement. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. **The on-site summary is a draft summary subject to revision.** The final summary is included in the complete report that is sent to the client. This summary is not the complete report. The complete report may include additional information of concern to the customer. **It is required that the customer read the complete report.**

## 1. Roofing

### 1.3 ROOF DRAINAGE SYSTEMS

#### Repair/Replace

(1) The gutter needs cleaning of debris at the front of home, left side of home (facing front) and right side of home (facing front). Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified person should repair or replace as needed.

(2) Gutter Drainage System

## 2. Exterior

### 2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

#### Repair/Replace- High Priority



(1) The hand/guard rail post for the exterior stairs is weak and is not secure at top of stairs to upstairs deck. This is a safety issue. A repair or replacement is needed. A qualified licensed contractor should repair or replace as needed.



(2) The guard rail for the upstairs deck deteriorated at one area on left side of deck (see picture). A repair or replacement is needed. A qualified licensed contractor should repair or replace as needed.

### 2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

## 2. Exterior

### Repair/Replace- High Priority



The retaining wall at right rear of home is leaning. It is not clear who owns this wall so this problem is not necessarily a defect of this property. This problem will continue to become worse and needs correcting. A licensed professional should evaluate and advise repairs.

## 4. Insulation and Ventilation

### 4.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

#### Repair/Replace

Soffit vents present every other rafter. I recommend increasing the ventilation with a ridge vent when roof covering is replaced. Evaluation and secondary recommendation by a licensed roofing contractor is advised.

## 5. Electrical System

### 5.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

#### Repair/Replace- High Priority



(2) There appears to be the following problem(s), knock-outs missing on panel, discovered with the branch circuits at the upstairs distribution panel. I recommend a licensed electrical contractor inspect further and correct as needed.

### 5.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

#### Repair/Replace- High Priority



(1) There appears to be the following problem(s), doubled wiring at circuit(s), discovered with the branch circuits. There are multiple double taps of the grounded neutral wires at the upstairs and downstairs distribution panels. I recommend a licensed electrical contractor inspect further and correct as needed.



(2) There appears to be the following problem(s), the wrong color wire is used for a ungrounded (hot) connection, discovered with the branch circuits. A white wire is used but it should be a black or red wire or it needs to be marked with black tape to indicate an ungrounded wire. I recommend a licensed electrical contractor inspect further and correct as needed.

## 6. Plumbing System

### 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### Repair/Replace

The faucet spout drips at the upstairs kitchen sink. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

### 6.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

#### Repair/Replace- High Priority



The existing piping for the temperature and pressure valve on upstairs water heater fails to extend downward to within six inches of floor. This can cause damage to the unit or shorten its life span. A qualified person should repair as necessary.

## 7. Interiors

### 7.3 FLOORS

## 7. Interiors

### Repair/Replace

The vinyl flooring some blemishes or small tear at the ground floor. This is a cosmetic issue for your information. A qualified person should repair or replace as needed.

### 7.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

#### Repair/Replace

Some cabinet doors need magnets or hardware to stay shut at downstairs kitchen.

### 7.6 WINDOWS (REPRESENTATIVE NUMBER)

#### Repair/Replace

One sliding window is difficult to operate at the downstairs dining room. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.

## 8. Heating / Air Conditioning

### 8.0 COOLING AND AIR HANDLER EQUIPMENT

#### Repair/Replace- High Priority



The split system AC unit in the upstairs living room is noisy and did not cool the air properly (needs to cool 14 to 22 degrees F). I recommend further evaluation by a licensed contractor and repair/replace as needed.

### 8.1 NORMAL OPERATING CONTROLS

#### Repair/Replace

The upstairs split system ac control buttons are not functioning properly at times. I recommend repair or replace as needed.

## 10. Carport

### 10.0 CARPORT CEILINGS

#### Repair/Replace- High Priority



The drywall on the ceiling at the carport left and right side reveals a light stain which appears from a water leak. Stain appears old at the carport. The damage appears cosmetic but it could indicate a past or current leak and possible damage at hidden framing members. A qualified contractor should inspect and repair as needed.

---

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain

current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Honolulu Home Inspection

## 1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### Roof Covering:

Appears middle-aged  
Asphalt shingle (architect)

### Styles & Materials

#### Viewed roof covering from:

Walked roof

#### Sky Light(s):

None

### Items

#### 1.0 ROOF COVERINGS

**Comments:** Inspected

#### 1.1 FLASHINGS AND SEALANTS

**Comments:** Inspected

#### 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

**Comments:** Inspected

#### 1.3 ROOF DRAINAGE SYSTEMS

**Comments:** Repair/Replace

(1) The gutter needs cleaning of debris at the front of home, left side of home (facing front) and right side of home (facing front). Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified person should repair or replace as needed.



1.3 Picture 1

(2) Gutter Drainage System





1.3 Picture 2

1.3 Picture 3



1.3 Picture 4

---

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Styles & Materials

#### Siding Style:

Lap

#### Appurtenance:

Covered deck with steps  
Concrete slab patio

#### Siding Material:

Wood  
Composite board

#### Driveway:

Concrete

#### Exterior Entry Doors:

Wood solid-core

### Items

#### 2.0 EXTERIOR VIEWS

**Comments:** Inspected

Exterior Pictures



2.0 Picture 1 Front



2.0 Picture 2 Left Side



2.0 Picture 3 Rear



2.0 Picture 4 Right Side



2.0 Picture 5 Exterior Stairs



2.0 Picture 6



2.0 Picture 7 Upper Level Front Deck

**2.1 WALL CLADDING FLASHING AND TRIM**

Comments: Inspected

**2.2 DOORS (Exterior)**


Comments: Inspected

**2.3 WINDOWS**

Comments: Inspected

**2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**

Comments: Repair/Replace- High Priority

-  (1) The hand/guard rail post for the exterior stairs is weak and is not secure at top of stairs to upstairs deck. This is a safety issue. A repair or replacement is needed. A qualified licensed contractor should repair or replace as needed.




2.4 Picture 1



2.4 Picture 2



2.4 Picture 3

-  (2) The guard rail for the upstairs deck deteriorated at one area on left side of deck (see picture). A repair or replacement is needed. A qualified licensed contractor should repair or replace as needed.



2.4 Picture 4

**2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)**

**Comments:** Repair/Replace- High Priority

- 🏠 The retaining wall at right rear of home is leaning. It is not clear who owns this wall so this problem is not necessarily a defect of this property. This problem will continue to become worse and needs correcting. A licensed professional should evaluate and advise repairs.



2.5 Picture 1



2.5 Picture 2



2.5 Picture 3

**2.6 EAVES, SOFFITS AND FASCIAS**

**Comments:** Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of

concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

#### Styles & Materials

##### Foundation:

concrete slab-on-grade  
poured concrete footing  
CMU (concrete masonry unit)

##### Columns or Piers:

Wood posts

##### Roof-Type:

Hip

##### Floor Structure:

Not visible  
Concrete Slab-On-Grade  
Plywood

##### Ceiling Structure:

Engineered wood trusses

##### Method used to observe attic:

Walked

##### Wall Structure:

Wood

##### Roof Structure:

Engineered wood trusses

##### Attic info:

No Storage  
Attic hatch

#### Items

#### 3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

Roof structure: pre-engineered wood trusses with plywood roof sheathing



3.0 Picture 1



3.0 Picture 2

#### 3.1 WALLS (Structural)

Comments: Inspected

#### 3.2 COLUMNS OR PIERS

Comments: Inspected

#### 3.3 FLOORS (Structural)

Comments: Inspected

#### 3.4 CEILINGS (Structural)

Comments: Inspected

Ceiling Structure



3.4 Picture 1

### 3.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected

Roof Structure



3.5 Picture 1



3.5 Picture 2



3.5 Picture 3



3.5 Picture 4





3.5 Picture 5

**3.6 HURRICANE CLIPS/TIES (only inspected at visible areas, concealed areas such as walls, floors etc. cannot be verified)**

**Comments:** Inspected

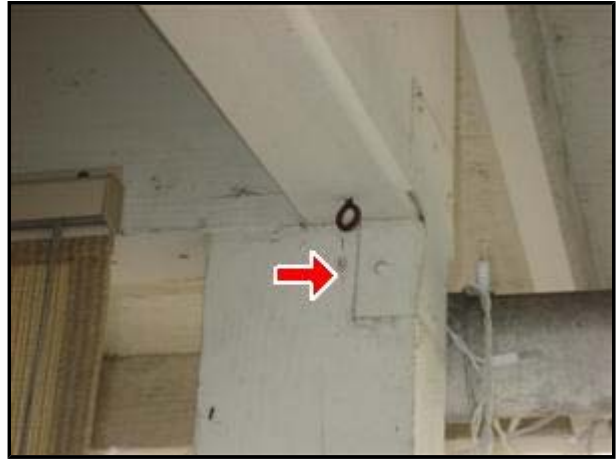
Hurricane clips/ties are visible but there are many concealed areas that cannot be verified. Inspector is not responsible to inspect concealed areas and cannot be held liable for missing hurricane clips/ties in these concealed areas. Hurricane clips/ties from roof to foundation are essential to prevent uplift in high wind situations. I recommend inspection and installation by a qualified and licensed professional.



3.6 Picture 1



3.6 Picture 2



3.6 Picture 3

---

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**A complete wood destroying insect and pest infestation report is always recommended.**

**This report does not inspect for wood destroying insects such as termites, beetles, fungus or micro organisms. The State of Hawaii requires that only a Licensed Pest Control Contractor can conduct a termite inspection and produce a TIR (Termite Inspection Report). The inspector is not responsible to inspect for wood destroying insects or to report on damages created by wood destroying insects. The inspector and the home inspection company (Honolulu Home Inspection) shall not be held liable for any damages from wood destroying insects. The client is responsible to obtain a separate inspection by a qualified licensed pest control operator/contractor. Client should be aware that older homes many times will have activity or history of infestation(s), (sometimes hidden) that should be checked and treated for regularly. If any damages are present and/or infestation is suspected, further evaluation is recommended by a qualified licensed contractor for treatment and/or repairs.**

## 4. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Styles & Materials

**Attic Insulation:**

Batt

**Dryer Vent:**

Flexible Metal

**Ventilation:**

Soffit Vents

**Floor System Insulation:**

Concealed (not inspected)

**Dryer Power Source:**

240 Electric

### Items

#### 4.0 INSULATION IN ATTIC

**Comments:** Inspected

Batt Insulation Typical



4.0 Picture 1

#### 4.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

**Comments:** Repair/Replace

Soffit vents present every other rafter. I recommend increasing the ventilation with a ridge vent when roof covering is replaced. Evaluation and secondary recommendation by a licensed roofing contractor is advised.



4.1 Picture 1



4.1 Picture 2

**4.2 VENTING SYSTEMS (Kitchens, baths and laundry)****Comments:** Inspected**4.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)****Comments:** Not Present

---

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### Styles & Materials

#### Electrical Service Conductors:

Below ground  
Aluminum  
240 volts  
Single phase

#### Main Panel Manufacturer:

CUTLER HAMMER

#### Distribution Panel Manufacturer:

CUTLER HAMMER

#### Wiring Methods:

Romex

#### Main Service Capacity:

200 AMP

#### Main Panel Type:

Circuit breakers

#### Distribution Panel Type:

Circuit breakers

#### Ground Wire Verified:

Yes  
Grounding rod

#### Main Service Panel Capacity:

200 AMP

#### Distribution Panel Capacity:

(2) 125 AMP

#### Branch wire 15 and 20 AMP:

Copper

### Items

#### 5.0 SERVICE ENTRANCE CONDUCTORS

**Comments:** Inspected

#### 5.1 LOCATION OF MAIN AND DISTRIBUTION PANELS

**Comments:** Inspected

(1) The main panel box is located at the exterior right side of carport.



5.1 Picture 1

(2) The two distribution panels are located in the upstairs and downstairs hallways.



5.1 Picture 2



5.1 Picture 3

**5.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**

**Comments:** Repair/Replace- High Priority

(1) A ground wire to ground rod is present at meter base and a ground wire is present on metal plumbing.



5.2 Picture 1



5.2 Picture 2

- 🏠 (2) There appears to be the following problem(s), knock-outs missing on panel, discovered with the branch circuits at the upstairs distribution panel. I recommend a licensed electrical contractor inspect further and correct as needed.

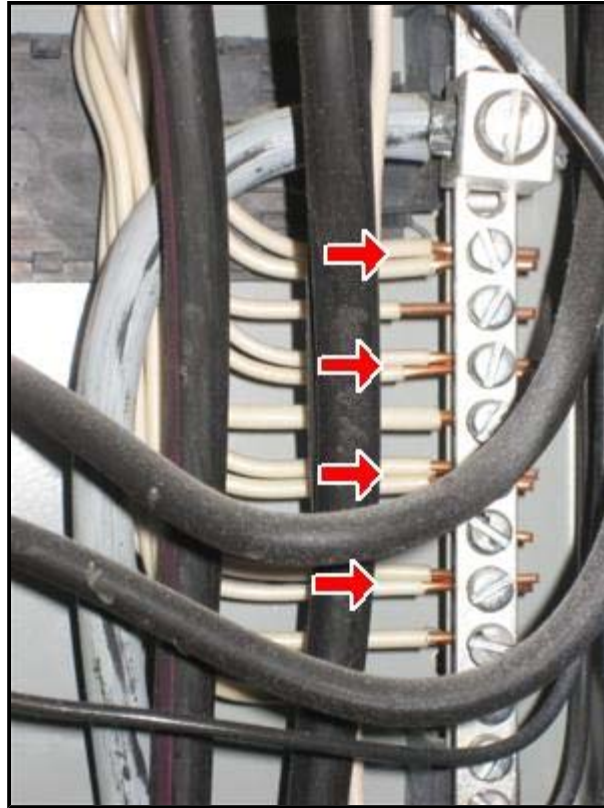


5.2 Picture 3

**5.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**

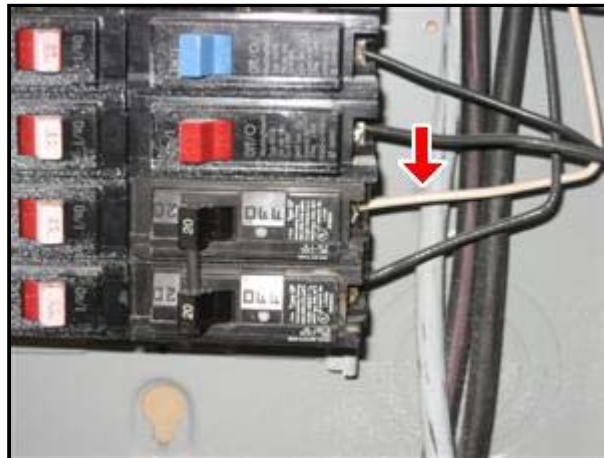
**Comments:** Repair/Replace- High Priority

- 🏠 (1) There appears to be the following problem(s), doubled wiring at circuit(s), discovered with the branch circuits. There are multiple double taps of the grounded neutral wires at the upstairs and downstairs distribution panels. I recommend a licensed electrical contractor inspect further and correct as needed.



5.3 Picture 1

- 🏠 (2) There appears to be the following problem(s), the wrong color wire is used for a ungrounded (hot) connection, discovered with the branch circuits. A white wire is used but it should be a black or red wire or it needs to be marked with black tape to indicate an ungrounded wire. I recommend a licensed electrical contractor inspect further and correct as needed.



5.3 Picture 2

**5.4 CONNECTED DEVICES, RECEPTACLES, SWITCHES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Comments:** Inspected

**5.5 GFCI RECEPTACLES AT KITCHEN, BATHROOM, GARAGE AND EXTERIOR**

**Comments:** Inspected

**5.6 SMOKE DETECTORS**

**Comments:** Inspected

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible



(behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

**Water Source:**

Public

**Plumbing Water Distribution (inside home):**

Copper

**Water Heater Capacity:**

75 Gallon  
Two units

**Solar Water Heating:**

no

**Water Filters:**

None

**Plumbing Waste:**

ABS

**Manufacturer:**

KENMORE  
RHEEM

**Plumbing Water Supply (into home):**

Copper

**Water Heater Power Source:**

Electric

**Water Heater Location:**

Washer/Dryer area  
Exterior

### Items

#### 6.0 MAIN WATER SHUT-OFF DEVICE (Describe location)

**Comments:** Inspected

The main shut off is the lever located at right side of home. This is for your information.

#### 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

**Comments:** Repair/Replace

The faucet spout drips at the upstairs kitchen sink. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



6.1 Picture 1

#### 6.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Inspected

#### 6.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

**Comments:** Repair/Replace- High Priority



The existing piping for the temperature and pressure valve on upstairs water heater fails to extend downward to within six inches of floor. This can cause damage to the unit or shorten its life span. A qualified person should repair as necessary.



6.3 Picture 1



6.3 Picture 2

#### 6.4 MAIN FUEL SHUT OFF (Describe Location)

**Comments:** Inspected

The main shut off is at the electric panel.

---

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### Styles & Materials

#### Ceiling Materials:

Drywall

#### Interior Doors:

Hollow core  
Wood

#### Kitchen Cabinetry:

Wood Face w/ Laminate Cabinet Structure

#### Bathroom Countertop:

Cultured marble

#### Wall Material:

Drywall

#### Window Types:

Sliders  
Aluminum

#### Kitchen Countertop:

Tile

#### Tub/Shower Wall Material:

Fiberglass/Plastic

#### Floor Covering(s):

Carpet  
Vinyl

#### Window Manufacturer:

MILGARD

#### Bathroom Cabinetry:

Wood face w/ laminate cabinet structure

### Items

## 7.0 INTERIOR VIEWS

**Comments:** Inspected

Interior Pictures



7.0 Picture 1 Living Room/Kitchen



7.0 Picture 2 Bathroom



7.0 Picture 3 Bedroom



7.0 Picture 4 Bedroom



7.0 Picture 5 Bedroom



7.0 Picture 6 Bathroom



7.0 Picture 7 Kitchen

**7.1 CEILINGS**

**Comments:** Inspected

**7.2 WALLS**

**Comments:** Inspected

**7.3 FLOORS**

**Comments:** Repair/Replace

The vinyl flooring some blemishes or small tear at the ground floor. This is a cosmetic issue for your information. A qualified person should repair or replace as needed.



7.3 Picture 1

**7.4 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS**

**Comments:** Repair/Replace

Some cabinet doors need magnets or hardware to stay shut at downstairs kitchen.



7.4 Picture 1

**7.5 DOORS (REPRESENTATIVE NUMBER)**

**Comments:** Inspected

**7.6 WINDOWS (REPRESENTATIVE NUMBER)**

**Comments:** Repair/Replace

One sliding window is difficult to operate at the downstairs dining room. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



7.6 Picture 1

---

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Heating / Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Styles & Materials

<p><b>Cooling Equipment Type:</b> Air conditioner unit Split-system ac unit</p>	<p><b>Cooling Equipment Energy Source:</b> Electricity</p>	<p><b>Split System AC Unit Manufacturer (s):</b> FUJITSU</p>
<p><b>AC Unit Manufacturer (s):</b> PANASONIC</p>	<p><b>Number of Split System AC Units:</b> Two</p>	<p><b>Number of AC Units:</b> Three</p>

### Items

#### 8.0 COOLING AND AIR HANDLER EQUIPMENT

**Comments:** Repair/Replace- High Priority

The split system AC unit in the upstairs living room is noisy and did not cool the air properly (needs to cool 14 to 22 degrees F). I recommend further evaluation by a licensed contractor and repair/replace as needed.



8.0 Picture 1



8.0 Picture 2

#### 8.1 NORMAL OPERATING CONTROLS

**Comments:** Repair/Replace

The upstairs split system ac control buttons are not functioning properly at times. I recommend repair or replace as needed.





## 8.1 Picture 1

---

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### Styles & Materials

**Dishwasher Brand:**  
NONE

**Disposer Brand:**  
WHIRLAWAY

**Exhaust/Range hood:**  
RE-CIRCULATE  
WHIRLPOOL

**Range/Oven:**  
WHIRLPOOL

**Refrigerator:**  
WHIRLPOOL

**Washer:**  
GENERAL ELECTRIC

**Dryer:**  
GENERAL ELECTRIC

### Items

#### 9.0 RANGES/OVENS/COOKTOPS

**Comments:** Inspected

Range Picture



9.0 Picture 1

#### 9.1 RANGE HOOD

**Comments:** Inspected

Range Hood Picture



9.1 Picture 1

#### 9.2 FOOD WASTE DISPOSER

**Comments:** Inspected

Food Waste Disposer Picture



9.2 Picture 1

9.3 REFRIGERATOR

Comments: Inspected  
Refrigerator Picture



9.3 Picture 1

9.4 WASHER

Comments: Inspected  
Washer/Dryer Area



9.4 Picture 1



9.4 Picture 2

### 9.5 DRYER

**Comments:** Inspected Washer? Dryer Area



9.5 Picture 1

---

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Carport


### Styles & Materials

**Floor:**  
Concrete slab

### Items

#### 10.0 CARPORT CEILINGS

**Comments:** Repair/Replace- High Priority

 The drywall on the ceiling at the carport left and right side reveals a light stain which appears from a water leak. Stain appears old at the carport. The damage appears cosmetic but it could indicate a past or current leak and possible damage at hidden framing members. A qualified contractor should inspect and repair as needed.



10.0 Picture 1



10.0 Picture 2



10.0 Picture 3



10.0 Picture 4



10.0 Picture 5

**10.1 CARPORT WALLS (INCLUDING FIREWALL SEPARATION)**

**Comments:** Inspected

**10.2 CARPORT FLOOR**

**Comments:** Inspected

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Honolulu Home Inspection



# HONOLULU HOME INSPECTION

## INVOICE

1556A Magazine Street  
Honolulu, HI 96822  
(808) 389-0576  
Inspected By: Mike Deese  
(Owner/Inspector)

Inspection Date: 1/2/2011  
Report ID: 2011-01-08-Murakami

Customer Info:	Inspection Property:
Ted Murakami 1544 Kaahumanu Street Honolulu HI 96744  <b>Customer's Real Estate Professional:</b>	1544 Kaahumanu Street Honolulu HI 96744

### Inspection Fee:

Service	Price	Amount	Sub-Total
Single Family Home (2,500 to 3,000 sf)	445.00	1	445.00

**Tax \$20.96**  
**Total Price \$465.96**

**Payment Method:** Check  
**Payment Status:** Paid At Time Of Inspection  
**Note:**



# HONOLULU HOME INSPECTION

## INSPECTION AGREEMENT

The address of the property is: 1544 Kaahumanu Street Honolulu HI 96744

Fee for the home inspection is \$465.96. INSPECTOR acknowledges receiving a deposit of \$ from CLIENT.

THIS AGREEMENT made on 1/2/2011 by and between Mike Deese (Owner/Inspector) (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance with the current Standards of Practice of the International Association of Certified Home Inspectors ("InterNACHI") posted at <http://www.nachi.org/sop.htm>. Although INSPECTOR agrees to follow InterNACHI's Standards of Practice, CLIENT understands that these standards contain limitations, exceptions, and exclusions. CLIENT understands that InterNACHI is not a party to this Agreement and has no control over INSPECTOR or representations made by INSPECTOR and does not supervise INSPECTOR. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for the presence of radon – a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for mold. Unless otherwise indicated in a separate writing, CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, and other environmental hazards or violations.
3. The inspection and report are for the use of CLIENT only, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR shall be the sole owner of the report and all rights to it. INSPECTOR accepts no responsibility for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release INSPECTOR (including employees and business entities) from any liability whatsoever. Any third parties who rely on the report in any way also agree to all provisions in this Agreement. INSPECTOR'S inspection of the property and the report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. All warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded to the fullest extent allowed by law. If any structure or portion of any



structure that is to be inspected is a log home, log structure or includes similar log construction, CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs or similar defects that are not visible by an exterior visual inspection.

4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.
5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing.
6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.
7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims. CLIENT further understands that any legal action against InterNACHI itself allegedly arising out of this Agreement or INSPECTOR's relationship with InterNACHI must be brought only in the District Court of Boulder County, Colorado. No such action may be filed unless the plaintiff has first provided InterNACHI with 30 days' written notice of the nature of the claim. In any action against INSPECTOR and/or InterNACHI, CLIENT waives trial by jury.
8. If any court declares any provision of this Agreement invalid, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change shall be enforceable against any party unless it is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.
9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon

completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. If CLIENT requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this agreement.
11. This Agreement is not transferable or assignable.
12. Should any provision of this Agreement require judicial interpretation, the Court shall not apply a presumption that the term shall be more strictly construed against one party or the other by reason of the rule of construction that a document is to be construed more strictly against the party who prepared it.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

---

FOR INSPECTOR

---

CLIENT OR REPRESENTATIVE



**Mike Deese (Owner/Inspector)**

**1556A Magazine Street  
Honolulu, HI 96822  
(808) 389-0576**

