



Your Inspection Report

42 Kawaihani Circle
Kihei, HI 96753

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PREPARED FOR:
MIKE ENZLER

INSPECTION DATE:
Tuesday, October 8, 2019

PREPARED BY:
Jerry Sweany



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Maui360 Inspections: We look at it from every angle.



October 9, 2019

Dear MikeENZler,

RE: Report No. 1012
42 Kawaiiani Circle
Kihei, HI
96753

Thanks very much for choosing Maui360 Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of the American Society of Home Inspectors (ASHI). This document defines the scope of a home inspection. Click on the following link for details:
<https://www.homeinspector.org/files/docs/standards.pdf>

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Jerry Sweany
on behalf of
Maui360 Inspections

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OBSERVATIONS & RECOMMENDATIONS

42 Kawaihani Circle, Kihei, HI October 8, 2019

Report No. 1012

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OBSERVATIO

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

INSULATION

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INTERIOR

SITE INFO

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

Condition: • Loose

Re-secure flashing fasteners to ensure proper functioning of flashing.

Location: Left

Task: Repair

Time: As soon as practical

Exterior

WALLS \ Fiber cement siding

Condition: • [Missing paint or caulking](#)

Siding on right side is in need of caulking maintenance. Could lead to water intrusion.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Right Side

Task: Service annually

Time: As soon as practical

LANDSCAPING \ General

Condition: • [Trees or shrubs too close to building](#)

Tree at the left front of house which is in contact with the roof which compromises the life expectancy of the roofing material. Also observed plant material against the home on the right side of the home which may also lead to water intrusion.

Location: Front Left and Right side.

Task: Correct

Time: As soon as practical

Electrical

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Extension cord used as permanent wiring](#)

Implication(s): Electric shock | Fire hazard

Location: Left Side Exterior

Task: Improve

Time: When necessary

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

GFCI needed nest to wash basin within 6 ft. Safety

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Implication(s): Electric shock

Location: Laundry Area Garage

Task: Replace

Time: As soon as practical

Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Hallway Bathroom

Task: Replace

Time: As soon as possible

Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Left Side Exterior Wall

Task: Repair or replace

Time: When necessary

Condition: • [No AFCI \(Arc Fault Circuit Interrupter\)](#)

Implication(s): Fire hazard

Location: Bedroom Master Bedroom

Task: Replace

Time: If necessary

Cooling & Heat Pump

AIR CONDITIONING \ General

Condition: • Service air conditioner

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Time: As soon as practical

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

The temperature differential between the supply and return is marginal at approximately 14F. This number should range between 16 to 24 degrees F. The unit is now beyond life expectancy.

Implication(s): Equipment failure | Reduced comfort

Task: Further evaluation

Plumbing

WATER HEATER \ Temperature/pressure relief valve

Condition: • [Temperature sensor - poor location](#)

Recommend contacting qualified plumber to evaluate and repair.

Implication(s): Steam explosion

Location: Garage

Task: Repair or replace

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Time: As soon as practical

WASTE PLUMBING \ Traps - installation

Condition: • [Nonstandard shape or material](#)

Drain pipes should have a smooth continuous interior finish-flex pipes are not suitable for permanent installations at drain piping.

Implication(s): Reduced operability | Fixtures slow to drain

Location: Hallway Bathroom

Task: Replace

Time: As soon as practical

Interior

WINDOWS \ Sashes

Condition: • [Sash coming apart](#)

Some window at rear of house are coming apart at sash.

Implication(s): Chance of damage to finishes and structure | Glass breaking

Location: Various Living Room

Task: Repair or replace

Time: If necessary

GARAGE \ Walls and ceilings

Condition: • Fire separation between garage and living space not adequate

Implication(s): Fire hazard

Location: Front Attic

Task: Further evaluation by qualified professional

Time: As soon as practical

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

The home is considered to face : • North

Sloped roofing material: • [Asphalt shingles](#)

Sloped roof flashing material: • Metal

Limitations

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

1. Condition: • Loose

Re-secure flashing fasteners to ensure proper functioning of flashing.

Location: Left

Task: Repair

Time: As soon as practical

EXTERIOR

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Gutter & downspout material: • No gutters or downspouts

Lot slope: • [Away from building](#)

Wall surfaces and trim: • [Stone](#) • [Wood](#) • [Hardboard](#)

Driveway: • Concrete

Walkway: • Concrete

Garage: • Attached

Limitations

Inspection limited/prevented by: • Car in garage • Vines/shrubs/trees against wall

Recommendations

WALLS \ Fiber cement siding

2. Condition: • [Missing paint or caulking](#)

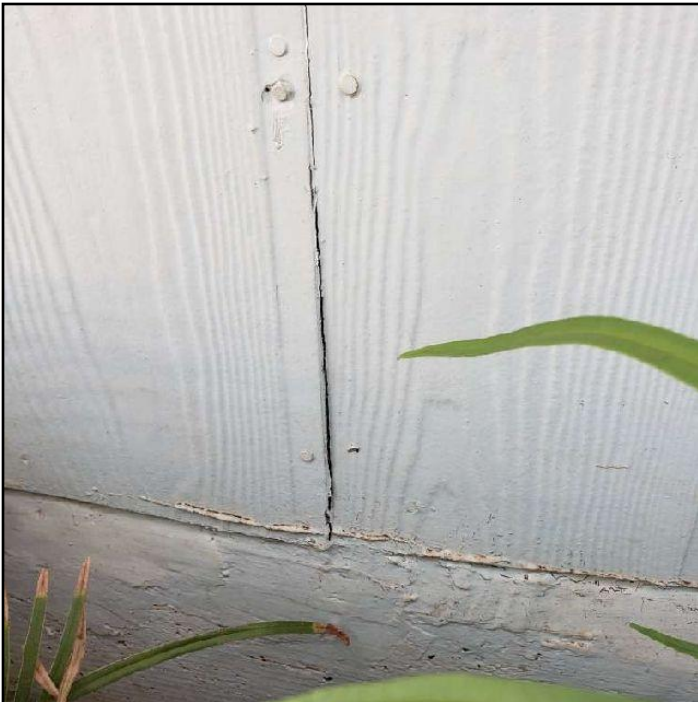
Siding on right side is in need of caulking maintenance. Could lead to water intrusion.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Right Side

Task: Service annually

Time: As soon as practical



Missing paint or caulking



Missing paint or caulking

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Trees or shrubs too close to building

LANDSCAPING \ General

3. Condition: • [Trees or shrubs too close to building](#)

Tree at the left front of house which is in contact with the roof which compromises the life expectancy of the roofing material. Also observed plant material against the home on the right side of the home which may also lead to water intrusion.

Location: Front Left and Right side.

Task: Correct

Time: As soon as practical

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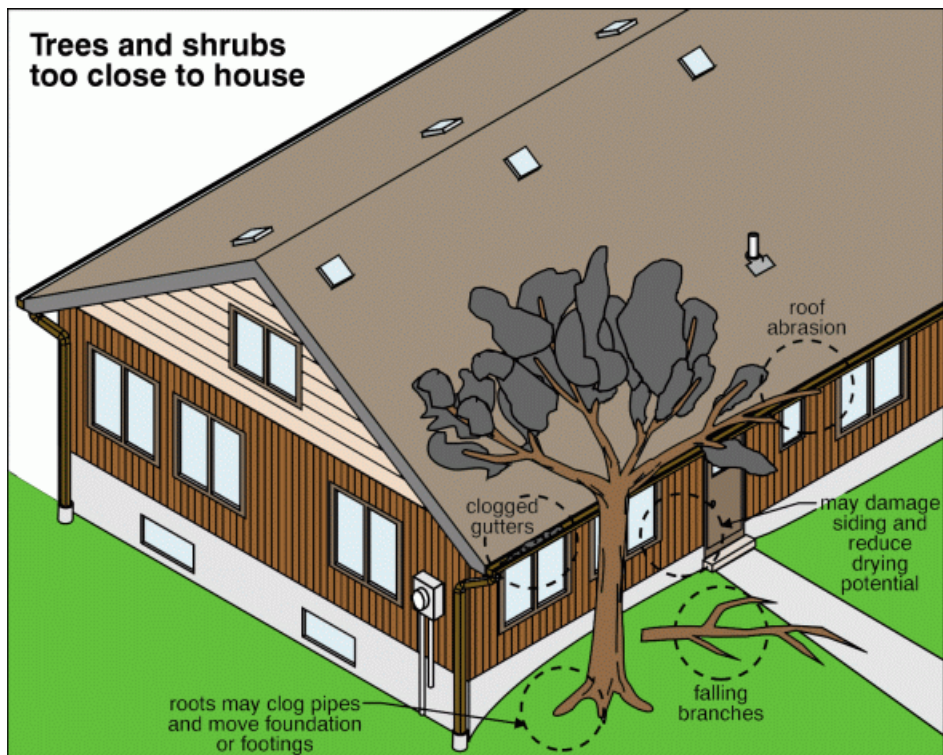
INSULATION

PLUMBING

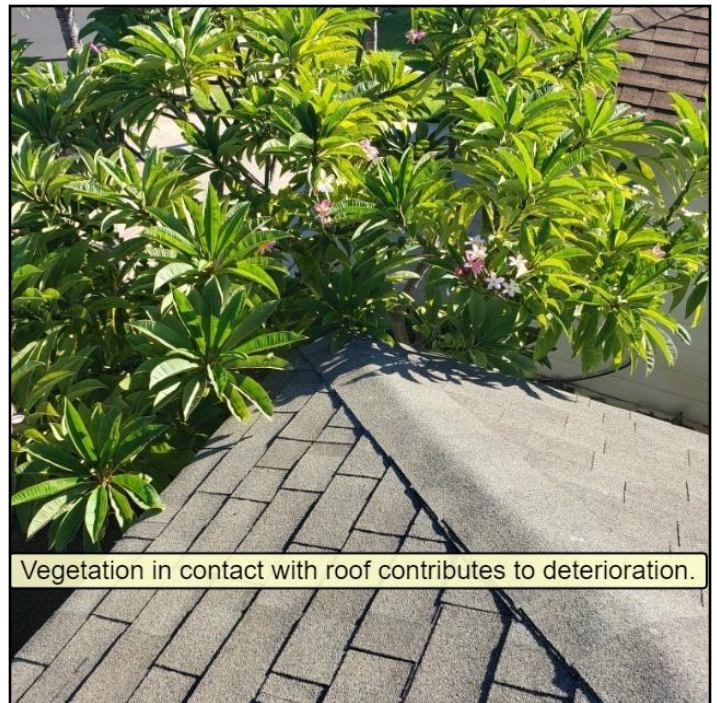
INTERIOR

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Trees or shrubs too close to building



Vegetation in contact with roof contributes to deterioration.

Trees or shrubs too close to building

STRUCTURE

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Description

Configuration: • [Slab-on-grade](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Trusses](#)

Exterior wall construction: • Not visible

Roof and ceiling framing: • [Trusses](#)

Location of access to under-floor area: • None: slab on grade.

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings

Attic/roof space: • Entered but access was limited

Crawlspace: • Inspected from access hatch

Recommendations

FLOORS \ Concrete slabs

4. Condition: • [Spalling](#)

Minor spalling in two places along right side of home toward the front.

Location: Right Side

Task: Monitor



Spalling

ELECTRICAL

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Description

Service size:

- [100 Amps \(240 Volts\)](#)



100 Amps (240 Volts)

Main disconnect/service box type and location: • [Breakers - exterior wall](#)

Electrical panel manufacturers:

- Eaton/Cutler-Hammer

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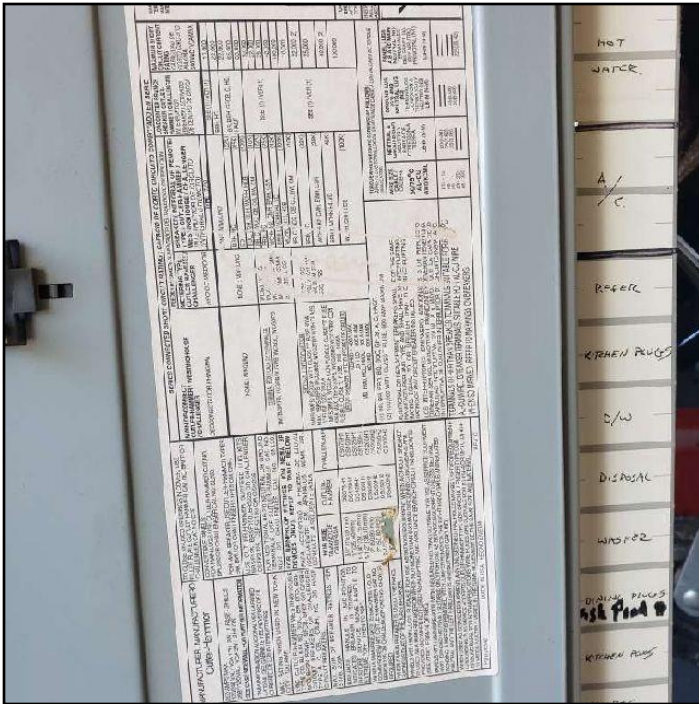
INSULATION

PLUMBING

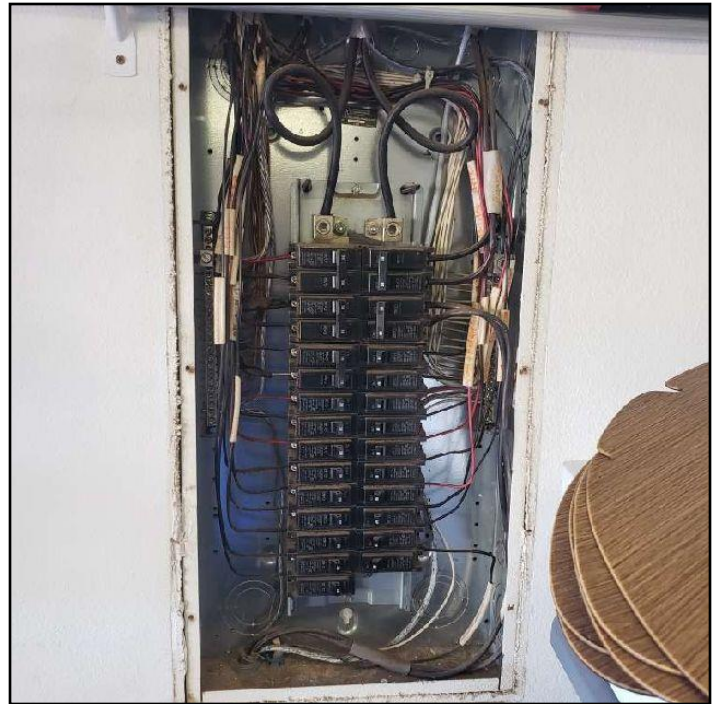
INTERIOR

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Eaton/Cutler-Hammer



Eaton/Cutler-Hammer

Auxiliary panel (subpanel) type and location: • [Breakers - garage](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#) • [Aluminum - non-metallic sheathed](#)

Smoke alarms (detectors): • None noted

Carbon monoxide (CO) alarms (detectors): • None noted

Limitations

Inspection limited/prevented by: • Insulation

Recommendations

DISTRIBUTION SYSTEM \ Wiring - installation

5. Condition: • [Extension cord used as permanent wiring](#)

Implication(s): Electric shock | Fire hazard

Location: Left Side Exterior

Task: Improve

Time: When necessary

ELECTRICAL

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Extension cord used as permanent wiring

DISTRIBUTION SYSTEM \ Outlets (receptacles)

6. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

GFCI needed nest to wash basin within 6 ft. Safety

Implication(s): Electric shock

Location: Laundry Area Garage

Task: Replace

Time: As soon as practical

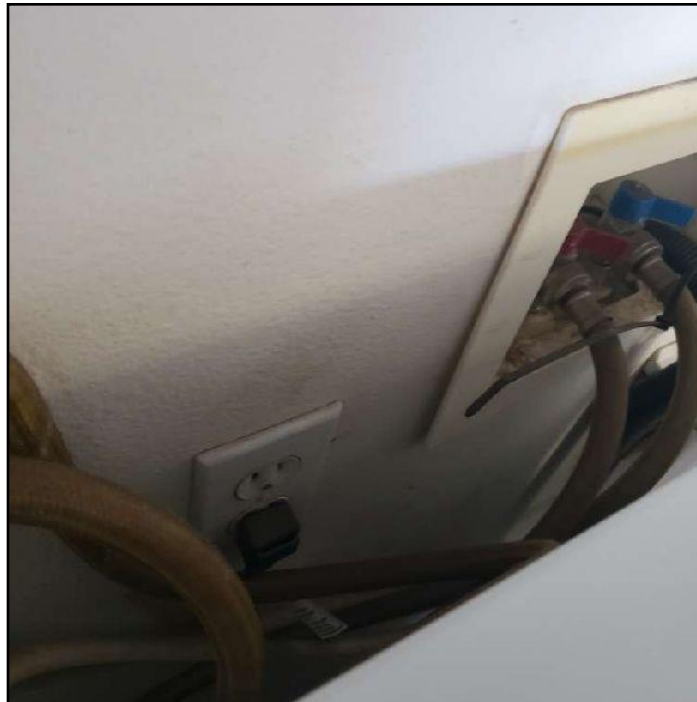
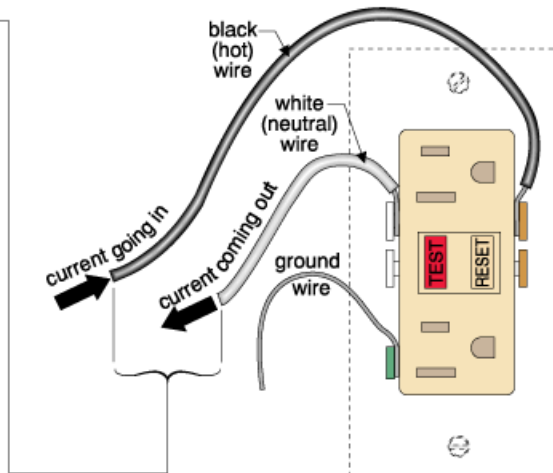
Ground fault circuit interrupter

also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks constantly for a difference between the current in the black and white wires
if there is a difference of at least 5 milliamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

note:

if the GFCI is in the panel, the entire circuit will be shut down



GFCI/GFI needed (Ground Fault Circuit...

7. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Hallway Bathroom

Task: Replace

Time: As soon as possible

8. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

9. Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Left Side Exterior Wall

Task: Repair or replace

Time: When necessary

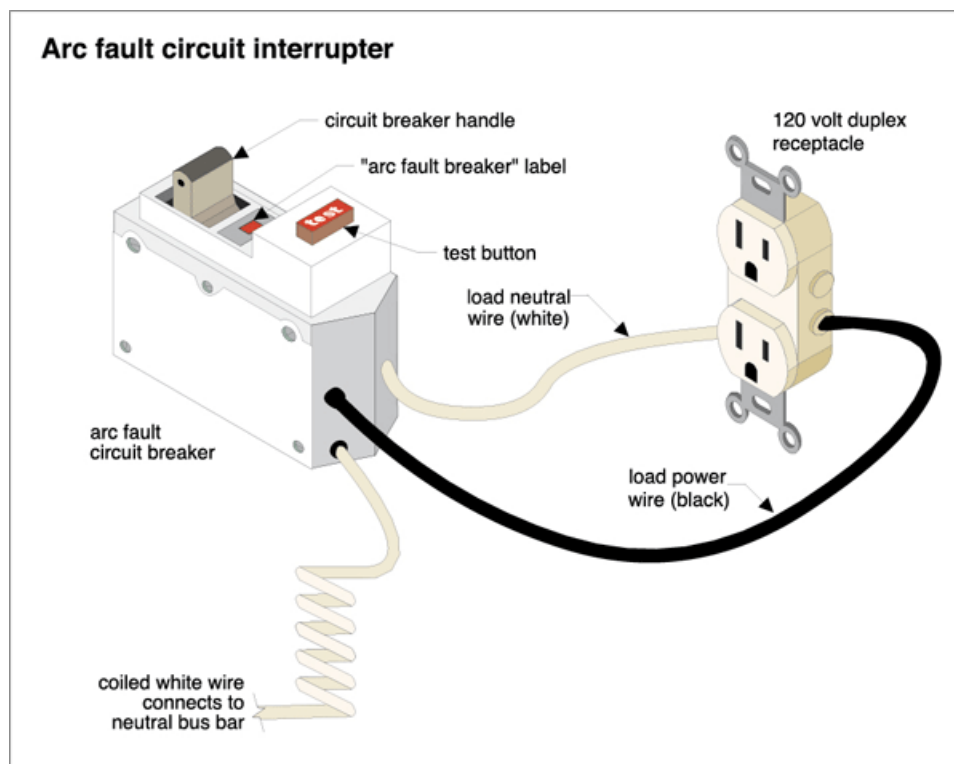
10. Condition: • [No AFCI \(Arc Fault Circuit Interrupter\)](#)

Implication(s): Fire hazard

Location: Bedroom Master Bedroom

Task: Replace

Time: If necessary



COOLING & HEAT PUMP

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Air conditioning type:

- Central

MFD 02/01

Model number: RAKA-037JAZ Serial number: 5429F0107598

Heat pump type: • None present

Cooling capacity: • Not determined

Compressor approximate age: • 18 years

Typical life expectancy: • 12 to 15 years

Location of the thermostat for the cooling system: • Living Room

Recommendations

AIR CONDITIONING \ General

11. Condition: • Service air conditioner

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Time: As soon as practical

AIR CONDITIONING \ Life expectancy

12. Condition: • Past life expectancy

The temperature differential between the supply and return is marginal at approximately 14F. This number should range between 16 to 24 degrees F. The unit is now beyond life expectancy.

Implication(s): Equipment failure | Reduced comfort

Task: Further evaluation

COOLING & HEAT PUMP

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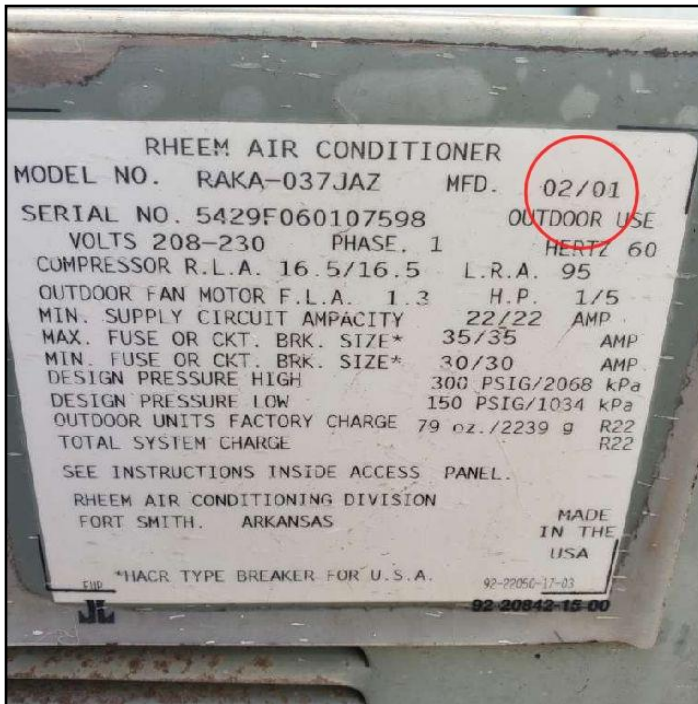
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Central



Central



Central

INSULATION AND VENTILATION

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Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value:

• [R-40](#)



R-40

Attic/roof air/vapor barrier: • [None found](#)

Attic/roof ventilation: • [Soffit vent](#) • Turbine vent

Wall insulation amount/value: • Not determined

Floor above basement/crawlspace insulation amount/value: • [None found](#)

Limitations

Attic inspection performed:

- From access hatch
 - By entering attic, but access was limited
- The ducting limited full access to the attic.

Recommendations

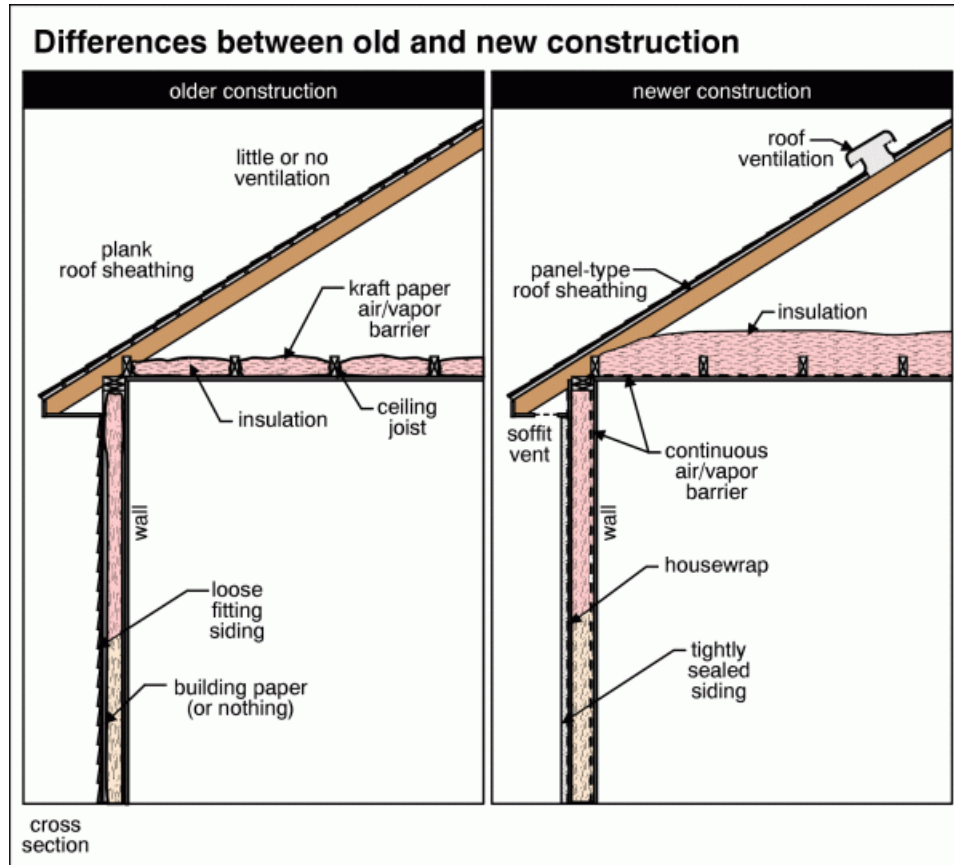
ATTIC/ROOF \ Air/vapor barrier

13. Condition: • [Missing](#)

Seems to be consistent with building practices in this area and time period.

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

Location: Attic



Description

Supply piping in building: • [Plastic](#) • [Galvanized steel](#)

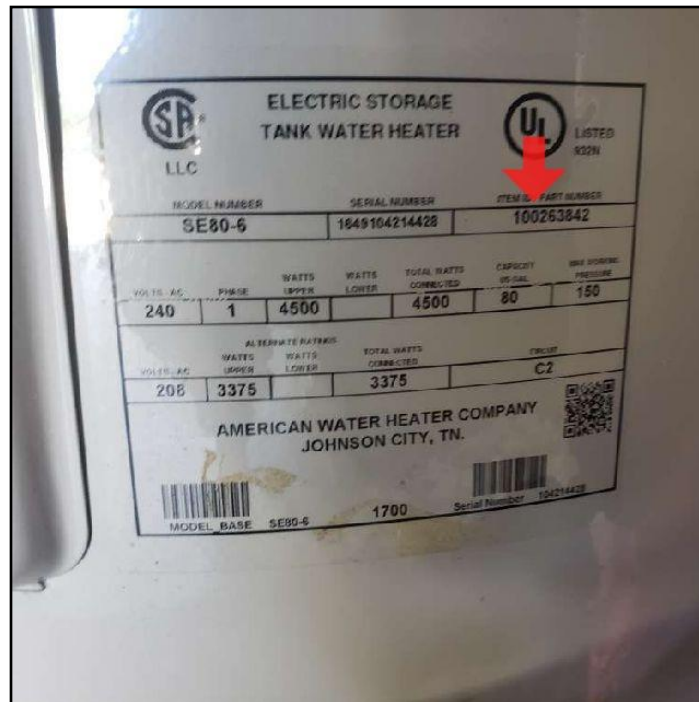
Main water shut off valve at the: • North

Water heater type: • [Conventional](#)

Water heater fuel/energy source: • [Electric](#)

Water heater manufacturer:

• American Water Heater Group



American Water Heater Group

Water heater tank capacity: • 80 Gallons

Model number: Item ID: 100263842 Serial number: 1649104214428

Water heater approximate age: • 18 years

Water heater typical life expectancy: • 10 to 15 years

Waste and vent piping in building: • [Not visible](#)

Main fuel shut off valve at the: • North

Recommendations

WATER HEATER \ Life expectancy

14. Condition: • Past life expectancy

Implication(s): Chance of water damage to contents, finishes and/or structure | No hot water

WATER HEATER \ Temperature/pressure relief valve

15. Condition: • [Temperature sensor - poor location](#)

Recommend contacting qualified plumber to evaluate and repair.

Implication(s): Steam explosion

Location: Garage

Task: Repair or replace

Time: As soon as practical

WASTE PLUMBING \ Traps - installation

16. Condition: • [Nonstandard shape or material](#)

Drain pipes should have a smooth continuous interior finish-flex pipes are not suitable for permanent installations at drain piping.

Implication(s): Reduced operability | Fixtures slow to drain

Location: Hallway Bathroom

Task: Replace

Time: As soon as practical

FIXTURES AND FAUCETS \ Toilet

17. Condition: • Possible leak at water supply valve at Guest toilet. Small tub underneath valve

INTERIOR

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Major floor finishes: • [Ceramic](#)

Windows:

• [Sliders](#)

Vinyl single paned.

Appliances: • Dishwasher



Appliances:

• Range

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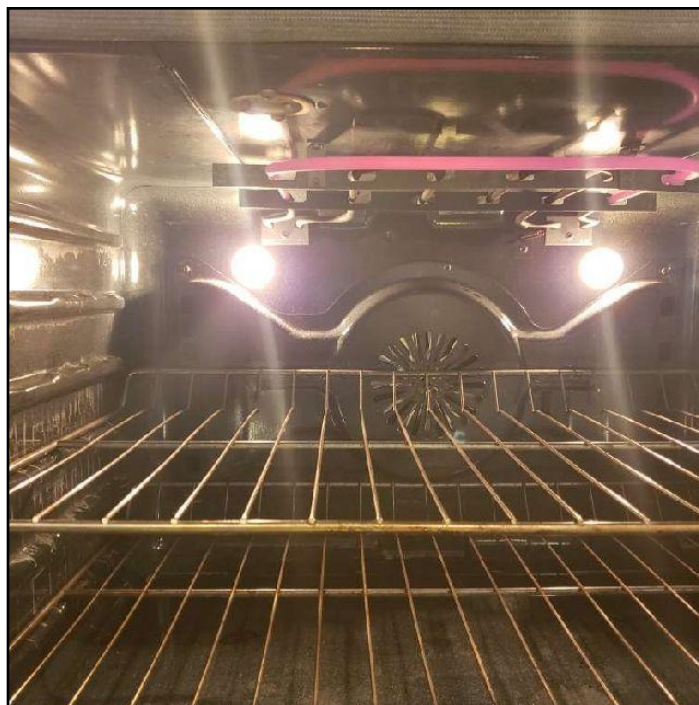
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Range



Range



Range

Laundry facilities: • Washer • Laundry tub • Dryer • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Bathroom ventilation: • Window

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Recommendations

WINDOWS \ Sashes

18. Condition: • [Sash coming apart](#)

Some window at rear of house are coming apart at sash.

Implication(s): Chance of damage to finishes and structure | Glass breaking

Location: Various Living Room

Task: Repair or replace

Time: If necessary

GARAGE \ Walls and ceilings

19. Condition: • Fire separation between garage and living space not adequate

Implication(s): Fire hazard

Location: Front Attic

Task: Further evaluation by qualified professional

Time: As soon as practical

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General: • Cover Photo



Cover Photo

Weather: • Sunny

Approximate temperature: • 80°

Attendees: • Seller

Access to home provided by: • Seller

Occupancy: • The home was occupied at the time of the inspection. • The home was furnished during the inspection.

Utilities: • All utilities were on during the inspection. • The water service is public. • The plumbing waste disposal system is public.

Approximate inspection Start time: • The inspection started at 8:00 a.m.

Approximate inspection End time: • The inspection ended at 10:00 a.m.

Approximate age of home: • 15 to 20 years

Approximate date of construction: • 2001

Approximate size of home: • 1000 ft.²

Building type: • Detached home

Number of dwelling units: • Single-family

Number of stories: • 1

Number of rooms: • 4

Number of bedrooms: • 2

Number of bathrooms: • 2

Number of kitchens: • 1

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Garage, carport and outbuildings: • Attached two-car garage

Area: • Suburb

Street type: • Residential

Street surface: • Paved

END OF REPORT

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS