



# HOME INSPECTION REPORT

204 Sample Circle  
Kihei, Hawaii

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prepared for  
Client's Name

prepared by  
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MEMBER OF THE AMERICAN SOCIETY OF HOME INSPECTORS

**204 Sample Cicle  
Kihei, Hawaii**

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## User Guide

Defects found during this inspection are reported in three categories:

**Safety Hazard** - indicates a defect with a component or system which should be repaired or replaced *immediately*. An appropriate tradesperson should be contacted for further evaluation and repairs.

**Repairs Recommended** - indicates an item that is not functioning properly and *repairs are recommended* to ensure proper operation and safety of a component or system. An appropriate tradesperson should be contacted for further evaluation and repairs.

**Maintenance Concern** or **Safety Upgrade** - indicates an item that is considered a **typical maintenance item or an item that does not meet current building safety standards** and attention to this item is recommended to ensure proper operation, longevity and safety of a component or system.

The General Overview at the back of this report is compiled as an at-a-glance guide and is no way meant to be a substitute for the complete report. We recommended that the entire report be read for a complete understanding of the condition of the home and if you have any questions please call **Mark Thorman Home Inspections at (808) 874-3456.**

***OUR MISSION IS TO PROVIDE YOU WITH A THOROUGH AND COMPREHENSIVE HOME INSPECTION AND TO PROVIDE YOU WITH AN ACCURATE, UNBIASED ASSESSMENT OF THE CURRENT CONDITION OF THE MAJOR SYSTEMS AND COMPONENTS OF THE SUBJECT PROPERTY. PLEASE READ THE ENTIRE REPORT AND IF YOU HAVE ANY QUESTIONS, PLEASE CALL OUR OFFICE. THE INSPECTOR CANNOT BE EXPECTED TO NOTE OR COMMENT ON EVERY MINOR PROBLEM THAT ONE WOULD FIND WHEN OCCUPYING THE PREMISES FULL-TIME. THE INSPECTOR MAY RECOMMEND THAT YOU CONTACT A LICENSED CONTRACTOR OR TRADESPERSON SPECIFIC TO YOUR PROBLEM, HOWEVER, WE CANNOT MAKE REFERRALS. A COPY OF THE STANDARDS OF PRACTICE, GENERAL LIMITATIONS AND GLOSSARY OF TERMS FOR THE AMERICAN SOCIETY OF HOME INSPECTORS CAN BE VIEWED AT WWW.ASHI.ORG***

**204 Sample Circle  
Kihei, Hawaii**

**General Property Information**

On (date of inspection) I inspected the home at **204 Sample Circle, Kihei, Hawaii.**

The buyers' agent was present at the beginning of the inspection and the buyers and the seller were present during the entire inspection.

The home is a 3-bedroom, 3-½ -bathroom single family residence with an attached 2-car garage.

The home appears to have been built in 2000.

The home was furnished at the time of the inspection. This tends to limit the thoroughness of my inspection.

## **S**TRUCTURAL SYSTEM

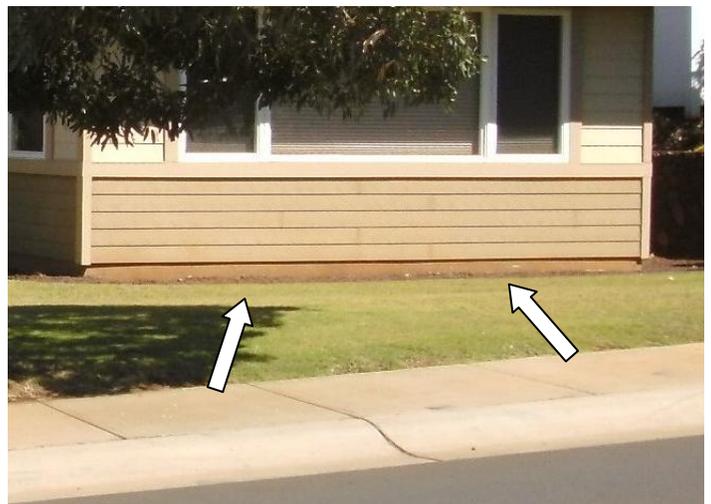
### ***Grading and Drainage***

**Lot:** mostly level with a minor slope from the front and right side down to the left side and back

**Comments:** The drainage at the sides and back of the home appears to be adequate, although:

### **Repairs Recommended**

- **Evidence of poor drainage was noted at the front right section of the home and at the sides of the entry area.** The finish grade around the exterior of the home should be graded so as to drain the surface water away from the foundation, i.e. a slope of ½-inch per foot away from the home is recommended. Recommend repairs to ensure the proper soil slope away from the home to prevent moisture infiltration



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under the home and consideration should be given to installing gutters at the roof above these areas to help divert the roof drainage away from the home.



### ***Foundation***

**Type:** concrete, slab on grade

**How Inspected:** Due to this type of construction (slab on grade), my inspection is limited to the visible exterior portions of the foundation.

**Anchor Bolted/Straps:** yes

**Comments:** The overall condition of the *accessible* portions of the foundation was noted to be good with no significant defect noted to the foundation system, although:

### **Maintenance Concern**

- **Efflorescence (white powdery deposits) was noted at the front right section of the foundation.** This appears to be a result of the poor exterior drainage (See Grading and Drainage) at this area. While no structural damage was noted to the foundation, I recommend repairs to the drainage to prevent future damage.



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***Structure***

**Construction Type:** treated wood frame/double wall/wood truss roof structure

**Attic Access Door Locations:** right side hallway bathroom and garage



**Comments:** The **hurricane resistance rating** for this home could not be determined, as most of the components that affect the rating are not accessible, i.e. most straps, hold down brackets and bracing are covered by exterior and interior wall coverings. **Hurricane straps were noted at the trusses in the attic area and at the foundation-to-wall connection.** This is a component typical for a home of this age. The overall condition of the *accessible* portions of the structure was noted to be good and no evidence of a significant defect was noted, although:

**Repairs Recommended**

- **The exhaust fans of the right hallway bathroom and master bedroom bathroom were noted to vent directly into the attic.** Recommend providing exterior vent terminations by installing the proper exterior vent hood to prevent moisture build-up in the attic area.



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***Insulation and Ventilation***

**Comments:** The attic above the living areas has approximately 6 inches of fiberglass batt insulation. There appears to be adequate ventilation provided for the attic area via eave vents and two power vents, although:

**Repairs Recommended**

- **Poor coverage of the attic insulation was noted at the right side of the attic above the family room area.** Recommend ensuring an even layer of insulation.
- **The insulation was noted to block approximately 80 percent of the eave vent openings.** Attics are required to be adequately vented to minimize heat and moisture build-up in the attic area. Recommend pulling the insulation back from the eave vent openings or installing a cardboard baffle at the vents to allow circulation.



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# E XTERIOR

## *Driveway, Sidewalks and Lanais*

Type: concrete



**Comments:** The overall condition of the exterior hard surfaces was noted to be fair with settling cracks typical for a home of this age, although:

### **Maintenance Concern**

- **Slight erosion was noted at the soil at the back of the lanai.** Recommend adding additional soil around and under the affected area to ensure proper support.



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***Retaining Walls***

**Location:** right side and back

**Type:** rock

**Comments:** The overall condition of the retaining walls was noted to be good with minor wear and settling cracks noted.



***Exterior Walls and Trim***

**Type:** fibrous cement siding with wood trim

**Comments:** The overall condition of the exterior walls was noted to be good with minor wear noted, although:

**Maintenance Concern**

- **Some of the butt joints at the siding at the left side of the home were noted to be in need of caulking.** Recommend ensuring the integrity of the caulking as part of a regular maintenance program.
- **Vegetation was noted against the front of the home.** Recommend keeping the vegetation trimmed away from the home to prevent damage to the siding and trim.



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**NOTE:** Recommend ensuring the integrity of the exterior caulking. This should be considered part of a regular maintenance program.

### *Fences*

**Type:** vinyl

**Comments:** The overall condition of the *accessible* fences was noted to be fair with typical wear noted, although:

### **Maintenance Concern**

- **A hole was noted in the fence at the left side of the property.** Recommend patching the hole on an as needed basis.



# ROOF SYSTEM

**Type:** asphalt shingle  
**How Inspected:** walked  
**Age:** 2 years old



**Comments:** The overall condition of the roof was noted to be fair with typical wear noted, although:

## Repairs Recommended

- **Loose, damaged and missing ridge cap was noted at the second floor roof.** Recommend repairs to prevent moisture infiltration.



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- **An exposed nail was noted at the back of the roof.** Recommend sealing the exposed nail with roofing cement to prevent moisture infiltration.



- **Improper installation of the vent pipe flashing was noted,** i.e. the roofing material should cover at least half of the flashing. Recommend repairs to prevent moisture infiltration.
- **A bird's nest was noted at the front of the second floor roof.** Recommend removing the nest.



# PLUMBING SYSTEM

## *Main Water Supply Line*

**Main Shutoff Valve Location:** front right corner of the property and left side (exterior)

**Type:** ¾-inch copper



**Comments:** A pressure regulator located at the shutoff valve at the left side of the home controls the pressure to 90 p.s.i.

## **Repairs Recommended**

- **A pressure regulator located at the main shutoff valve controls the pressure to 90 p.s.i..** This is considered to be slightly high water pressure. Recommend adjusting the pressure regulator to bring the p.s.i. down to 80 or below in order to prolong the longevity of the plumbing fixtures.

## *Supply and Distribution*

**Type of Piping:** copper tubing

**Comments:** The plumbing fixtures of the home were operated and functional flow was noted to all of the fixtures. The overall condition of the *accessible* supply lines was noted to be good.

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**NOTE:** Not all of the supply lines were visible for inspection.

***Drain, Waste and Venting***

**Type of Pipe Material:** PVC plastic

**Comments:** The plumbing fixtures of the home were operated and functional drainage was noted to all of the fixtures. The overall condition of the ***accessible*** portions of the waste system was noted to be good, although:

**Repairs Recommended**

- **Improper piping was noted at the downstairs right side bathroom sink waste line, i.e. flex piping.** Flex pipe tends to collect debris which may lead to slow draining and clogging of the waste line. Recommend replacing the flex piping with solid piping.



**NOTE:** The inspection of the waste system is limited to the visible portions of the piping and does not include any underground piping.

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***Water Heating System***

**Location:** garage closet

**Components:** 120-gallon, 240 volt electric with roof mounted solar panels (2), timer mechanism and pump

**Age:** manufactured in 2005



**Comments:** The overall condition of the *accessible* portions of the water heating system was noted to be good, although:

**Repairs Recommended**

- **A leak was noted at the drain valve of the water heater.** Recommend repairs to prevent the leak.

**NOTE:** The water heater is equipped with a timer mechanism that turns off the power during off-peak hours. This is an energy saving device that may need to be adjusted, depending upon personal hot water demand.



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# ELECTRICAL SYSTEM

## *Service*

**Location:** underground, 120/240v

**Comments:** I was unable to inspect the service wires (underground).

## *Main Panel A*

**Location:** left side (exterior)

**Panel Rating:** 200 amps

**Main Disconnect Breaker:** 200 amps

**Comments:** The overall condition of the main panel was noted to be good.



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***Sub-panel B***

**Panel Rating:** 200 amps

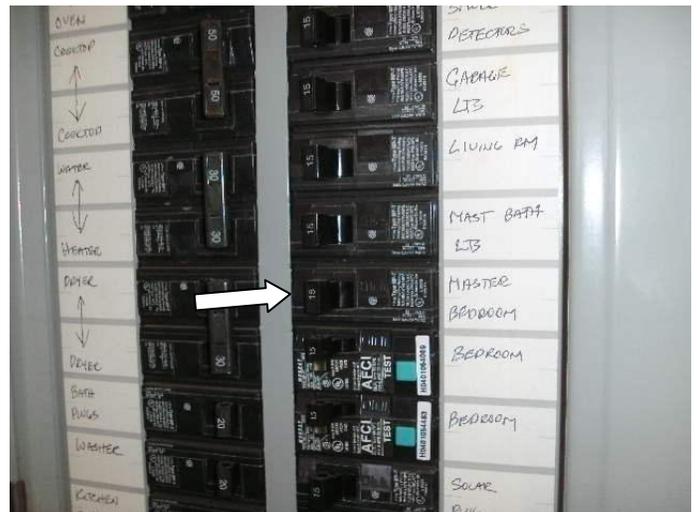
**Location:** garage



**Comments:** AFCI (Arc Fault Circuit Interrupter) protected outlets were noted at the outlets in bedroom #2 and #3. AFCI's are a relatively new safety feature for residential construction that protects the bedrooms of a home from defective wiring or appliances by shutting off the circuit when a defect is noted. The overall condition of the sub-panel was noted to be good, although:

**Repairs Recommended**

- **The outlets in the master bedroom are not protected by an AFCI (Arc Fault Circuit Interrupter) circuit breaker.** This age of home requires AFCI protected outlets in all of the bedrooms to minimize the potential risk of a fire from defective appliances and wiring. Recommend installing the appropriate AFCI breaker.



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**Safety Upgrade**

- **Most of the 15 and 20 amp general purpose electrical circuits of the home are not AFCI (Arc Fault Circuit Interrupter) protected circuits.** AFCI's are a relatively new safety device that can protect the home from a potential fire as a result of damaged wiring, loose connections or defective appliances by shutting off the circuit when a hazardous arc fault condition exists. The CPSC (Consumer Product Safety Commission) and numerous fire prevention organizations strongly recommend that all homes be upgraded to AFCI protected circuits.

More information regarding AFCI's can be obtained at  
[www.cpsc.gov/CPSCPUB/PUBS/afcifac8.PDF](http://www.cpsc.gov/CPSCPUB/PUBS/afcifac8.PDF).

***Wiring Method***

**Type:** non-metallic cable/copper-120 volt, aluminum-240 volt

**Comments:** The overall condition of the accessible wiring was noted to be good.

***Fixtures, Switches and Outlets***

**Comments:** GFCI (Ground Fault Circuit Interrupter) protected outlets were noted at the bathrooms, garage, exterior, laundry sink and kitchen. They were tested and noted to be functional. GFCI protected outlets are an important safety feature that significantly decreases the chance of serious injury or death as a result of electric-water contact. The overall condition of the accessible fixtures, switches and outlets was noted to be good minor wear noted.

***Smoke Detectors***

**Comments:** Functional 120v (hardwired) smoke detectors with battery backups were noted in the hallways and bedrooms, although:

**Repairs Recommended**

- **The smoke detector in the laundry hallway is missing its battery.** While the smoke detector was functional because it is also connected to the wiring of the home, a new battery should be installed to protect the home in the event of a power outage.



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# INTERIOR

## *Walls and Ceilings*

**Type:** drywall

**Comments:** The overall condition of the *accessible* interior walls and ceilings was noted to be good with minor wear noted.

## *Floors*

**Type:** carpet and tile

**Comments:** The overall condition of the *accessible* flooring was noted to be good with minor wear noted, although:

## **Repairs Recommended**

- **A couple of cracked floor tiles were noted at the kitchen sink area.** Recommend replacing the cracked tiles and keeping the area sealed to prevent moisture infiltration into the sub-floor.

## *Doors*

**Comments:** The overall condition of the doors was noted to be good with minor wear noted, although:

## **Maintenance Concern**

- **Heavy wear was noted at the living room sliding glass door screen.** Consideration should be given to replacing.

## *Windows*

**Type:** vinyl sliding, single pane

**Comments:** The overall condition of the *accessible* windows and screens was noted to be good with minor wear noted.

## *Laundry*

**Location:** left hallway

**Age:** the washer is estimated to be 7 years old and the dryer is estimated to be 1-2 years old

**Comments:** There is adequate water and waste piping, a 240 electrical outlet for an



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electric dryer and exterior dryer venting is provided. The washer and dryer were operated and noted to be functional. The overall condition of the washer and dryer was noted to be good with minor wear noted.



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# KITCHEN

## *Sink, Cabinets and Countertops*

**Comments:** The overall condition of the kitchen was noted to be fair with typical wear noted, although:

### Repairs Recommended

- **A few cracked tiles were noted at the counter and caulking is needed at the counter-to-backsplash connection.** Recommend replacing the cracked tiles and keeping the areas sealed to prevent moisture infiltration.



## *Garbage Disposal*

**Comments:** The unit was operated and noted to be functional. The overall condition of the unit was noted to be **poor**.

### Repairs Recommended

- **There is no wire clamp at the bottom of the garbage disposal.** Recommend installing a wire clamp in order to protect the wires from accidental damage.
- **Corrosion was noted at the interior rotary plate and at the exterior of the garbage**



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**disposal.** While functional, the unit should be considered to be near the end of its useful life and the unit may need to be replaced in the near future.

***Dishwasher***

**Comments:** The unit was operated and noted to be functional with an air gap device installed on the drain line. The overall condition of the dishwasher was noted to be fair with typical wear and corrosion noted.

***Trash Compactor***

**Comments:** The unit was operated and noted to be functional. The overall condition was noted to be fair with typical wear noted.



***Ovens and Cook Top with Downdraft Fan***

**Type:** 240 volt electric

**Comments:** The units were operated and noted to be functional. The overall conditions of the units were noted to be fair with typical wear noted, although:

**Repairs Recommended**

- Improper vent piping was noted at



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**the downdraft vent piping**, i.e. flex piping. Flex pipe tends to collect grease and debris which is *a potential fire hazard*. Recommend replacing the flex piping with rigid sheet metal piping.



### ***Refrigerator***

**Age:** manufactured in 2001

**Comments:** The unit was noted to be functional and the overall condition of the refrigerator was noted to be good with minor wear noted.

### **Further Evaluation Recommended**

- **I was unable to test the ice maker, as there was insufficient time during the inspection for the ice maker to run through an entire cycle.** Recommend activating the unit for 24 hours and further evaluation be made at that time.



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# BATHROOMS

Number of bathrooms: 3-½

## *Bathroom A*

**Location:** master bedroom

**Amenities:** toilet, bidet, 2 sinks, 2 vanities, a bathtub and a shower stall

**Ventilation:** windows and a fan

**Comments:** The overall condition of the bathroom was noted to be good with minor wear noted.



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***Bathroom B***

**Location:** first floor hallway

**Amenities:** toilet and a pedestal sink

**Ventilation:** fan

**Comments:** The overall condition of the bathroom was noted to be good, although:

**Repairs Recommended**

- **Recommend caulking or grout at the base of the toilet.** Recommend caulking or grout at the base of the toilet to prevent moisture infiltration and debris from entering under the toilet and to better secure the unit.



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***Bathroom C***

**Location:** second floor hallway

**Amenities:** toilet, 2 sinks, a vanity and a bathtub/shower combination

**Ventilation:** window

**Comments:** The overall condition of the bathroom was noted to be good with minor wear noted, although:

**Repairs Recommended**

- **The toilet was noted to be loose at the floor.** Recommend installing a new wax ring, caulking the base and ensuring a secure attachment of the toilet to the floor in order to prevent moisture infiltration into the sub-floor.



- **Loose and missing grout and caulking was noted at various areas of the shower walls.** Recommend ensuring the integrity of the caulking and grout at all water related areas and this should be considered part of a regular maintenance program.



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***Bathroom D***

**Location:** second floor hallway

**Amenities:** toilet, sink, vanity and a shower stall

**Ventilation:** window

**Comments:** The overall condition of the bathroom was noted to be good with minor wear noted, although:

**Repairs Recommended**

- **The toilet was noted to be loose at the floor.** Recommend installing a new wax ring, caulking the base and ensuring a secure attachment of the toilet to the floor in order to prevent moisture infiltration into the sub-floor.
- **Recommend caulking at the bottom of the shower glass panel.** Recommend ensuring the integrity of the caulking and grout at all water related areas and this should be considered part of a regular maintenance program.



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# GARAGE

**Location:** front

**Type:** 2-car attached

## *Floor*

**Type:** concrete

**Comments:** The overall condition was noted to be adequate with cracks common to this area and typical for this age of home.

## *Firewall*

**Comments:** The garage walls and ceiling adjoining the living and attic areas of the home are required to be airtight and to be able to withstand fire for at least one hour. This is due to the probability of flammable products being stored in the garage and the storage and use of gas powered tools and vehicles that produce carbon monoxide which can cause serious injury or death. The overall condition of the firewall was noted to be fair with typical wear noted, although:

## **Maintenance Concern**

- **Cosmetic damage was noted at the drywall at the exterior side door.** Recommend patching the area as a cosmetic concern.



## *Door-to-Living Space*

**Type:** fire-rated with self-closing hinges

**Comments:** The garage door-to-living space is required to be an airtight, self-closing door that is fire-rated to be able to withstand fire for at least twenty minutes. This is due to the probability of flammable products being stored in the garage and the storage and use of gas powered tools and vehicles that produce carbon monoxide which can cause serious injury or death. The door was tested and noted to be functional. The overall condition of the door was noted to be good, although:

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**Repairs Recommended**

- **The weather stripping was noted to be missing at the latch side of the door jamb.** The garage door-to-living space should be an air tight assembly, as it helps protect the home from gasses, fumes and fire that occasionally occur in garages. Recommend repairs to the weather stripping

***Vehicle Door***

**Type:** overhead, sectional

**Comments:** The door and automatic opener were tested and noted to be functional with functional automatic reverse. The overall condition of the door was noted to be fair, although:

**Repairs Recommended**

- **Several defects were noted at the garage vehicle door and opener, i.e. (a) a damaged hinge was noted at the right side door, (b) the manual over-ride release lever was noted to be bolted in place, (c) a loose bolt was noted at the door opener bracket, (d) there are no photo-eye sensors for an automatic reverse feature (required on all U.S. openers) and (e) the size of the door exceeds the recommended door size for this opener (not to exceed 160 sq. ft.).** Recommend repairs to the door and recommend the proper installation of the opener as per the ZAP installation instructions at [http://www.acd-usa.com/PDF/800R\\_Installation\\_Manual.pdf](http://www.acd-usa.com/PDF/800R_Installation_Manual.pdf).



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- **The garage door opener control buttons are installed too low at 48 inches above the garage floor.** The manufacturer of this opener and the Consumer Product Safety Commission recommends that the button be installed at a height of at least 60 inches to prevent access to the button from small children.



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THIS HOME INSPECTION REPORT HAS BEEN PREPARED IN ACCORDANCE  
WITH THE STANDARDS OF PRACTICE AS SET FORTH BY ASHI  
(THE AMERICAN SOCIETY OF HOME INSPECTORS)

**204 Sample Circle  
Kihei, Hawaii**

**General Overview**

As per my inspection of **204 Sample Circle, Kihei, Hawaii** it is my opinion that the overall condition of the home was noted to be average for a home of this age with no significant defects noted. However, the following defects were noted:

**Further Evaluation Recommended**

**Kitchen:**

1. **I was unable to test the refrigerator ice maker, as there was insufficient time during the inspection for the ice maker to run through an entire cycle.** Recommend activating the unit for 24 hours and further evaluation be made at that time.

***Recommended Repairs***

**Structural:**

2. **Evidence of poor drainage was noted at the front right section of the home and at the sides of the entry area.** The finish grade around the exterior of the home should be graded so as to drain the surface water away from the foundation, i.e. a slope of ½-inch per foot away from the home is recommended. Recommend repairs to ensure the proper soil slope away from the home to prevent moisture infiltration under the home and consideration should be given to installing gutters at the roof above these areas to help divert the roof drainage away from the home.
3. **The exhaust fans of the right hallway bathroom and master bedroom bathroom were noted to vent directly into the attic.** Recommend providing exterior vent terminations by installing the proper exterior vent hood to prevent moisture build-up in the attic area.
4. **Poor coverage of the attic insulation was noted at the right side of the attic above the family room area.** Recommend ensuring an even layer of insulation.
5. **The insulation was noted to block approximately 80 percent of the eave vent openings.** Attics are required to be adequately vented to minimize heat and moisture build-up in the attic area. Recommend pulling the insulation back from the eave vent openings or installing a cardboard baffle at the vents to allow circulation.

**Roofing System:**

6. **Loose, damaged and missing ridge cap was noted at the second floor roof.** Recommend repairs to prevent moisture infiltration.
7. **An exposed nail was noted at the back of the roof.** Recommend sealing the exposed nail with roofing cement to prevent moisture infiltration.
8. **Improper installation of the vent pipe flashing was noted,** i.e. the roofing material should cover at least half of the flashing. Recommend repairs to prevent moisture infiltration.
9. **A bird's nest was noted at the front of the second floor roof.** Recommend removing the nest.

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### Plumbing System:

10. **A pressure regulator located at the main shutoff valve controls the pressure to 90 p.s.i.** This is considered to be slightly high water pressure. Recommend adjusting the pressure regulator to bring the p.s.i. down to 80 or below in order to prolong the longevity of the plumbing fixtures.
11. **Improper piping was noted at the downstairs right side bathroom sink waste line, i.e. flex piping.** Flex pipe tends to collect debris which may lead to slow draining and clogging of the waste line. Recommend replacing the flex piping with solid piping.
12. **A leak was noted at the drain valve of the water heater.** Recommend repairs to prevent the leak.

### Electrical System:

13. **The outlets in the master bedroom are not protected by an AFCI (Arc Fault Circuit Interrupter) circuit breaker.** This age of home requires AFCI protected outlets in all of the bedrooms to minimize the potential risk of a fire from defective appliances and wiring. Recommend installing the appropriate AFCI breaker.
14. **The smoke detector in the laundry hallway is missing its battery.** While the smoke detector was functional because it is also connected to the wiring of the home, a new battery should be installed to protect the home in the event of a power outage.

### Interior:

15. **A couple of cracked floor tiles were noted at the kitchen sink area.** Recommend replacing the cracked tiles and keeping the area sealed to prevent moisture infiltration into the sub-floor.

### Kitchen:

16. **A few cracked tiles were noted at the counter and caulking is needed at the counter-to-backsplash connection.** Recommend replacing the cracked tiles and keeping the areas sealed to prevent moisture infiltration.
17. **There is no wire clamp at the bottom of the garbage disposal.** Recommend installing a wire clamp in order to protect the wires from accidental damage.
18. **Corrosion was noted at the interior rotary plate and at the exterior of the garbage disposal.** While functional, the unit should be considered to be near the end of its useful life and the unit may need to be replaced in the near future.
19. **Improper vent piping was noted at the downdraft fan vent piping, i.e. flex piping.** Flex pipe tends to collect grease and debris which is *a potential fire hazard*. Recommend replacing the flex piping with rigid sheet metal piping.

### First Floor Hallway Bathroom:

20. **Recommend caulking or grout at the base of the toilet.** Recommend caulking or grout at the base of the toilet to prevent moisture infiltration and debris from entering under the toilet and to better secure the unit.

### Second Floor Bathroom:

21. **The toilet was noted to be loose at the floor.** Recommend installing a new wax ring, caulking the base and ensuring a secure attachment of the toilet to the floor in order to

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prevent moisture infiltration into the sub-floor.

22. **Loose and missing grout and caulking was noted at various areas of the shower walls.** Recommend ensuring the integrity of the caulking and grout at all water related areas and this should be considered part of a regular maintenance program.

### Master Bedroom Bathroom:

23. **The toilet was noted to be loose at the floor.** Recommend installing a new wax ring, caulking the base and ensuring a secure attachment of the toilet to the floor in order to prevent moisture infiltration into the sub-floor.
24. **Recommend caulking at the bottom of the shower glass panel.** Recommend ensuring the integrity of the caulking and grout at all water related areas and this should be considered part of a regular maintenance program.

### Garage:

25. **The weather stripping was noted to be missing at the latch side of the garage door-to-living space jamb.** The garage door-to-living space should be an air tight assembly as it helps protect the home from gasses, fumes and fire that occasionally occur in garages. Recommend repairs to the weather stripping
26. **Several defects were noted at the garage vehicle door and opener,** i.e. (a) a damaged hinge was noted at the right side door, (b) the manual over-ride release lever was noted to be bolted in place, (c) a loose bolt was noted at the door opener bracket, (d) there are no photo-eye sensors for an automatic reverse feature (required on all U.S. openers) and (e) the size of the door exceeds the recommended door size for this opener (not to exceed 160 sq. ft.). Recommend repairs to the door and recommend the proper installation of the opener as per the ZAP installation instructions at [http://www.acd-usa.com/PDF/800R\\_Installation\\_Manual.pdf](http://www.acd-usa.com/PDF/800R_Installation_Manual.pdf).
27. **The garage door opener control buttons are installed too low at 48 inches above the garage floor.** The manufacturer of this opener and the Consumer Product Safety Commission recommends that the button be installed at a height of at least 60 inches to prevent access to the button from small children.

### *Additional Safety Upgrades and Maintenance Concerns*

28. **Efflorescence (white powdery deposits) was noted at the front right section of the foundation.** This appears to be a result of the poor exterior drainage (See Grading and Drainage) at this area. While no structural damage was noted to the foundation, I recommend repairs to the drainage to prevent future damage.
29. **Slight erosion was noted at the soil at the back of the lanai.** Recommend adding additional soil around and under the affected area to ensure proper support.
30. **Some of the butt joints at the siding at the left side of the home were noted to be in need of caulking.** Recommend ensuring the integrity of the caulking as part of a regular maintenance program.
31. **Vegetation was noted against the front of the home.** Recommend keeping the vegetation trimmed away from the home to prevent damage to the siding and trim.
32. **A hole was noted in the fence at the left side of the property.** Recommend patching the

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hole on an as needed basis.

33. **Most of the 15 and 20 amp general purpose electrical circuits of the home are not AFCI (Arc Fault Circuit Interrupter) protected circuits.** AFCI's are a relatively new safety device that can protect the home from a potential fire as a result of damaged wiring, loose connections or defective appliances by shutting off the circuit when a hazardous arc fault condition exists. The CPSC (Consumer Product Safety Commission) and numerous fire prevention organizations strongly recommend that all homes be upgraded to AFCI protected circuits. More information regarding AFCI's can be obtained at [www.cpsc.gov/CPSCPUB/PUBS/afcifac8.PDF](http://www.cpsc.gov/CPSCPUB/PUBS/afcifac8.PDF)
34. **Heavy wear was noted at the living room sliding glass door screen.** Consideration should be given to replacing.
35. **Cosmetic damage was noted at the drywall at the garage exterior side door.** Recommend patching the area as a cosmetic concern.

The General Overview is compiled as an at-a-glance guide and is no way meant to be a substitute for the complete report. We recommended that the entire report be read for a complete understanding of the condition of the home and if you have any questions please call

**Mark Thorman Home Inspections at (808) 874-3456.**