

your INSPECTION REPORT



888 Volcano Drive
Oahu, HI

PREPARED FOR:

DA BIG KAHUNA

INSPECTION DATE:

Wednesday, June 18, 2014

PREPARED BY:

Charles Haverty



RAM Inspections

RAM Inspections, Hawaii LLC
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"Inspecting Oahu one home at a time..."



July 26, 2014

Dear Da Big Kahuna,

RE: Report No. 1002, v.2
888 Volcano Drive
Oahu, HI

Aloha and Mahalo Nui Loa!

Thanks very much for choosing RAM Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of the InterNACHI Standards of Practice.

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 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* (*additional fees may apply.)

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 RAM Inspections to perform your home inspection. Please feel free to call if something is unclear or you don't understand, we are always here to help! Your business is greatly appreciated

Sincerely,

Charles Haverty
on behalf of
RAM Inspections, Hawaii LLC

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SUMMARY

888 Volcano Drive, Oahu, HI June 18, 2014

Report No. 1002, v.2

www.ramhawaii.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

PLUMBING

INTERIOR

KITCHEN

BATHROOM

SITE INFO

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This Summary outlines potentially significant issues. This section is provided as a courtesy and is meant to be easily referenced. It cannot be considered a substitute for reading the entire report. Please remember to read the entire report.

The following conventions are used in this report.

- MAJOR CONCERN: a system or component which is considered significantly deficient and likely to involve significant expense.
- SAFETY ISSUE: denotes a condition that is unsafe and in need of prompt attention.
- PRIORITY 1 REPAIR/REPLACE: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function and is of HIGHER priority than others. (Under most circumstances issue requires a licensed qualified contractor specializing in that particular field)
- PRIORITY 2 REPAIR/REPLACE: simply a lower priority item as compared to the PRIORITY 1 items. (May or may not require a licensed qualified contractor)
- DEFERRED COST: denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

A home inspection analyzes hundreds of features from all systems of a home. Our focus is on functional items, and we pay particular attention to those components that are expensive to correct, or may create a significant safety problem in the home. As we look for these major items, we will come across some lesser items as well. As a courtesy, those are documented for you in the report but not all will be noted in the Summary. Please do not misinterpret them as an exhaustive list of all minor defects in the home. That is not the intent of the home inspection.

[Priority Maintenance Items](#)

Roofing

FLAT ROOFING \ Rubber single ply

Condition: • [Openings at seams or flashings](#)

Open seams around vent pipe flashings have opened and are splitting. Seams should be sealed to prevent leakage.

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

Location: Roof

Task: Repair

Time: PRIORITY 1 REPAIR/REPLACE

Condition: • [Surface cracks, splitting](#)

Roofing material is heavily deteriorated and cracked especially around edges. Cracks should be sealed to prevent leakage.

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

Location: Various Roof

Task: Repair

Time: PRIORITY 1 REPAIR/REPLACE

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Exterior

WALLS \ Soffits and fascia

Condition: • [Rot or insect damage](#)

Areas of dry rot on fascia boards should be repaired or replaced to avoid further damage.

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Various Exterior

Task: Repair or replace

Time: PRIORITY 2 REPAIR/REPLACE

WALLS \ Brick, stone and concrete

Condition: • [Cracked](#)

Damaged wall should be repaired and then monitored for future movement.

Implication(s): Chance of water entering building | Weakened structure | Chance of movement

Location: Northeast Exterior Wall

Task: Repair Monitor

Time: PRIORITY 2 REPAIR/REPLACE

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

Condition: • [Rot or insect damage](#)

Some steps on side entry stairs are heavily moisture damaged and are not secure. Damaged steps should be replaced and properly secured.

Implication(s): Weakened structure | Material deterioration

Location: East Exterior

Task: Repair or replace

Time: PRIORITY 1 REPAIR/REPLACE

Condition: • [Steps or landings settling or heaving](#)

Stairs have settled away from the home and a gap has formed. Stairs should be properly supported and leveled.

Implication(s): Weakened structure | Trip or fall hazard

Location: East Exterior

Task: Correct

Time: PRIORITY 1 REPAIR/REPLACE

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Loose](#)

Railings on side entry stairs are rotted and loose. Damaged sections should be repaired and railings should be properly secured.

Implication(s): Fall hazard

Location: East Exterior

Task: Correct

Time: SAFETY ISSUE

LANDSCAPING \ Retaining wall

Condition: • [Cracked](#)

Large crack noted in retaining wall. Crack has been repaired and should be monitored for further movement.

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Implication(s): Weakened structure | Chance of movement

Location: South Exterior Wall

Task: Monitor

Time: PRIORITY 2 REPAIR/REPLACE

LANDSCAPING \ Fence

Condition: • Damage

Cracks in concrete wall below fence should be sealed and monitored for further movement.

Implication(s): Material deterioration

Location: Southwest Exterior Wall

Task: Monitor

Time: PRIORITY 2 REPAIR/REPLACE

Condition: • Gate - adjustment needed

Implication(s): Reduced operability

Location: Northeast

Task: Correct

Time: PRIORITY 2 REPAIR/REPLACE

Condition: • Rot or insect damage

Some boards in fence are heavily moisture damaged, some termite damaged. Damaged boards should be repaired or replaced.

Implication(s): Material deterioration

Location: Various Exterior

Task: Repair or replace

Time: PRIORITY 2 REPAIR/REPLACE

Structure

FOUNDATIONS \ Foundation

Condition: • [Typical minor settlement](#)

FLOORS \ Columns or piers

Condition: • Erosion below footings. Soil should be built back up and flow of water diverted away from entering crawlspace.

Location: Various Crawl Space

Task: Repair

Time: PRIORITY 1 REPAIR/REPLACE

WALLS \ Solid masonry walls

Condition: • [Cracked](#)

Cracks in masonry wall should be sealed and monitored for further movement.

Implication(s): Weakened structure

Location: Various Exterior Wall

Task: Monitor

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Time: PRIORITY 2 REPAIR/REPLACE

ROOF FRAMING \ Rafters/trusses

Condition: • [Rot](#)

Heavy dry rot noted in ends of rafters. Ends should be repaired or replaced and flashings added to prevent future moisture damage.

Implication(s): Weakened structure

Location: Various Exterior

Task: Repair or replace

Time: PRIORITY 1 REPAIR/REPLACE

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Double taps](#)

Double tap on branch wiring noted in main distribution panel. Tap can easily be corrected with the installation of an additional breaker.

(Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system)

Implication(s): Fire hazard

Task: Correct

Time: SAFETY ISSUE

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

Condition: • [Exposed on walls or ceilings](#)

Splices in various areas are exposed. Splices should be protected in junction boxes with proper covers.

(Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system)

Implication(s): Electric shock

Location: Various Crawl Space First Floor Exterior Wall Living Room Hallway Bathroom Bedroom

Task: Protect

Time: SAFETY ISSUE

DISTRIBUTION SYSTEM \ Switches

Condition: • [Damage](#)

Light switch cover is damaged. New cover should be installed to prevent electrical shock hazard.

Implication(s): Electric shock | Fire hazard

Location: Living Room

Task: Repair

Time: SAFETY ISSUE

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Ungrounded](#)

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Outlets are obsolete ungrounded two-prong. Recommend upgrading to grounded three-prong outlets.

(Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system)

Implication(s): Electric shock

Location: Throughout

Task: Upgrade

Time: SAFETY ISSUE

Plumbing

WATER HEATER \ Insulation

Condition: • Deteriorated insulation on supply lines

Location: Roof

Task: Repair

Time: PRIORITY 2 REPAIR/REPLACE

WASTE PLUMBING \ Drain piping - performance

Condition: • [Rust](#)

Drain lines heavily corroded at joints. No active leak noted at time of inspection.

(Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system)

Implication(s): Sewage entering the building

Location: Crawl Space

Task: Inspect annually

Time: DEFERRED COST

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Leak](#)

Drain below laundry sink leaks heavily when in use.

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Laundry Area

Task: Repair

Time: PRIORITY 1 REPAIR/REPLACE

Condition: • [Leak](#)

Hot and cold fixtures in laundry tub leak when in use.

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Laundry Area

Task: Repair

Time: PRIORITY 1 REPAIR/REPLACE

FIXTURES AND FAUCETS \ Shower stall

Condition: • [Leak](#)

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Drain line in crawlspace is taped heavily, appears to have leaked in the past but currently is not.

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

Location: Crawl Space

Task: Monitor

Time: PRIORITY 2 REPAIR/REPLACE

Interior

FLOORS \ Wood/laminate floors

Condition: • Boards in dining room are are slightly damaged and previous repairs noted.

Location: Dining Room

Task: Repair or replace

Time: PRIORITY 2 REPAIR/REPLACE

FLOORS \ Resilient flooring

Condition: • [Damage](#)

Flooring in back house dining area is damaged.

Implication(s): Cosmetic defects

Location: Kitchen

Task: Replace

Time: PRIORITY 2 REPAIR/REPLACE

CEILINGS \ Wood

Condition: • Heavy stains noted in areas of ceiling. No moisture present at time of the inspection

Location: Dining Room Kitchen Bedroom

Task: Monitor

Time: PRIORITY 2 REPAIR/REPLACE

WINDOWS \ Glass (glazing)

Condition: • [Missing](#)

Jalousies missing.

Implication(s): Cosmetic defects | Chance of water entering building | Increased heating and cooling costs | Reduced comfort

Location: Living Room Bedroom

Task: Replace

Time: PRIORITY 2 REPAIR/REPLACE

WINDOWS \ Hardware

Condition: • [Inoperable](#)

Window cranks disconnected and not functional

Implication(s): System inoperative or difficult to operate

Location: Master Bathroom Bedroom

Task: Repair or replace

Time: PRIORITY 2 REPAIR/REPLACE

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Kitchen

RANGE/ COOKTOP \ General

Condition: • Door gasket frayed/ damaged

Door seal damaged and should be repaired or replaced.

Location: Kitchen

Task: Repair or replace

Time: PRIORITY 2 REPAIR/REPLACE

GARBAGE DISPOSAL \ Wiring

Condition: • Loose/ Missing wire clamp

Clamp missing. Without the clamp, over time, the vibrations can damage the insulation on the wires.

Location: Kitchen

Task: Correct

Time: PRIORITY 2 REPAIR/REPLACE

Bathroom

ELECTRICAL \ receptacle to close to tub/shower enclosure

Condition: • Wall switch is too close to shower.

Implication(s): Electric Shock Hazard

Location: Bathroom Garage

Task: Correct

Time: SAFETY ISSUE

COUNTER/CABINETS \ water stained/damaged

Condition: • Moisture damage on bottom edges of vanity noted. Repair/Replace as necessary.

Location: Bathroom Master Bathroom

Task: Repair or replace

Time: PRIORITY 2 REPAIR/REPLACE

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.

[Home Improvement - ballpark costs](#)

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Recommendations

General

1. • Wind resistant straps are missing

Location: Roof

Task: Improve

Time: PRIORITY 2 REPAIR/REPLACE

FLAT ROOFING \ Rubber single ply

2. **Condition:** • [Openings at seams or flashings](#)

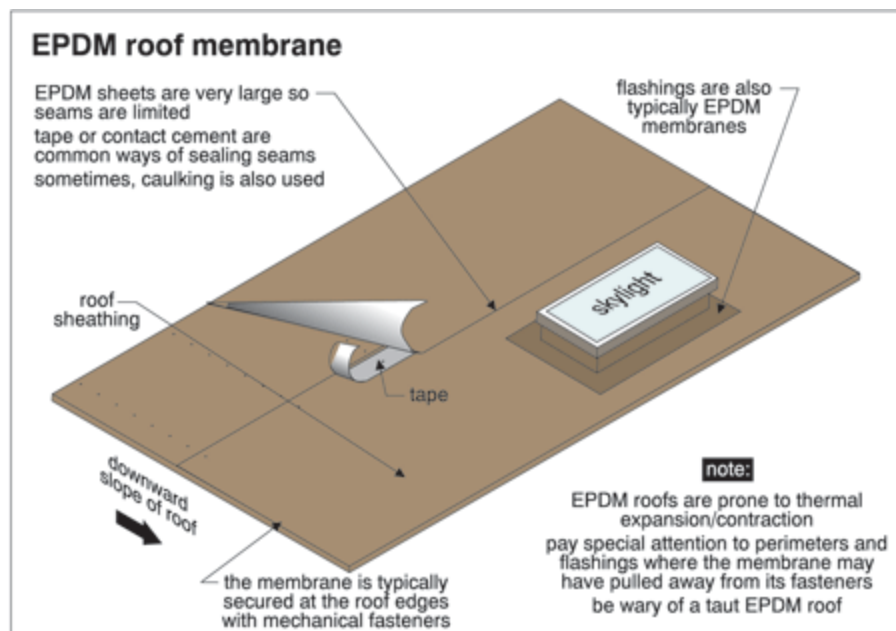
Open seams around vent pipe flashings have opened and are splitting. Seams should be sealed to prevent leakage.

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

Location: Roof

Task: Repair

Time: PRIORITY 1 REPAIR/REPLACE



[Click on image to enlarge.](#)

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Openings at seams or flashings

3. Condition: • [Surface cracks, splitting](#)

Roofing material is heavily deteriorated and cracked especially around edges. Cracks should be sealed to prevent leakage.

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

Location: Various Roof

Task: Repair

Time: PRIORITY 1 REPAIR/REPLACE



Openings at seams or flashings

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Description

Flat roofing material: • [Synthetic rubber](#)

Limitations

Inspection performed: • By walking on roof

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Recommendations

WALLS \ Soffits and fascia

4. Condition: • [Rot or insect damage](#)

Areas of dry rot on fascia boards should be repaired or replaced to avoid further damage.

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Various Exterior

Task: Repair or replace

Time: PRIORITY 2 REPAIR/REPLACE



Rot or insect damage

WALLS \ Brick, stone and concrete

5. Condition: • [Cracked](#)

Damaged wall should be repaired and then monitored for future movement.

Implication(s): Chance of water entering building | Weakened structure | Chance of movement

Location: Northeast Exterior Wall

Task: Repair Monitor

Time: PRIORITY 2 REPAIR/REPLACE

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Cracked

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

6. Condition: • [Rot or insect damage](#)

Some steps on side entry stairs are heavily moisture damaged and are not secure. Damaged steps should be replaced and properly secured.

Implication(s): Weakened structure | Material deterioration

Location: East Exterior

Task: Repair or replace

Time: PRIORITY 1 REPAIR/REPLACE

7. Condition: • [Steps or landings settling or heaving](#)

Stairs have settled away from the home and a gap has formed. Stairs should be properly supported and leveled.

Implication(s): Weakened structure | Trip or fall hazard

Location: East Exterior

Task: Correct

Time: PRIORITY 1 REPAIR/REPLACE

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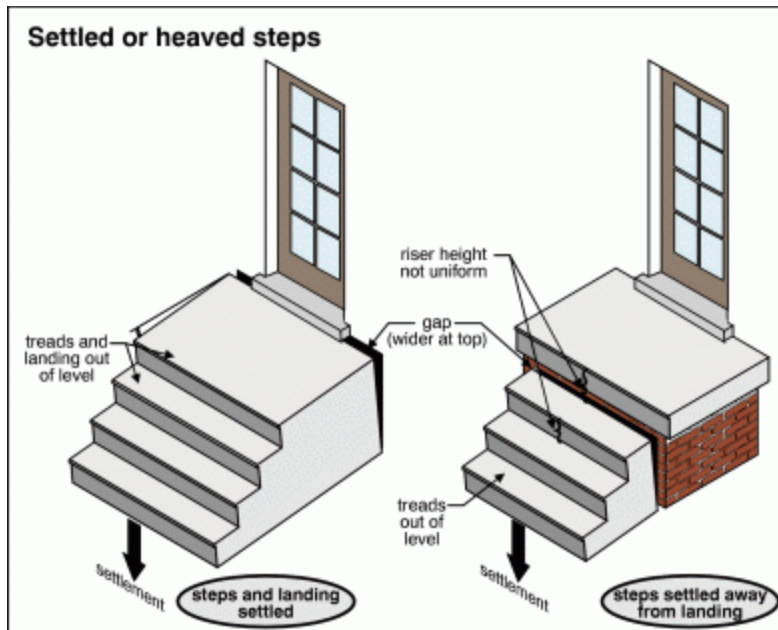
INTERIOR

KITCHEN

BATHROOM

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[Click on image to enlarge.](#)



Steps or landings settling or heaving

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

8. Condition: • [Rot or insect damage](#)

Implication(s): Fall hazard

Location: East Exterior

Task: Repair or replace

Time: PRIORITY 1 REPAIR/REPLACE

9. Condition: • [Loose](#)

Railings on side entry stairs are rotted and loose. Damaged sections should be repaired and railings should be properly secured.

Implication(s): Fall hazard

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Location: East Exterior

Task: Correct

Time: SAFETY ISSUE

LANDSCAPING \ Retaining wall

10. Condition: • [Cracked](#)

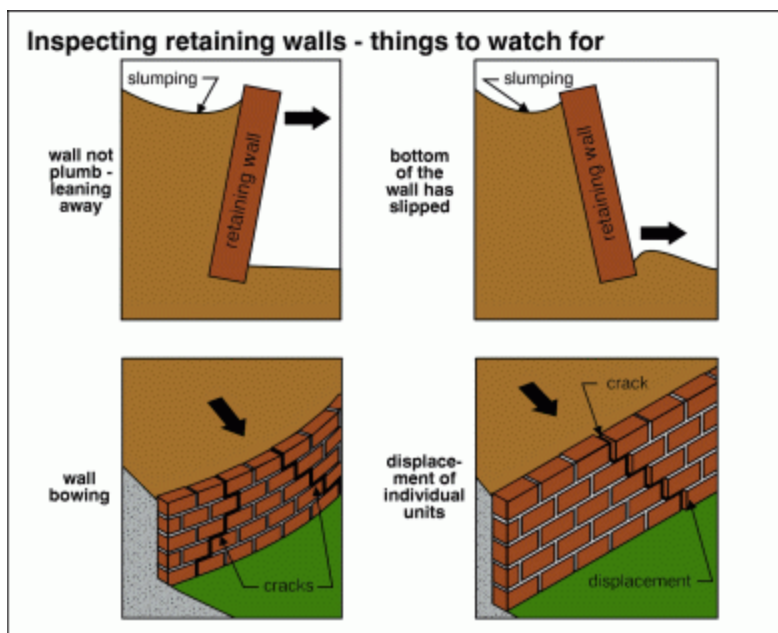
Large crack noted in retaining wall. Crack has been repaired and should be monitored for further movement.

Implication(s): Weakened structure | Chance of movement

Location: South Exterior Wall

Task: Monitor

Time: PRIORITY 2 REPAIR/REPLACE



[Click on image to enlarge.](#)

LANDSCAPING \ Fence

11. Condition: • Damage

Cracks in concrete wall below fence should be sealed and monitored for further movement.

Implication(s): Material deterioration

Location: Southwest Exterior Wall

Task: Monitor

Time: PRIORITY 2 REPAIR/REPLACE

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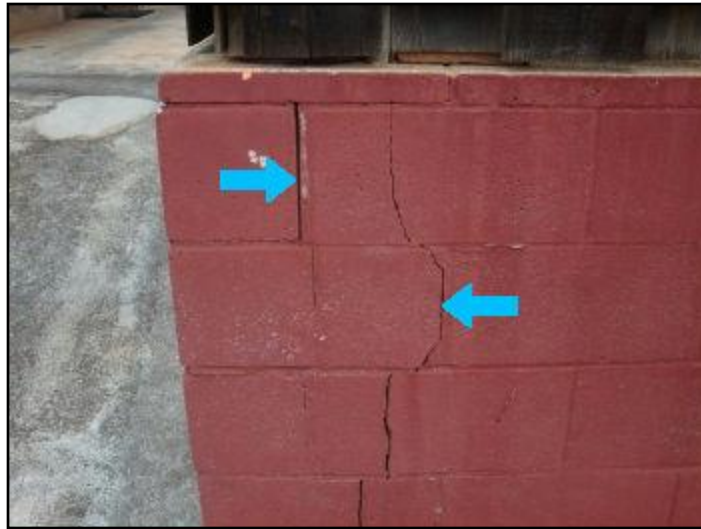
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Cracked

12. Condition: • Gate - adjustment needed

Implication(s): Reduced operability

Location: Northeast

Task: Correct

Time: PRIORITY 2 REPAIR/REPLACE

13. Condition: • Rot or insect damage

Some boards in fence are heavily moisture damaged, some termite damaged. Damaged boards should be repaired or replaced.

Implication(s): Material deterioration

Location: Various Exterior

Task: Repair or replace

Time: PRIORITY 2 REPAIR/REPLACE



Rot or insect damage



Rot or insect damage

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Gutter & downspout material: • [Plastic](#)

Gutter & downspout type: • [Eave mounted](#)

Downspout discharge: • [Above grade](#)

Lot slope: • [Towards building](#)

Wall surfaces - masonry: • [Block](#)

Wall surfaces: • [Vinyl siding](#)

Soffit and fascia: • [Wood](#)

Retaining wall: • Lava Rock

Driveway: • Concrete

Walkway: • Concrete

Exterior steps: • Concrete • Wood

Patio: • Concrete

Fence: • Wood • Chain link • Concrete

Garage: • Carport

Limitations

Exterior inspected from: • Ground level

Recommendations

FOUNDATIONS \ Foundation

14. Condition: • [Typical minor settlement](#)

FLOORS \ Columns or piers

15. Condition: • Erosion below footings. Soil should be built back up and flow of water diverted away from entering crawlspace.

Location: Various Crawl Space

Task: Repair

Time: PRIORITY 1 REPAIR/REPLACE



FLOORS \ Beams

16. Condition: • Moisture stains noted on sub flooring and beams. No moisture present at time of inspection.

Location: Various Crawl Space

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WALLS \ Solid masonry walls

17. Condition: • Cracked

Cracks in masonry wall should be sealed and monitored for further movement.

Implication(s): Weakened structure

Location: Various Exterior Wall

Task: Monitor

Time: PRIORITY 2 REPAIR/REPLACE



Cracked



Cracked

ROOF FRAMING \ Rafters/trusses

18. Condition: • Rot

Heavy dry rot noted in ends of rafters. Ends should be repaired or replaced and flashings added to prevent future moisture damage.

Implication(s): Weakened structure

Location: Various Exterior

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Task: Repair or replace

Time: PRIORITY 1 REPAIR/REPLACE



Rot



Rot

Description

Configuration: • [Crawl space](#)

Foundation material: • [Wood](#)

Floor construction: • [Joists](#) • Wood columns • Wood beams

Exterior wall construction: • Single wall

Roof and ceiling framing: • [Rafters/roof joists](#)

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

19. Condition: • [Double taps](#)

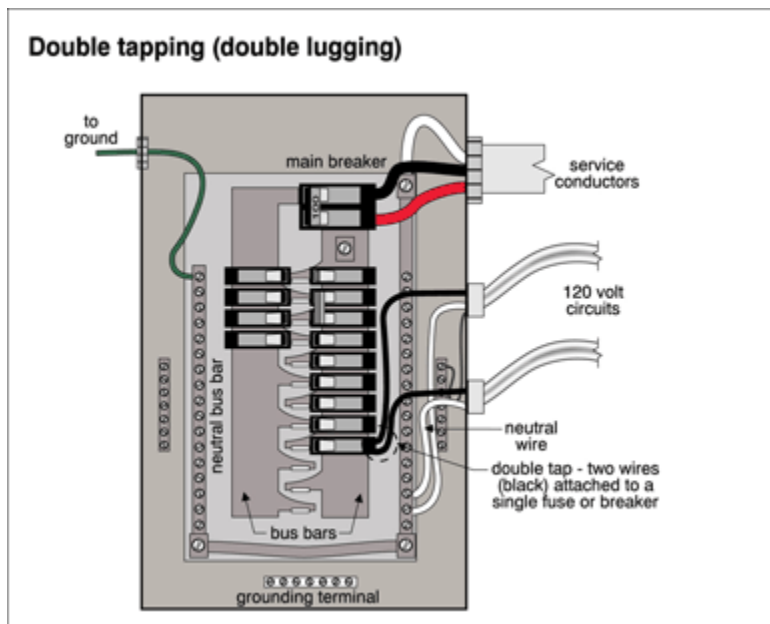
Double tap on branch wiring noted in main distribution panel. Tap can easily be corrected with the installation of an additional breaker.

(Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system)

Implication(s): Fire hazard

Task: Correct

Time: SAFETY ISSUE



[Click on image to enlarge.](#)



Double taps

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

20. Condition: • Exposed splices

Task: Correct

Time: SAFETY ISSUE

21. Condition: • [Exposed on walls or ceilings](#)

Splices in various areas are exposed. Splices should be protected in junction boxes with proper covers.

(Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system)

Implication(s): Electric shock

Location: Various Crawl Space First Floor Exterior Wall Living Room Hallway Bathroom Bedroom

Task: Protect

Time: SAFETY ISSUE



Exposed on walls or ceilings



Exposed on walls or ceilings



Exposed on walls or ceilings



Exposed on walls or ceilings



Exposed on walls or ceilings



Exposed on walls or ceilings

DISTRIBUTION SYSTEM \ Switches

22. Condition: • [Damage](#)

Light switch cover is damaged. New cover should be installed to prevent electrical shock hazard.

Implication(s): Electric shock | Fire hazard

Location: Living Room

Task: Repair

Time: SAFETY ISSUE



Damage

DISTRIBUTION SYSTEM \ Outlets (receptacles)

23. Condition: • [Ungrounded](#)

Outlets are obsolete ungrounded two-prong. Recommend upgrading to grounded three-prong outlets.

(Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system)

ELECTRICAL

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Implication(s): Electric shock

Location: Throughout

Task: Upgrade

Time: SAFETY ISSUE



Ungrounded

Description

Service entrance cable and location: • [Underground copper](#)

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [100 Amps](#)

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

System grounding material and type: • [Copper - ground rods](#)

Distribution panel rating: • [125 Amps](#)

Distribution panel type and location: • [Breakers - first floor](#)

Auxiliary panel (subpanel) rating: • [60 Amps](#)

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

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

Type and number of outlets (receptacles): • [Ungrounded - minimal](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • No GFCI

Smoke detectors: • [Present](#)

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Limitations

System ground: • Quality of ground not determined

Circuit labels: • The circuits are not labeled at the panel • The accuracy of the circuit index (labels) was not verified.

Recommendations

WATER HEATER \ Insulation

24. Condition: • Deteriorated insulation on supply lines

Location: Roof

Task: Repair

Time: PRIORITY 2 REPAIR/REPLACE



WASTE PLUMBING \ Drain piping - performance

25. Condition: • [Rust](#)

Drain lines heavily corroded at joints. No active leak noted at time of inspection.

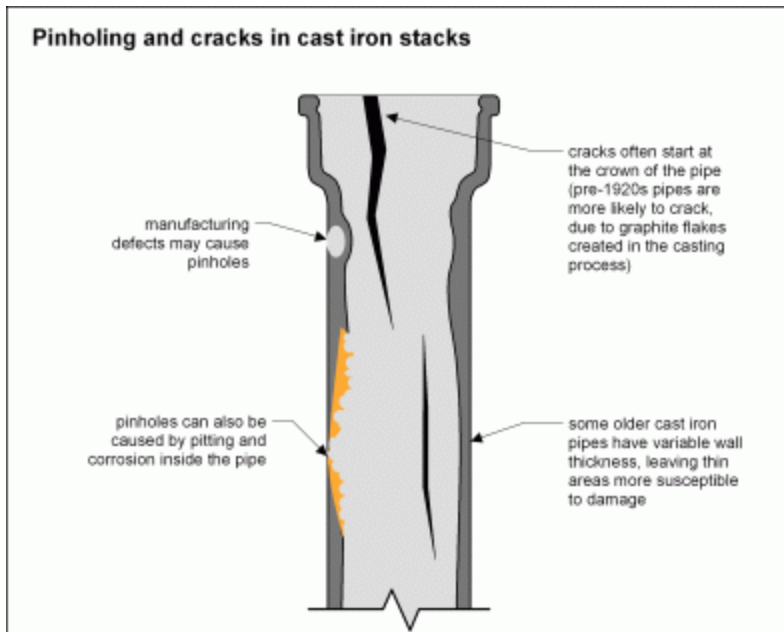
(Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system)

Implication(s): Sewage entering the building

Location: Crawl Space

Task: Inspect annually

Time: DEFERRED COST



[Click on image to enlarge.](#)



FIXTURES AND FAUCETS \ Basin, sink and laundry tub

26. Condition: • [Leak](#)

Drain below laundry sink leaks heavily when in use.

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Laundry Area

Task: Repair

Time: PRIORITY 1 REPAIR/REPLACE

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Leak

27. Condition: • [Leak](#)

Hot and cold fixtures in laundry tub leak when in use.

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Laundry Area

Task: Repair

Time: PRIORITY 1 REPAIR/REPLACE



Leak

FIXTURES AND FAUCETS \ Shower stall

28. Condition: • [Leak](#)

Drain line in crawlspace is taped heavily, appears to have leaked in the past but currently is not.

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

Location: Crawl Space

Task: Monitor

Time: PRIORITY 2 REPAIR/REPLACE



Leak

Description

Water supply source: • Public

Service piping into building: • [Copper](#)

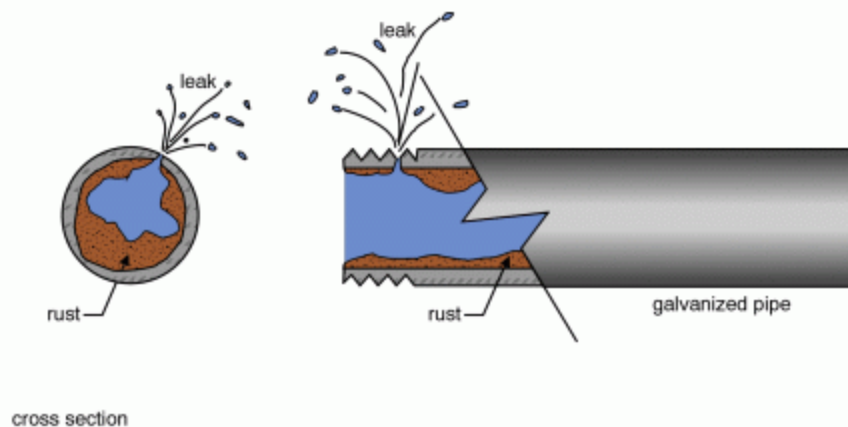
Supply piping in building:

- [Copper](#)
- [Galvanized steel](#)

Galvanized steel pipe

rusting of galvanized pipe can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls

problems are likely to occur soonest on pipes carrying hot water, horizontal pipes and at threaded (thinner) sections



[Click on image to enlarge.](#)

Main water shut off valve at the: • Corner of front yard

Main water shut off valve at the: • North

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Water flow and pressure: • [Functional](#)

Water heater fuel/energy source: • Solar

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

Water heater type: • [Conventional](#)

Tank capacity: • 80 gallons

Water heater approximate age: • 10 years

Typical life expectancy: • 8 to 12 years

Waste disposal system: • [Public](#)

Waste piping in building: • [Plastic](#)

Limitations

Items excluded from a building inspection: • Supply valves are not tested

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Recommendations

FLOORS \ Wood/laminate floors

29. Condition: • Insect damage

30. Condition: • Boards in dining room are slightly damaged and previous repairs noted.

Location: Dining Room

Task: Repair or replace

Time: PRIORITY 2 REPAIR/REPLACE



FLOORS \ Resilient flooring

31. Condition: • [Damage](#)

Flooring in back house dining area is damaged.

Implication(s): Cosmetic defects

Location: Kitchen

Task: Replace

Time: PRIORITY 2 REPAIR/REPLACE

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Damage

CEILINGS \ Wood

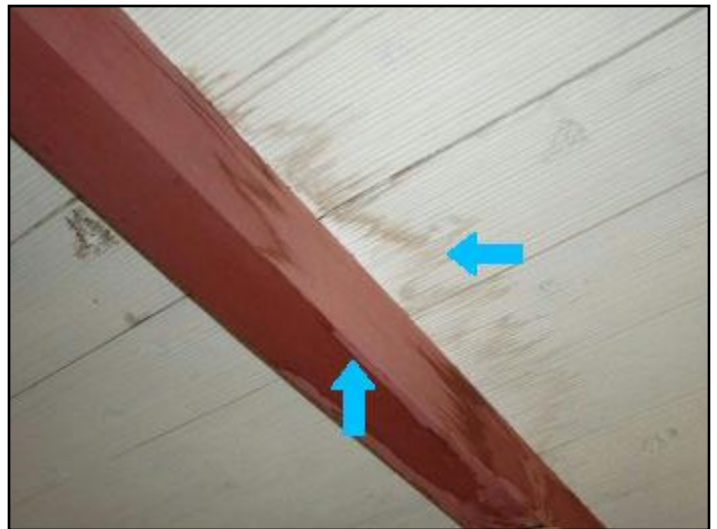
32. Condition: • Moisture stains

33. Condition: • Heavy stains noted in areas of ceiling. No moisture present at time of the inspection

Location: Dining Room Kitchen Bedroom

Task: Monitor

Time: PRIORITY 2 REPAIR/REPLACE



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WINDOWS \ Glass (glazing)

34. Condition: • [Missing](#)

Jalousies missing.

Implication(s): Cosmetic defects | Chance of water entering building | Increased heating and cooling costs | Reduced comfort

Location: Living Room Bedroom

Task: Replace

Time: PRIORITY 2 REPAIR/REPLACE



Missing

WINDOWS \ Hardware

35. Condition: • [Inoperable](#)

Window cranks disconnected and not functional

Implication(s): System inoperative or difficult to operate

Location: Master Bathroom Bedroom

Task: Repair or replace

Time: PRIORITY 2 REPAIR/REPLACE



Inoperable

Description

Major floor finishes: • [Hardwood](#) • Vinyl

Major wall finishes: • [Paneling](#)

Major ceiling finishes: • [Wood](#)

Windows: • Louver • Jalousie

Glazing: • [Single](#)

Exterior doors - type/material: • Hinged • [Wood](#)

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Range hood • Waste disposal

Limitations

Inspection limited/prevented by: • Storage in closets/cupboards

Not included as part of a building inspection: • Cosmetic issues

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not moved during an inspection

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Recommendations

RANGE/ COOKTOP \ General

36. Condition: • Door gasket frayed/ damaged
Door seal damaged and should be repaired or replaced.

Location: Kitchen

Task: Repair or replace

Time: PRIORITY 2 REPAIR/REPLACE



Door gasket frayed/ damaged

GARBAGE DISPOSAL \ Wiring

37. Condition: • Loose/ Missing wire clamp
Clamp missing. Without the clamp, over time, the vibrations can damage the insulation on the wires.

Location: Kitchen

Task: Correct

Time: PRIORITY 2 REPAIR/REPLACE



Wiring exposed or loose

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Description

Range/ Cooktop: • Electric • Combination

Number of Ovens: • 1

Hood/ Fan: • Appears Functional

Dishwasher: • Not Applicable

Garbage Disposal: • Appears Functional

Plumbing: • Appears Functional

Counter Type: • Laminate

Limitations

Countertop: • view restricted by personal property

Plumbing: • View below sink(s) restricted by supplies, etc.

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Recommendations

ELECTRICAL \ no GFCI

38. Condition: • Recommend upgrading to GFCI protected outlets.

Task: Upgrade

Time: SAFETY ISSUE

ELECTRICAL \ receptacle to close to tub/shower enclosure

39. Condition: • Wall switch is too close to shower.

Implication(s): Electric Shock Hazard

Location: Bathroom Garage

Task: Correct

Time: SAFETY ISSUE



COUNTER/CABINETS \ water stained/damaged

40. Condition: • Moisture damage on bottom edges of vanity noted. Repair/Replace as necessary.

Location: Bathroom Master Bathroom

Task: Repair or replace

Time: PRIORITY 2 REPAIR/REPLACE

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Description

Floors: • Tile

Doors: • hollow core wood

Windows: • louver

Electrical: • non GFCI receptacle

Counter: • laminate

Cabinet: • pre-fabricated

Sink/Basin: • metal

Shower: • tub/shower combo

Toilet: • standard

Ventilation: • window

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Weather: • Sunny • Clear

Approximate temperature: • 82°

Attendees: • Buyer arrived at the end of the inspection for the summary • Buyer's Agent arrived at the end of the inspection for the summary

Attendees: • Seller's Agent arrived late

Access to home provided by: • Buyer's agent

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

Utilities: • All utilities were on during the inspection.

Approximate inspection Start time: • The inspection started at 1:00 p.m.

Approximate inspection End time: • The inspection ended at 4:00 p.m.

Approximate age of home: • 62 years

Approximate size of home: • 1500 ft.² to 2000 ft.²

Building type: • Detached home • Guest suite

Number of stories: • 1

Number of bedrooms: • 4

Number of bathrooms: • 3

Number of kitchens: • 2

Below grade area: • Crawlspace

Garage, carport and outbuildings: • Attached one-car garage - Basement level

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