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RESIDENTIAL REPORT

1234 Main St.
Coral Springs FL 33071

Buyer Name
05/21/2019 9:00AM

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Agent
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1: INSPECTION DETAILS

Information

Information: House Number

General: Present at time of the inspection
Clients Agent, Sellers Agent

General: Property Occupancy
Yes, but furnishings or stored items present

General: Weather Condition
Rain, Cloudy

General: Rain in the last few days
Yes

Structure Details: Structures Inspected
House

Structure Details: Type of Structure
Single Family

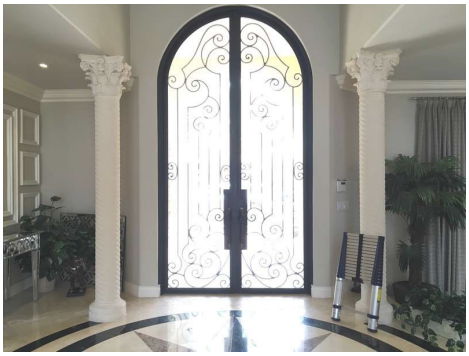
Structure Details: Foundation Type
Slab

Structure Details: Utilities
All Utilities on

General: Overview

A home inspection is not a pass or fail type of inspection.It is a visual only evaluation of the conditions of the systems and accessible components of the home designed to identify areas of concern within specific systems or components defined by the Florida State Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Conditions can and will change after the inspection over time. Future conditions or component failure can not be foreseen or reported on. Components that are not readily accessible can not be inspected.Issues that are considered as cosmetic are not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors). It is not the intent of this report to make the house new again. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

General: Interior Pictures

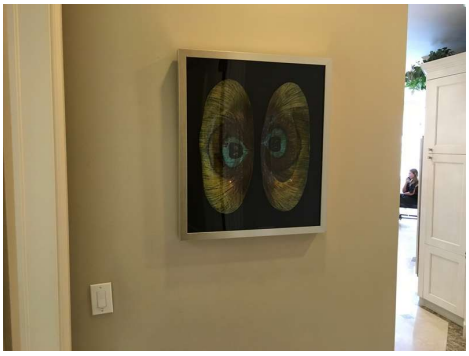






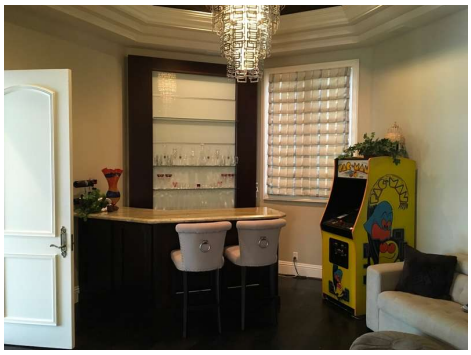


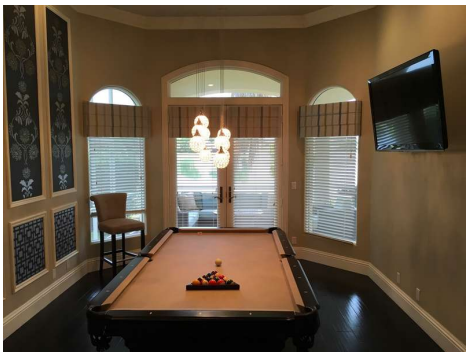
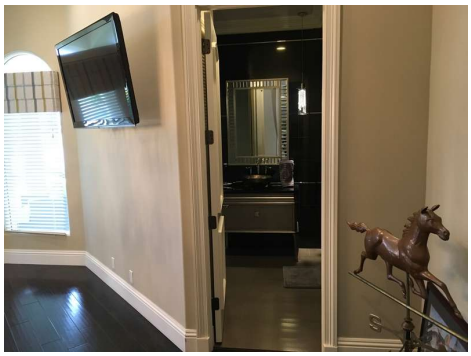


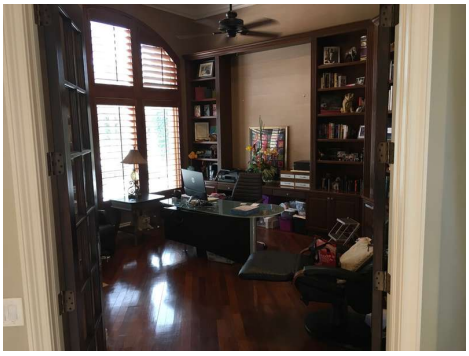
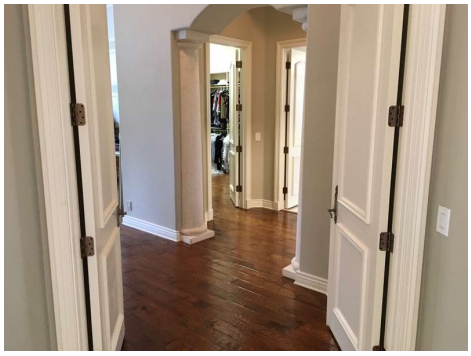
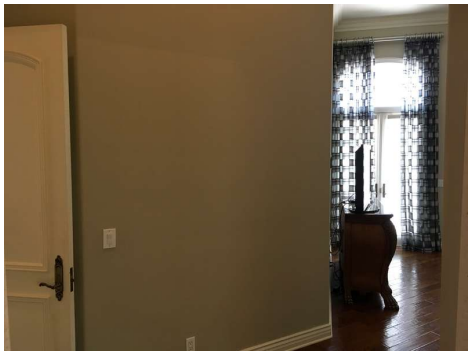


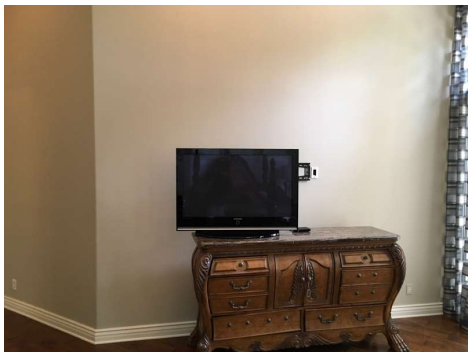


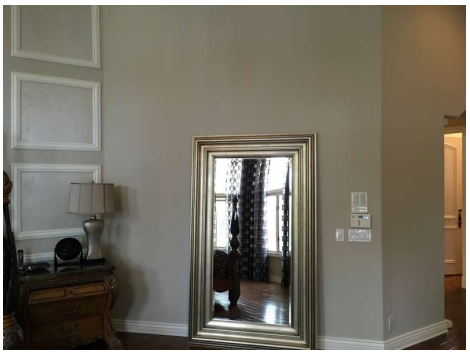


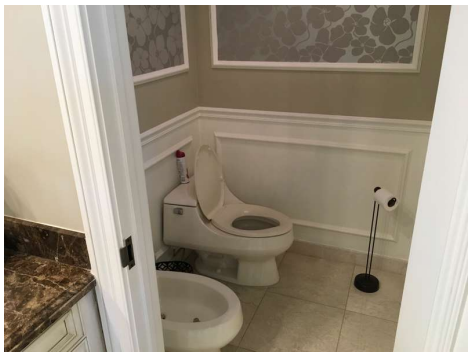


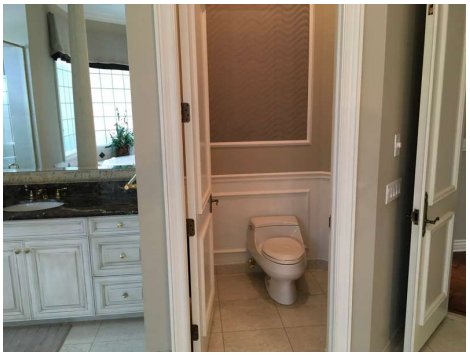







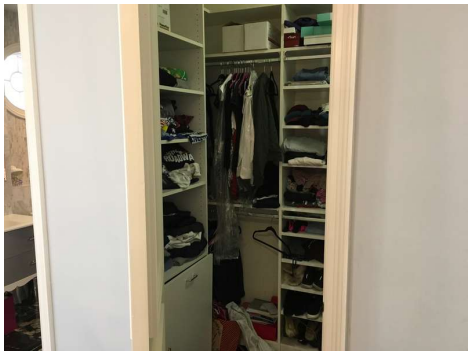



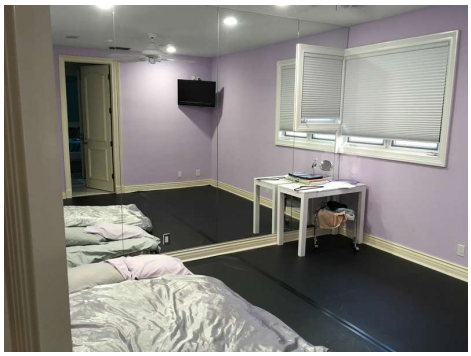
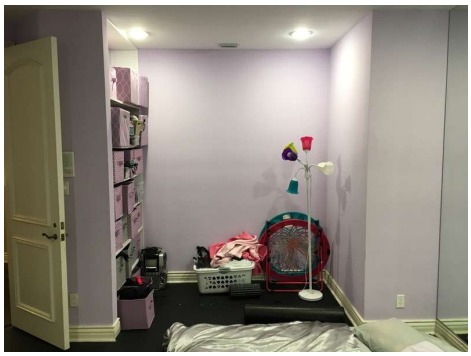






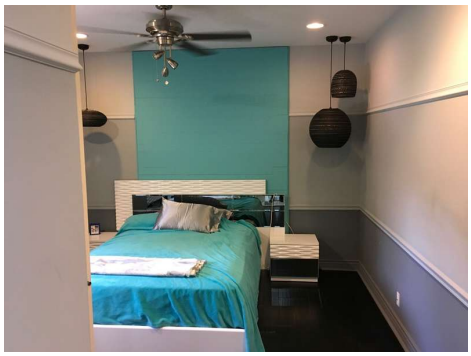
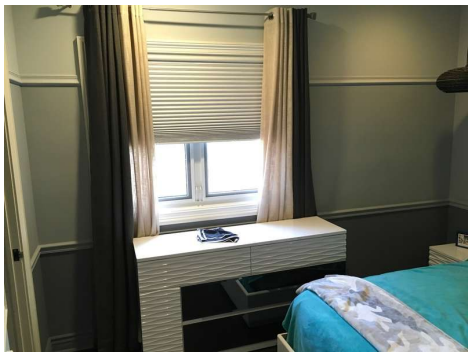
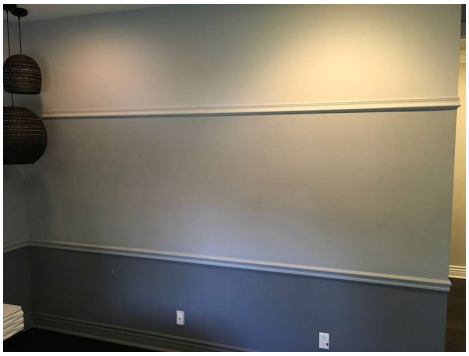


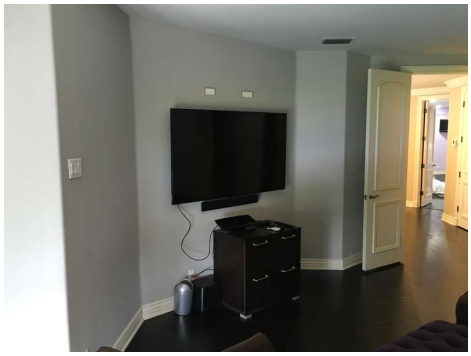









Excluded items: **The following items have been excluded from the inspection.**
Generator, Water system, Bar and Grill, Security system







Observations

1.3.1 Structure Details

CHANGE LOCKS

Ohana Inspections recommends that ALL locks and Security codes be changed before moving into the house.

Recommendation

Recommended DIY Project

2: ROOF

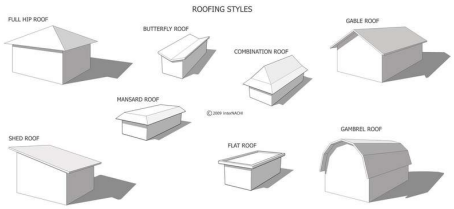
		IN	NI	NP	O
2.1	Coverings	X			
2.2	Roof Drainage Systems	X			
2.3	Flashings	X			
2.4	Skylights, Chimneys & Other Roof Penetrations	X			
2.5	Roof Components	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method
Ladder, Roof

Roof Type/Style
Hip



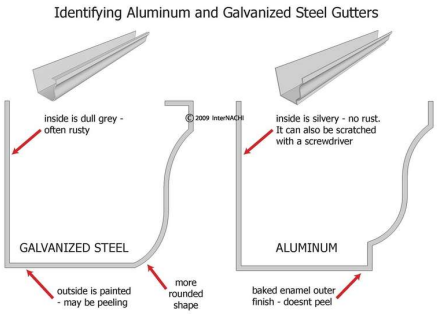
Roofing Style Terminology

Coverings: Material
Tile

Skylights, Chimneys & Other Roof Penetrations: Roof Vents

Roof Drainage Systems: Gutter Material

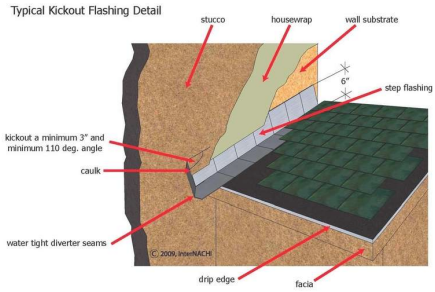
Aluminum



Aluminum vs. galvanized gutters

Flashings: Material

Aluminum



Skylights, Chimneys & Other Roof Penetrations: Chimney General Pictures

Limitations

Coverings

ROOF WAS EVALUATED BY A LICENSED ROOFER.

Any mention of roof defects or specifications are for informational purposes only. Roofing contractor will provide a detailed and thorough.

Observations

2.1.1 Coverings

PONDING

Observed ponding in one or more areas of roof. Ponding can lead to accelerated erosion and deterioration. Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.

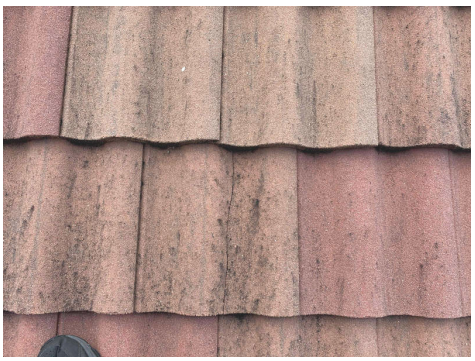

2.1.2 Coverings

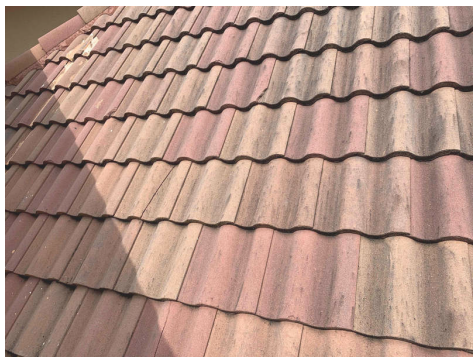
TILES CRACKED/BROKEN AND MISSING

Roof had cracked/broken tiles. Inspector recommends a licensed roofing contractor repair or replace to prevent moisture intrusion and/or mold.

Recommendation

Contact a qualified roofing professional.






2.2.1 Roof Drainage Systems

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

Here is a DIY resource for cleaning your gutters.

Recommendation

Contact a qualified roofing professional.

2.2.2 Roof Drainage Systems

GUTTER LEAKAGE

Gutters were observed to be leaking in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair gutters to proper functionality.

Recommendation

Contact a qualified roofing professional.

2.4.1 Skylights, Chimneys & Other Roof Penetrations

VENT STACK BOOT

Vent stack boot was not properly placed. Inspector recommends hammering down the inner edges a little further.

Recommendation

Contact a qualified professional.

3: EXTERIOR

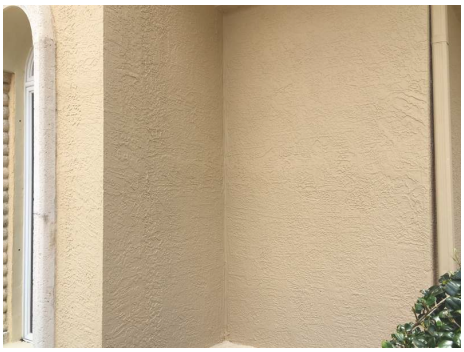
		IN	NI	NP	O
3.1	Siding, Flashing & Trim	X			
3.2	Exterior Doors	X			
3.3	Walkways, Patios & Driveways	X			
3.4	Decks, Balconies, Porches & Steps	X			
3.5	Eaves, Soffits & Fascia	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			
3.7	Fence			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method
Visual

Siding, Flashing & Trim: Siding Material
Stucco

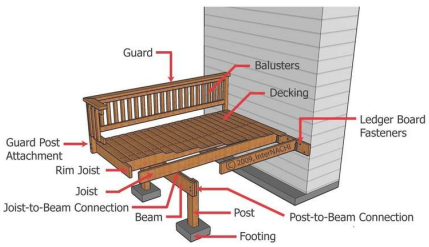


Siding, Flashing & Trim: Siding Style
Flat Travine Trowel

Exterior Doors: Exterior Entry Door
Glass, Steel

Walkways, Patios & Driveways: Driveway Material
Pavers, Cobblestone

Decks, Balconies, Porches & Steps: Material
Tile



General Exterior Pictures














Decks, Balconies, Porches & Steps: Appurtenance

Patio, Covered Porch



Observations

3.1.1 Siding, Flashing & Trim

CRACKING - MINOR

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age.Stucco cracking is not a normal symptom of a new construction home. Recommend repair and monitoring.

Recommendation

Recommended DIY Project









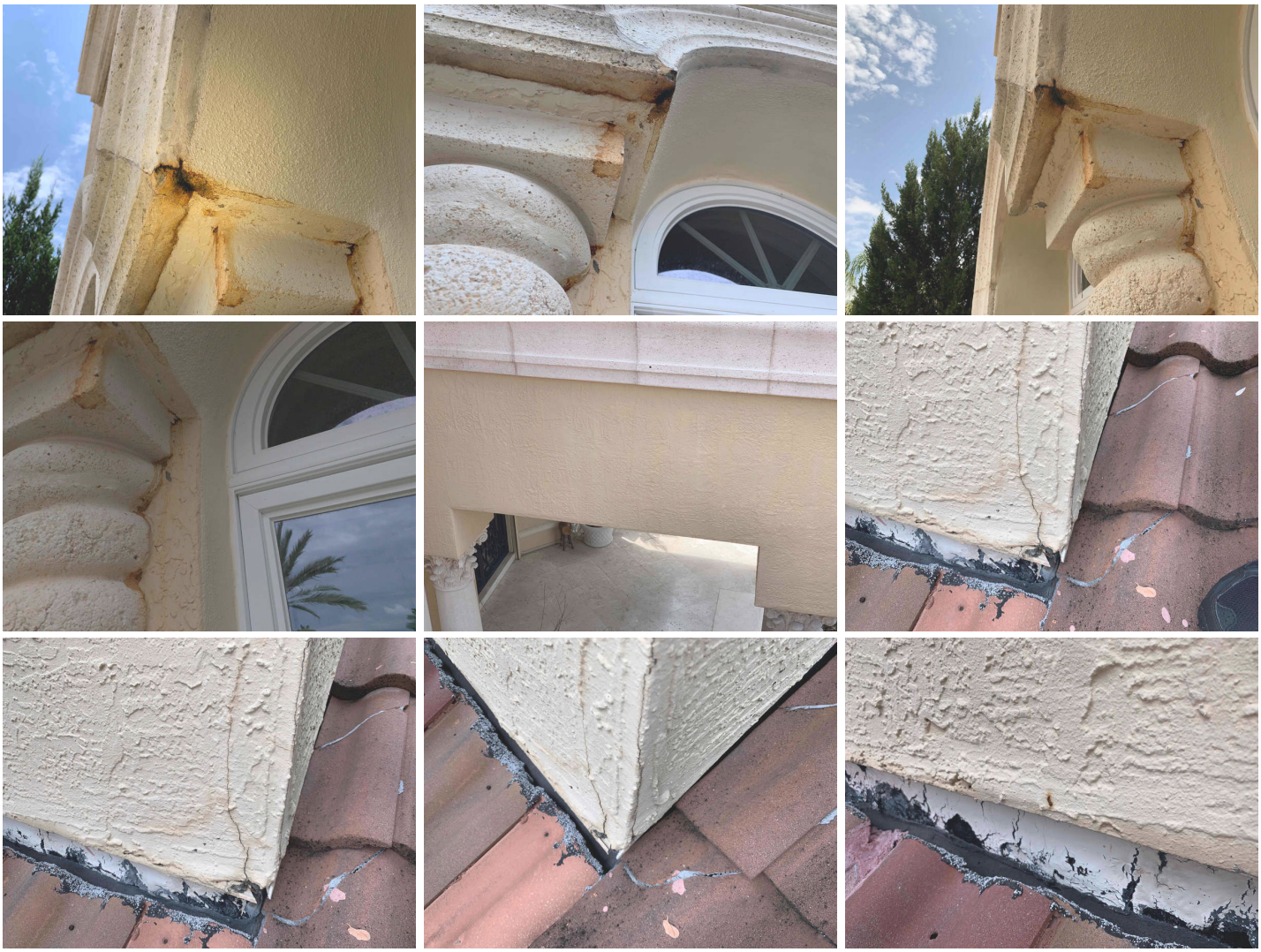
3.1.2 Siding, Flashing & Trim

EVIDENCE OF WATER INTRUSION

Siding showed signs of water intrusion. This could lead to further siding deterioration and/or mold. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified professional.



3.1.3 Siding, Flashing & Trim

MISSING TRIM

Recommendation

Contact a qualified professional.

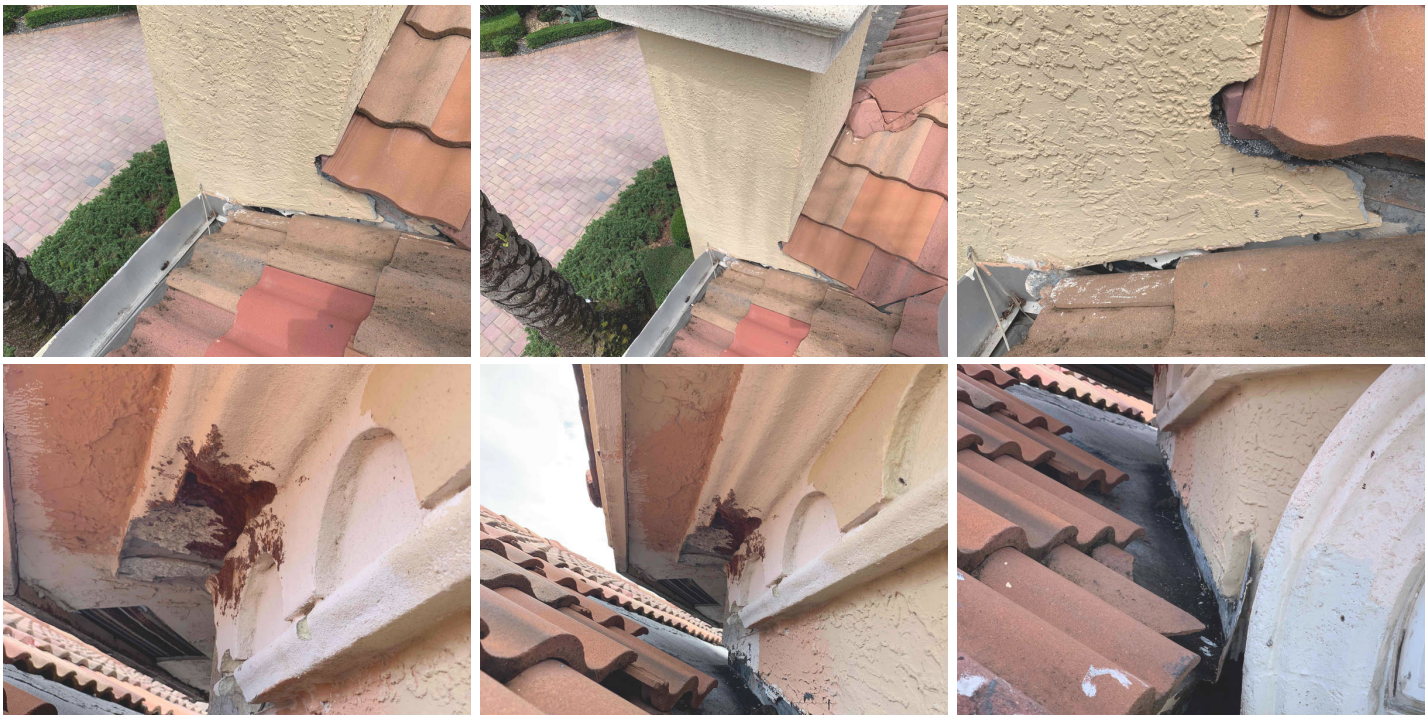
3.1.4 Siding, Flashing & Trim

SIDING IN NEED OF REPAIR

Multiple areas of siding in need of repair. Inspector recommends hiring a siding contractor to evaluate the siding condition and determine extent of repair.

Recommendation

Contact a qualified professional.



3.2.1 Exterior Doors

DOOR SILL/TRIM

Door sill and/or trim is loose, deteriorated or worn and repair or replacement should be considered.

Recommendation

Contact a qualified door repair/installation contractor.

3.2.2 Exterior Doors

PAINT/REFINISH NEEDED

Door finish is worn. Recommend refinish and/or paint to maximize service life.

Here is a DIY article on refinishing a wood door.

Recommendation

Contact a qualified door repair/installation contractor.

3.3.1 Walkways, Patios & Driveways

WALKWAY TRIP HAZARD

Trip hazards observed. Patch or repair recommended.

Recommendation

Contact a qualified professional.

3.4.1 Decks, Balconies, Porches & Steps

PATIO TILES CRACKED

Recommendation

Contact a qualified professional.

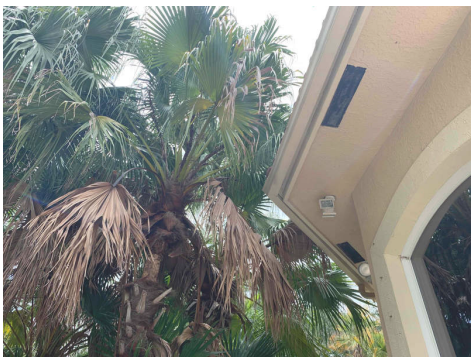
3.6.1 Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Contact a qualified tree service company.



4: ATTIC

		IN	NI	NP	O
4.1	General	X			
4.2	Attic Hatch	X			
4.3	Electrical	X			
4.4	Insulation	X			
4.5	Ventilation	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Ceiling Structure
Trusses

General: Inspection Method
Partially Traversed

General: Insulation Material
Fiberglass Batt/roll

General: Roof Structure
Trusses

Attic Hatch: General Pictures

Limitations

General

AREAS INACCESSIBLE

Some attic areas were inaccessible due to lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection.

Observations

4.3.1 Electrical

COVER PLATE MISSING

Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.

Recommendation

Contact a qualified electrical contractor.

5: HVAC

		IN	NI	NP	O
5.1	Cooling Equipment	X			
5.2	Normal Operating Controls	X			
5.3	Distribution System	X			

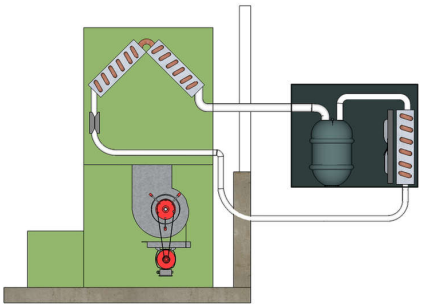
IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

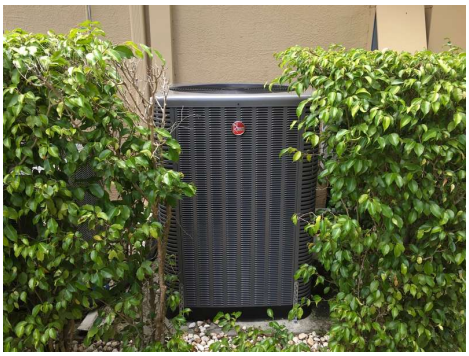
Cooling Equipment: Location
Garage, Right Side

Normal Operating Controls: Thermostat

Distribution System: Configuration
Central



Cooling Equipment: Brand
Rheem, Carrier

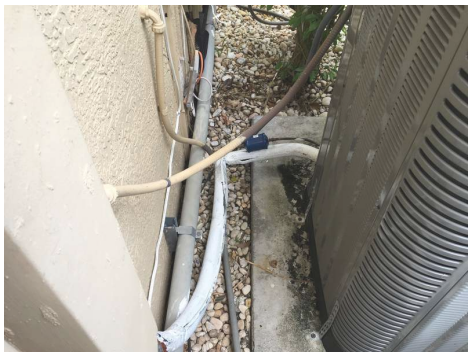






Cooling Equipment: Energy Source/Type
Electric





Observations

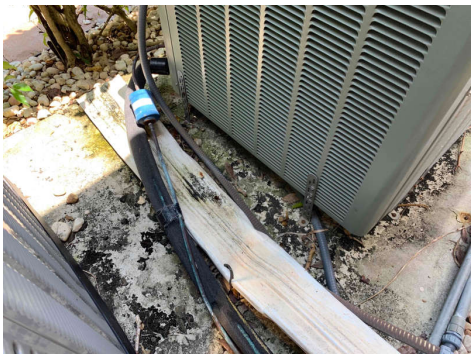
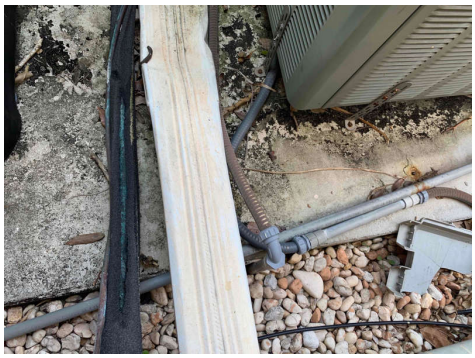
5.1.1 Cooling Equipment

INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a qualified HVAC professional.

5.2.1 Normal Operating Controls

FLOAT SWITCH NOT IN PLACE

Recommendation

Contact a qualified professional.

6: PLUMBING

		IN	NI	NP	O
6.1	Main Water Shut-off Device	X			
6.2	Drain, Waste, & Vent Systems	X			
6.3	Water Supply, Distribution Systems & Fixtures	X			
6.4	Hot Water Systems, Controls, Flues & Vents	X			
6.5	Sprinkler System	X			
6.6	Fuel Storage & Distribution Systems	X			
6.7	Sump Pump			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Filters
None

Water Source
Public

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper, PVC

Water Supply, Distribution Systems & Fixtures: Water Supply Material
PVC

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Electric

Hot Water Systems, Controls, Flues & Vents: Capacity
50 gallons

Hot Water Systems, Controls, Flues & Vents: Location
Exterior of home, Garage

Hot Water Systems, Controls, Flues & Vents: Water Temperature

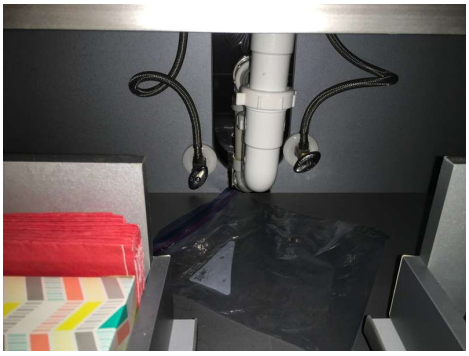
General Plumbing Pictures



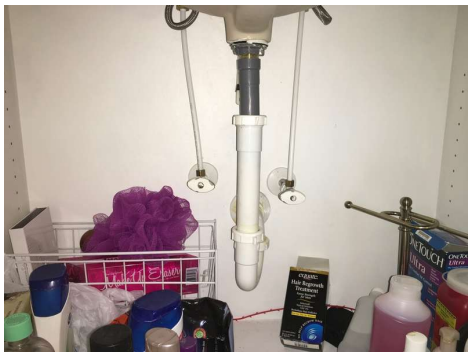


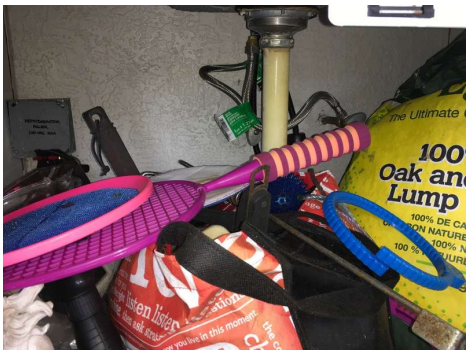








Water Pressure

Water Supply, Distribution Systems & Fixtures: General Fixture Pictures

Hot Water Systems, Controls, Flues & Vents: **Manufacturer**

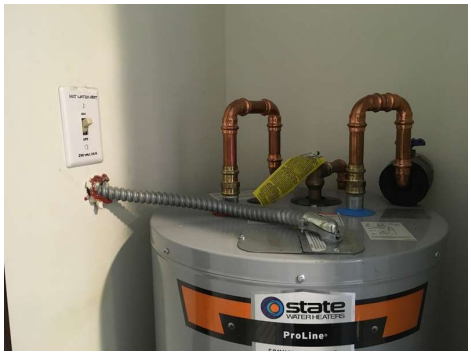
Bradford & White, State

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

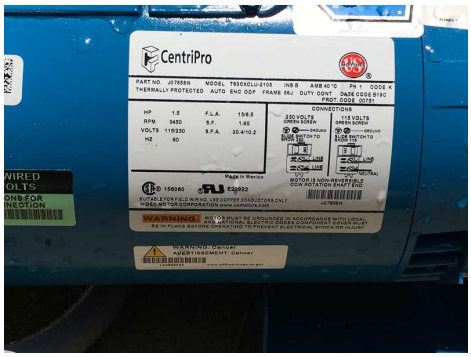




Sprinkler System: **System Functional**

System Functional at time of inspection.

Fuel Storage & Distribution Systems: **Main Gas Shut-off Location**

Gas Meter

Observations

6.1.1 Main Water Shut-off Device

MINOR LEAK

Minor leak comming from spicket at house main shut off.

Recommendation

Contact a qualified professional.

6.3.1 Water Supply, Distribution Systems & Fixtures

TOILET LOOSE

Toilet is loose at the base. Recommend a qualified plumber evaluate and repair to prevent further water damage.

Recommendation

Contact a qualified plumbing contractor.

6.3.2 Water Supply, Distribution Systems & Fixtures

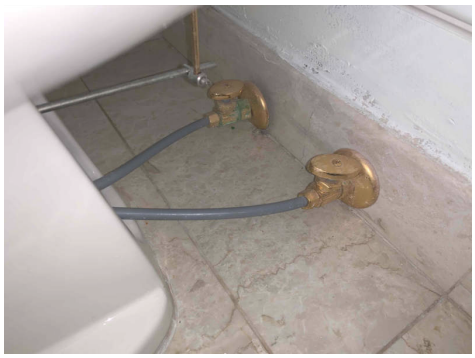
POLYBUTYLENE SUPPLY PIPES

Water supply pipes for master bathroom toilet only were made from polybutylene material. This material can be prone to fail without warning, causing damage to the home structure. Recommend a qualified plumber replace pipes and fittings with an approved material like PEX.

You can read more about polybutylene piping here and here.

Recommendation

Contact a qualified plumbing contractor.



6.3.3 Water Supply, Distribution Systems & Fixtures

WATER STOP DAMAGED

Recommendation

Contact a qualified professional.

6.3.4 Water Supply, Distribution Systems & Fixtures

LEAK UNDER SINK

Leak detected under bathroom sink. Inspector recommends hiring a qualified plumbing professional to repair. Monitor for possible mold growth.

Recommendation

Contact a qualified plumbing contractor.

6.3.5 Water Supply, Distribution Systems & Fixtures

LOOSE WATER FIXTURE

Handle on master bathroom tub and sink were not properly attached. Recommend repair.

Recommendation

Contact a qualified professional.

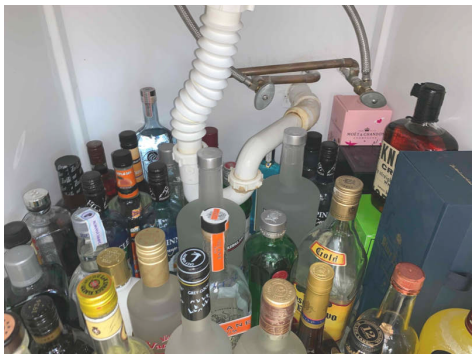
6.3.6 Water Supply, Distribution Systems & Fixtures

FLEX PIPE

Flexible drain pipe was installed under sinks. Inspector recommends they be replaced with smooth PVC to avoid build up and unpleasant odors.

Recommendation

Contact a qualified professional.



6.3.7 Water Supply, Distribution Systems & Fixtures

SLOW DRAIN

One of the sinks in the master bathroom was slow to drain.

Recommendation

Contact a qualified professional.

6.3.8 Water Supply, Distribution Systems & Fixtures

BATHTUB ACCESS COVER OPEN

Inspector recommends locking to avoid unwanted guests.

Recommendation

Contact a qualified professional.

6.3.9 Water Supply, Distribution Systems & Fixtures

BATHTUB HOSE NOT FUNCTIONAL

Recommendation

Contact a qualified professional.

6.4.1 Hot Water Systems, Controls, Flues & Vents

CORROSION

Corrosion was noted at the burn chamber or pipe fittings. Recommend a qualified plumber evaluate for repair/replacement.

Recommendation

Contact a qualified plumbing contractor.

6.5.1 Sprinkler System

SPRINKLER HEAD DAMAGE

One or more sprinkler heads showed signs of damage at time of inspection.

Recommendation

Contact a qualified professional.

7: ELECTRICAL

		IN	NI	NP	O
7.1	Service Entrance Conductors	X			
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
7.3	Branch Wiring Circuits, Breakers & Fuses	X			
7.4	Lighting Fixtures, Switches & Receptacles	X			
7.5	GFCI & AFCI	X			
7.6	Smoke Detectors	X			
7.7	External Components	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Left

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

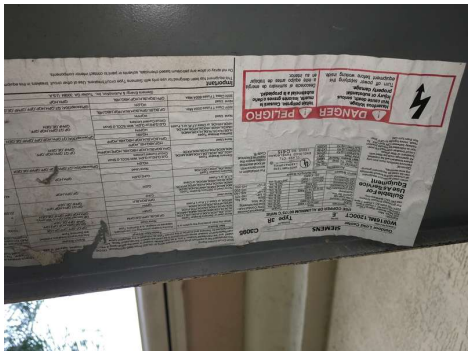
Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Conduit

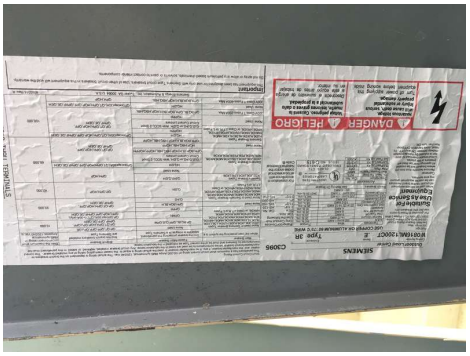
GFCI & AFCI: Outlet Pictures

Smoke Detectors: Smoke Detector Pictures

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer

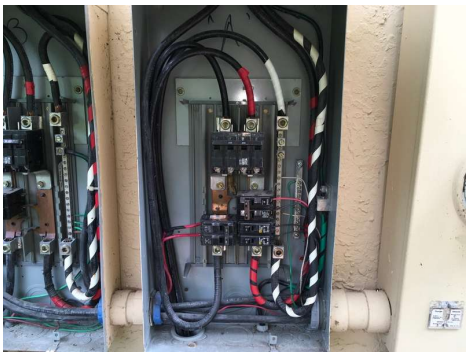
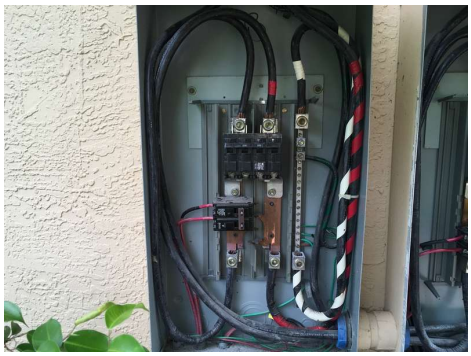
Square D, Siemens

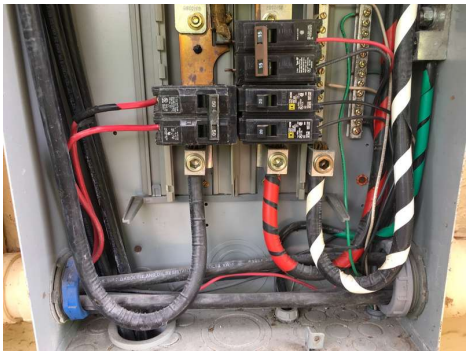
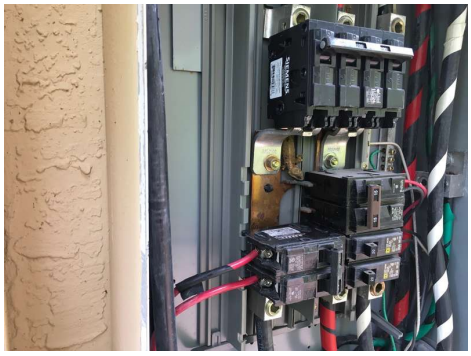
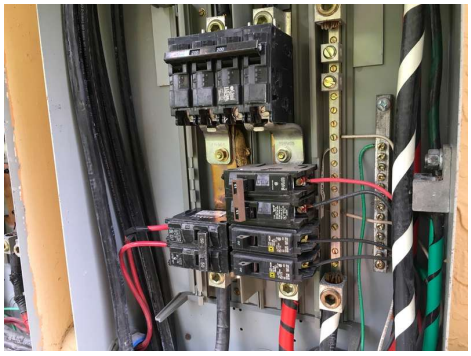


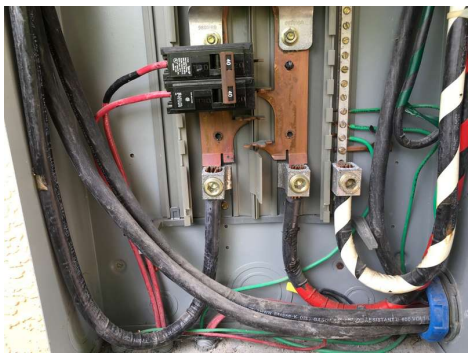
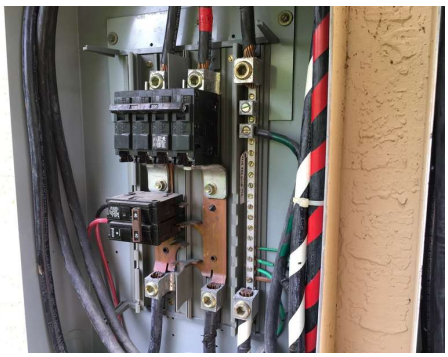
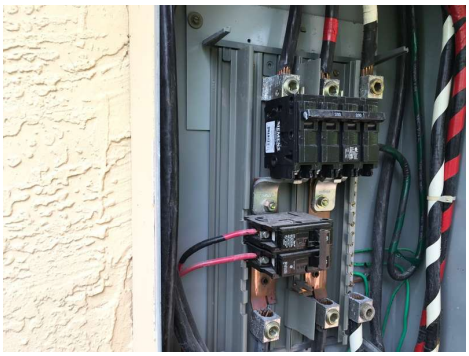


Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type

Circuit Breaker

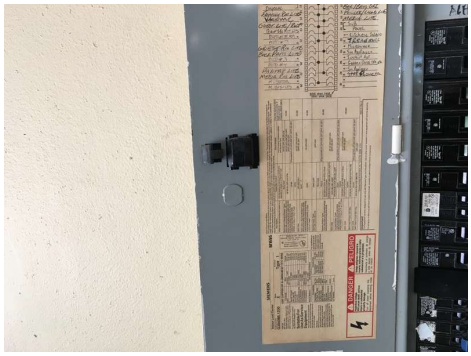




Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location

Garage, Closet, Right

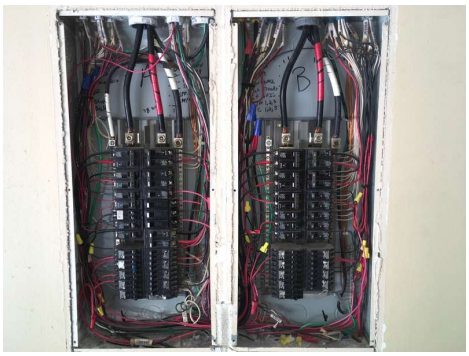
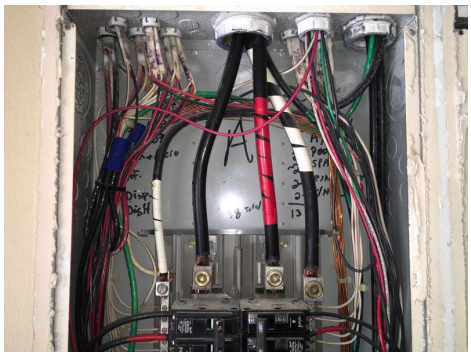
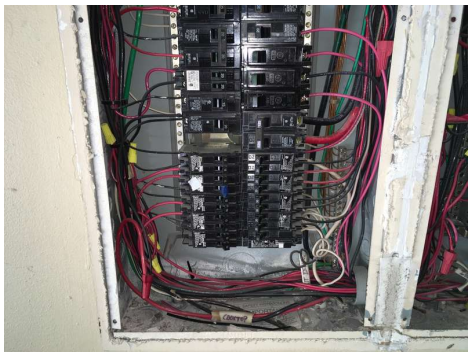
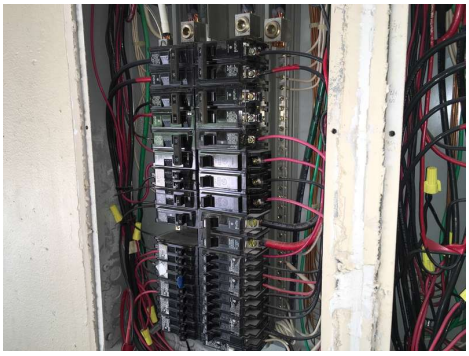
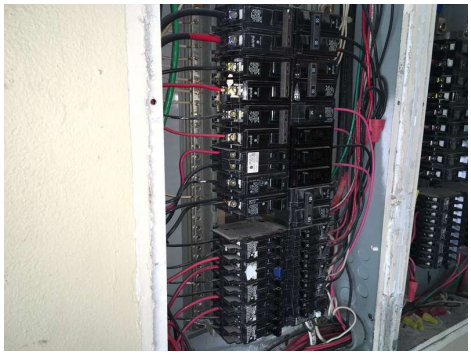
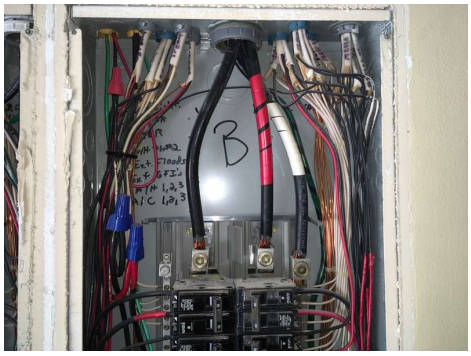
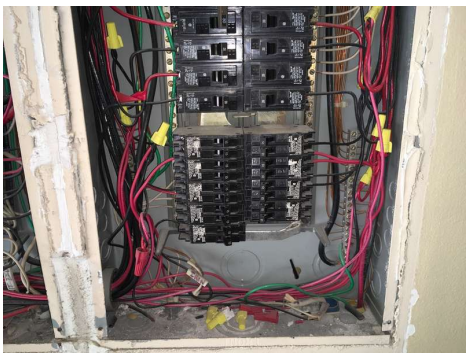
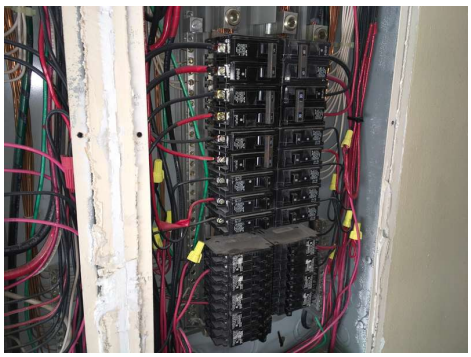
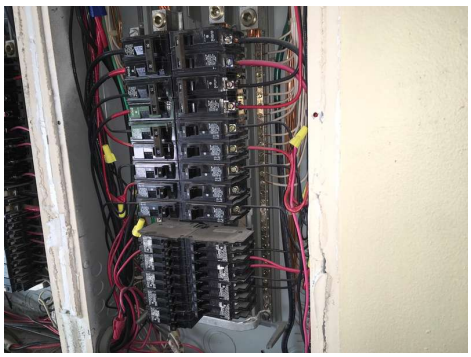
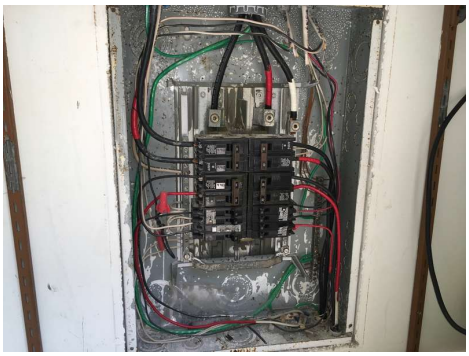
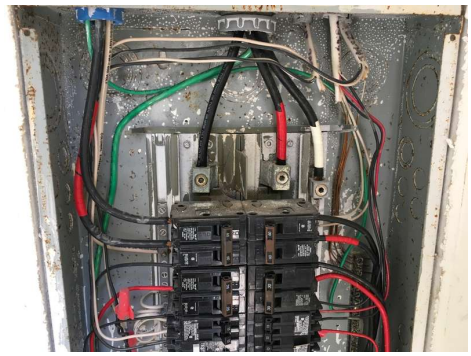
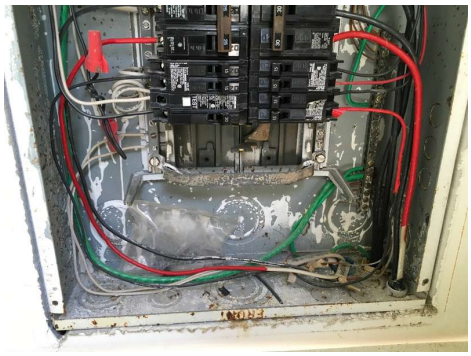
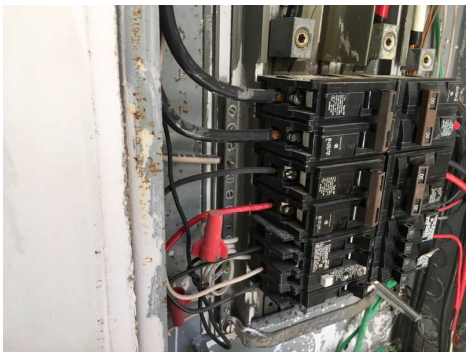
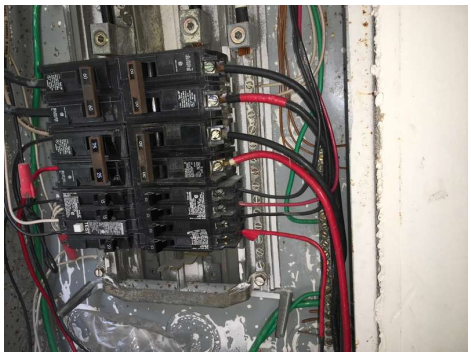

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Manufacturer
Siemens

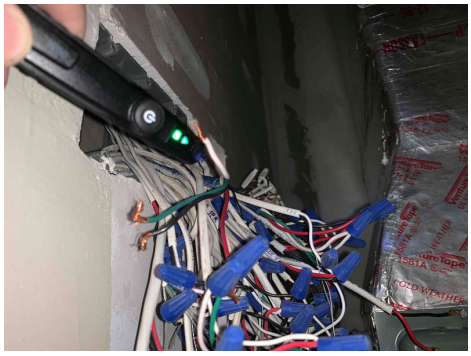



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Type

Circuit Breaker

Lighting Fixtures, Switches & Receptacles: Lighting Fixture Pictures


Observations

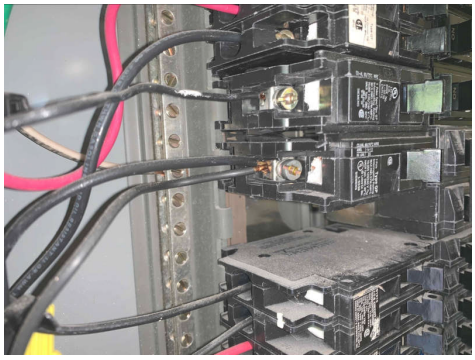
7.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

DOUBLE-TAP

In this sub-panel, two wires were connected to a breaker designed for only one wire. This is known as a "double-tap" and is a defective condition that should be corrected by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



7.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES DAMAGED

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

Contact a qualified electrical contractor.

7.5.1 GFCI & AFCI

GFCI NOT FUNCTIONAL

Recommendation

Contact a qualified professional.

7.7.1 External Components

EXPOSED WIRES

Recommendation

Contact a qualified electrical contractor.

7.7.2 External Components

EXTERIOR LIGHT FIXTURE IN NEED OF REPAIR

Recommendation

Contact a qualified professional.

7.7.3 External Components

MISSING COVER

Recommendation

Contact a qualified professional.

8: DOORS, WINDOWS & INTERIOR

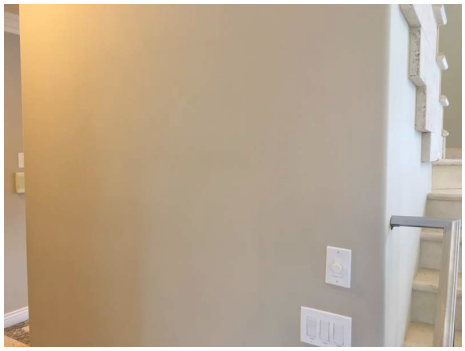
		IN	NI	NP	O
8.1	Doors	X			
8.2	Windows	X			
8.3	Floors	X			
8.4	Walls	X			
8.5	Ceilings	X			
8.6	Steps, Stairways & Railings	X			
8.7	Countertops & Cabinets	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Windows: Window Type
Awning

Walls: Wall Material
Drywall



Ceilings: Ceiling Material
Plaster

Countertops & Cabinets: Countertop Material
Marble

Countertops & Cabinets: Cabinetry
Wood

Doors: Interior Door Pictures


Windows: Automatic Hurricane Shutter

Floors: Floor Coverings

Tile, Laminate




Steps, Stairways & Railings: General Pictures


Observations

8.2.1 Windows

WINDOWS NEED CAULKING

Windows show signs of dry caulking recommend repair to prevent water intrusion.

Recommendation

Contact a qualified professional.







8.2.2 Windows

HARDWARE DAMAGE

Locking mechanism was damaged at time of inspection.

Recommendation

Contact a qualified professional.

8.2.3 Windows

WINDOWS IN NEED OF CLEANING

Recommendation

Contact a qualified professional.

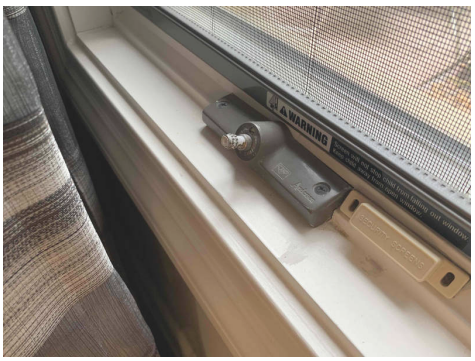
8.2.4 Windows

WINDOW HARDWARE MISSING

Locking hardware foor master bedroom windows was not present at time of inspection.

Recommendation

Contact a qualified professional.



8.3.1 Floors

BASEBOARD DAMAGE

Recommendation

Contact a qualified professional.

8.4.1 Walls

SHOWER NEEDS GROUT

Certain areas of the showers need more grout. Inspector recommends fixing immediately to avoid water damage.

Recommendation

Contact a qualified professional.

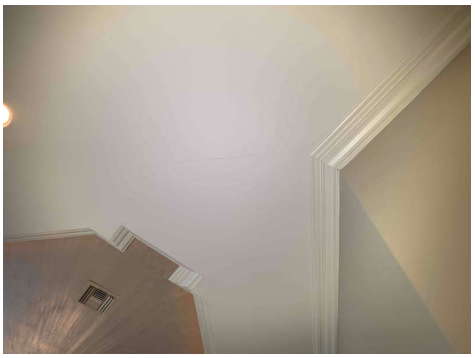
8.5.1 Ceilings

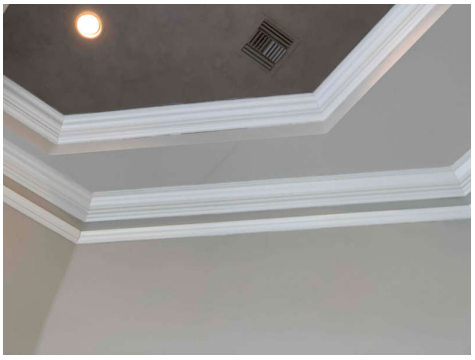
CRACKS ON CEILING

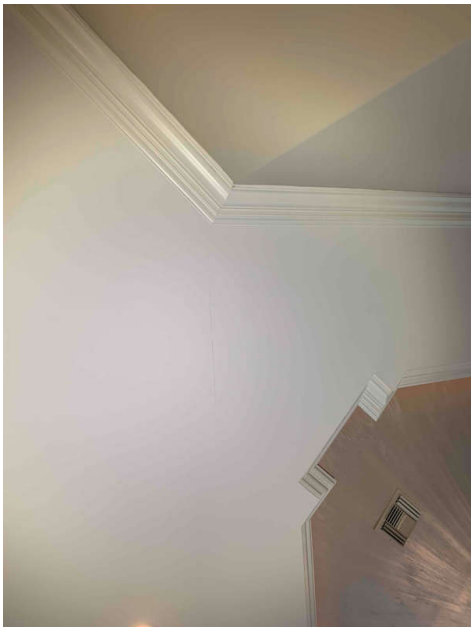
Cracks were discovered on interior ceiling. This could be indication of water intrusion, structural issues, settlement or excess weight on trusses in the attic. Inspector recommends determining the cause of the cracking and evaluating for repairs.

Recommendation

Contact a qualified professional.



8.7.1 Countertops & Cabinets

POOR/MISSING CAULK

Bathroom shower and Kitchen ere missing sufficient caulk/sealant at the wall. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls.

Here is a helpful DIY video on caulking gaps.

Recommendation

Recommended DIY Project


VIDEO


VIDEO

9: BUILT-IN APPLIANCES

		IN	NI	NP	O
9.1	Dishwasher	X			
9.2	Refrigerator	X			
9.3	Range/Oven/Cooktop	X			
9.4	Garbage Disposal	X			
9.5	Microwave	X			
9.6	Wine Cooler	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Range/Oven/Cooktop:
Range/Oven Energy Source
Gas, Electric

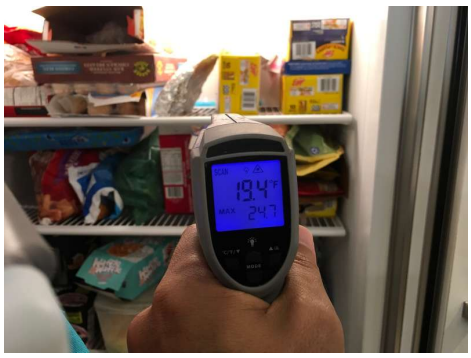
Garbage Disposal: **Functional at Time of Inspection.**

Dishwasher: **Brand**
Bosch, Frigidaire

Refrigerator: **Brand**
Subzero







Range/Oven/Cooktop: **Range/Oven Brand**
Thermador

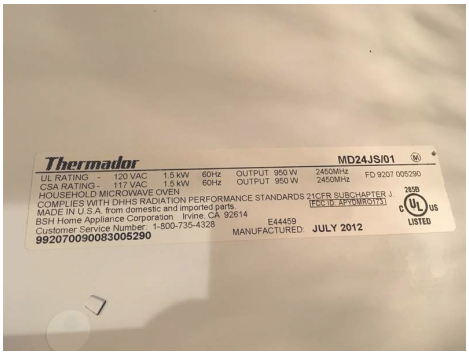





Range/Oven/Cooktop: **Exhaust Hood Type**
Vented


Microwave: **Microwave Oven Brand**
Thermador





Wine Cooler: **Temperature**


Observations

9.6.1 Wine Cooler
BROKEN GLASS

Recommendation

Contact a qualified professional.

10: LAUNDRY

		IN	NI	NP	O
10.1	General	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Dryer Manufacturer
Whirlpool



General: Washer Manufacturer
Whirlpool



General: Dryer Operation
We normally operate Clothes Dryers without a wash load (i.e. we run the unit through its full cycle empty). This gives us an idea of the unit's functionality, but we caution you, it does NOT replicate operating the unit fully loaded with a heavy wash load.

General: Washer Observation

Both hot and cold water was available to the washer. The unit was operated through a full cycle. It filled, cycled through a wash, initial spin and drain, rinse and final spin cycle. No leakage was detected and there were no unusual conditions noted.

MAINTENANCE TIP:
For equipment more than a few years old, we recommend that all clothes washer machine hoses and their gaskets be replaced upon your taking possession of the unit.

General: Washer Operation

We normally operate Clothes Washers without a wash load (i.e we run the unit through its full cycle empty). This gives us an idea of the unit's functionality, but we caution you, it does not replicate the unit fully loaded with a heavy wash load.

General: Dryer Observation

The dryer unit was operated through a cycle. It heated it's drum and then stopped at the end of the cycle.

Observations

10.1.1 General

DRYER VENT COVER DAMAGE

This could permit unwanted guest to enter home.

Recommendation

Contact a qualified professional.

10.1.2 General

THE LAUNDRY CHUTE

Laundry Chute was a straight shot down. This could pose a potential fall risk for young children.

Recommendation

Contact a qualified professional.

11: POOL

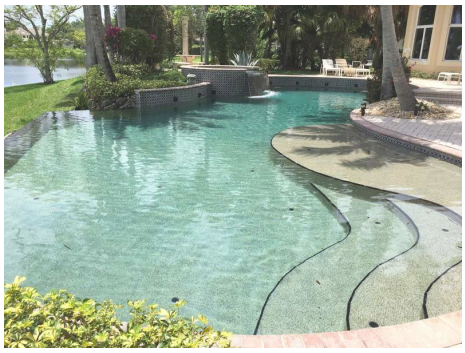
		IN	NI	NP	O
11.1	Pool Equipment	X			
11.2	Fencing			X	
11.3	Water	X			
11.4	Heater	X			
11.5	Pool and decking	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Pool Equipment: Filter Type
Cartridge

Water: Clear
The pool/spa water was clear.
The water should still be tested.



Heater: Heater
Raypak

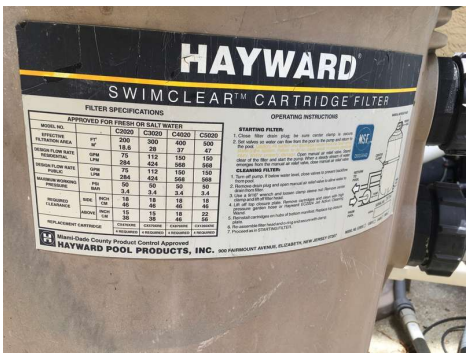
Heater: Heater power
Electric

Pool and decking: Pool deck
Brick Pavers

Pool and decking: Pool Design
In Ground

Pool Equipment: Filter

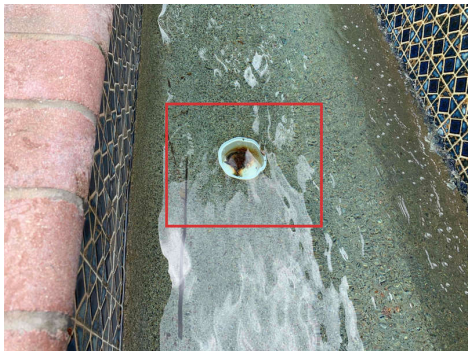
Hayward



Pool Equipment: Pump

Hayward, Century

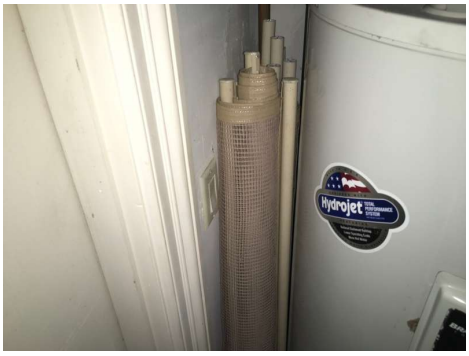
Pool Equipment: Pool Equipment



Fencing: Fencing at pool

This property has a pool and/or a spa. Both a pool and a spa need to be protected from children, especially very young children -- including neighborhood children. With this state having some 75 drowning deaths per year of children under the age of 5 years, we can not over emphasize the importance of securing a pool or spa. A fence offers the main safety barrier around the pool facility. The fencing and all gates should be verified for compliance with the current municipal requirements. Please be aware and guard your pool.



Observations

11.2.1 Fencing

NO FENCING

There were no holes showing around pool deck for fencing

Recommendation

Contact a qualified professional.


11.5.1 Pool and decking

TILE AND GROUT DETERIORATION

Several of the tiles and grout around the pool and/or spa are deteriorated. The tiles and the grout should be repaired to help prevent water intrusion behind the tile work which can cause them to loosen up.

Recommendation

Contact a qualified Swimming Pool Contractor





11.5.2 Pool and decking

PAVERS NEED TO BE EVALUATED

Recommendation

Contact a qualified professional.

12: GARAGE DOOR

		IN	NI	NP	O
12.1	Floor	X			
12.2	Garage Door	X			
12.3	Garage Door Opener	X			
12.4	Occupant Door (From garage to inside of home)	X			

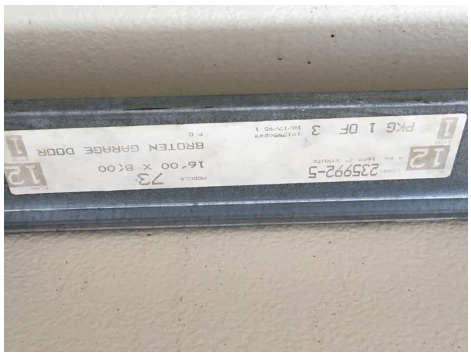
IN = Inspected NI = Not Inspected NP = Not Present O = Observations

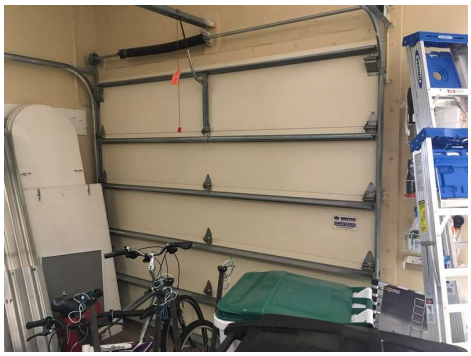
Information

Floor: General Picture Pictures

Garage Door: Material

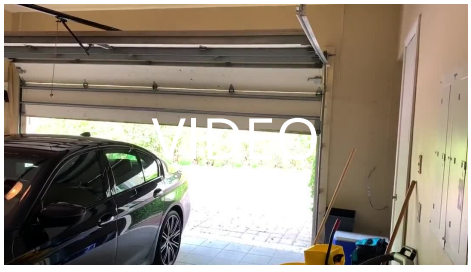
Metal, Aluminum





Garage Door: Type

Automatic



Garage Door Opener: Garage Door Opener

Observations

12.2.1 Garage Door

TRIM DAMAGE

Garage door trim showed signs of damage at time of inspection.

Recommendation

Contact a qualified professional.

STANDARDS OF PRACTICE

Inspection Details
Ohana Inspections is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the readily accessible areas and components of the building. This report is neither an engineering inspection nor an exhaustive technical evaluation. An engineering inspection or a technical evaluation of this nature would cost many times more and take days, if not weeks, to complete.

Please understand that there are limitations to this type of visual inspection. Many components of the property are not visual during the inspection and very little historical information (if any) is provided in advance of, or even during, the inspection, While we believe we can reduce your risk of purchasing a property, we can not eliminate it, nor can or do we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommended that you budget for unexpected repairs. On the average, we have found it necessary for you to set aside a percentage of the value of the home on an annual basis that will be sufficient to cover unexpected repairs. This maybe 1 % for a modest home and a higher amount, say maybe 3 % or so, for a more complex and /or an older home with aging systems and some deferred maintenance.

Your attention is directed to your copy of the Pre-Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our ability in performing this inspection. The Standards of Practice and Code of Ethics of the International Association of Certification Home Inspectors (InterNACHI) prohibit us from making any repairs. We are not associated with any other party to the transaction of this property, except as may be disclosed by you.

The information provided in this report is solely for your use. Ohana Inspections will not release a copy or this report, nor will we discuss its contents with any third party, without your written consent.

We know you had many options in your choice of an inspection company. Thank you for selecting us. We appreciate the opportunity to be your choice in the building inspection industry. Should you have any questions about the general conditions of the house in the future, we would be happy to answer these. There is no fee for your 1st telephone consulting call. Additional calls may incur additional fees. Our inspection fees are based on a single visit to the property. If additional visits are required for any reason, additional fees will be assessed.

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily

accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Attic

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Some attic areas were inaccessible due to the lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection. We conducted our typical attic inspection by walking through the attic areas as much as possible, in what we call the " random walk" methodology. This method of inspection is not intended to cover every square foot of the attic area, nor will it. Further we could not recreate the route of a random walk even if we tried. We do arrive at an overall impression of the attic's condition developed during this random walk inspection and extrapolate it to the entire attic area. In all the attics area shows normal wear and tear for a home of this age.

HVAC

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of

polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Doors, Windows & Interior
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Built-in Appliances
10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Laundry
LAUNDRY EQUIPMENT:

Cautionary Statement; We normally operate on-site laundry equipment. Washers and dryers have special safety concerns to owners. During our inspection, we attempt to check the utility connections, supply of hot and cold water, grounded electrical receptacles and some safety devices. During our inspection we endeavor to verify that the equipments operates properly, however we do NOT verify the proper operation of ALL safety devices and other built in safe guards. This is a job for an appliance specialist.

Please be aware that with any appliance being used everyday, owners often forget, or over look the potential hazards that are present in these day-to-day helpmates. All laundry equipment operates both with electricity and high speed motors and rotating drums. Because of the combination of water and electricity along with high-speed rotation, all laundry equipment should be respected. PLEASE SECURE ALL OPERATION AND MAINTENANCE MANUALS FROM PRESENT OWNERS OR THE MANUFACTURERS. Virtually all manufacturers have this consumers information available to you-contact the respective manufacturer.

Please instruct all children that these appliances are potentially hazardous and they should not be played with, nor should anyone under any circumstances, place a hand inside any operating laundry equipment.

LIMITATIONS OF APPLIANCES INSPECTION:

As we discussed and is described in your inspection contract, this is a visual limited in scope by (but not restricted to) the following conditions.

Thermostats, timers and other specialized features and controls are not tested.

The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Pool

The following items are not included in this inspection: swimming pool bodies; equipment on timers, remote controls or sensors; underground or concealed piping; motorized covers; waterfalls and related equipment; Ozone generators; ultraviolate light systems; filter backflushing mechanisms. Any comments made regarding these items are as a courtesy only. Note that the inspector does not disassemble filters, remove pool covers, nor determine if swimming pool bodies, filters or skimmers leak, nor determine if swimming pool bodies are level.

The following items are not included in this inspection: spa bodies; equipment on timers, remote controls or sensors; underground or concealed piping; motorized covers; waterfalls and related equipment; Ozone generators; ultraviolate light systems; filter backflushing mechanisms. Any comments made regarding these items are as a courtesy only. Note that the inspector does not disassemble filters, nor determine if spa bodies, filters or skimmers leak, nor determine if spa bodies are level.