



HOME INSPECTION REPORT

123 Sample Circle

Kihei, Hawaii

prepared for
Client's Name

prepared by

Mark Thorman

Mark Thorman Home Inspections

www.MauiHomeInspections.com

808-874-3456

MEMBER OF THE AMERICAN SOCIETY OF HOME INSPECTORS

123 Sample Circle
Kihei, Hawaii

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User Guide

Defects found during this inspection are reported in four categories:

Safety Hazard - indicates a defect with a component or system which should be repaired or replaced ***immediately*** as the current condition of this component or system is considered to be ***hazardous***. An appropriate tradesperson should be contacted for further evaluation and repairs.

Immediate Repairs Recommended- indicates an item that requires immediate attention to prevent possible injury or to prevent further damage. An appropriate tradesperson should be contacted for further evaluation and repairs.

Repairs Recommended - indicates an item that is either not installed according to the manufacturer's instructions or is not functioning properly. The ***repairs recommended*** are 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.

**123 Sample Circle
Kihei, Hawaii**

General Property Information

On January 1, 2021 I inspected the home at **123 Sample Circle, Kihei, Hawaii.**

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

The home appears to have been built in 2008 with evidence of a recent kitchen remodeling. Recommend obtaining further information from the seller as to the extent of the work performed.

The home was furnished at the time of the inspection. This tends to limit the thoroughness of my inspection, as I do not move furniture, rugs, appliances, window and wall coverings or personal items including storage boxes. I recommend further evaluation when access is provided to these areas.

STRUCTURAL SYSTEM

Grading and Drainage

Lot: a minor slope from the back of the property down to the left side and front of the property

Comments: The drainage around the home appears to be adequate.

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: unable to determine

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.

Structure

Construction Type: disodium octaborate tetrahydrate (DOT) treated wood frame/double wall/wood truss roof structure

Attic Access Door Location: bedroom #1



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.** This is a component typical for a home of this age. The overall condition of the

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accessible portions of the structure was noted to be good and no evidence of a significant defect was noted, although:

Repairs Recommended

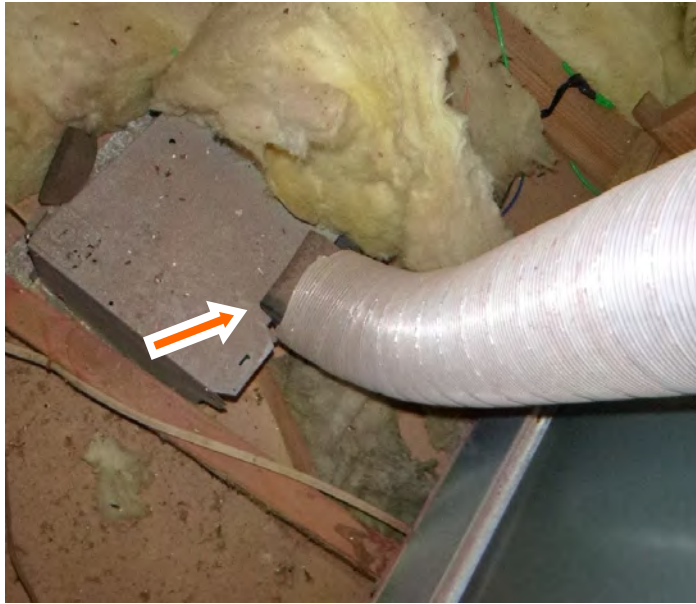
- **A mold/mildew-like substance was noted at the attic side of the ceiling drywall under the air conditioning system air handler.** This appears to have been caused by a past leak at the air handler (See Air Conditioning section of this report). While determining the presence or type of mold/mildew is outside the scope of this inspection, due to the health issues related to mold/mildew in the home, I recommend additional attention be given to this area. The EPA (Environmental Protection Agency) and the CDC (Center for Disease Control) recommends removal of mold/mildew with water and detergent and replacing the affected materials that have absorbed the mold/mildew. Contact a licensed contractor experienced and certified in mold remediation.



Further information regarding mold issues can be obtained at <https://www.epa.gov/sites/production/files/2016-10/documents/moldguide12.pdf> or at www.cdc.gov/mold/faqs.htm

- **The bedroom #1 bathroom exhaust fan was noted to vent directly into the attic.** The vent tubing was noted to have become disconnected from the fan housing. Recommend repairs to ensure a proper connection.

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Insulation and Ventilation

Comments: The attic above the living areas of the home has approximately 5-6 inches of fiberglass batt insulation. There appears to be adequate ventilation provided for the attic area via eave vents and gable end vents, although:

Repairs Recommended

- **Poor coverage of the attic insulation was noted**, i.e. several pieces of insulation were noted to have been relocated and there is no insulation at the vaulted walls of the master bedroom. Recommend completing the insulation as an energy saving concern.



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- **Several eave vent screens were noted to be missing or damaged. Recommend installing new screens in order to prevent birds from entering and nesting in the attic.**



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E XTERIOR

Driveway, Sidewalks and Lanai

Type: concrete

Comments: The overall condition of the exterior hard surfaces was noted to be good with settling cracks typical for a home of this age.



Exterior Walls and Trim

Type: fibrous cement siding with a fibrous wood trim

Comments: The overall condition of the exterior walls and trim was noted to be good with typical wear noted, although:

Repairs Recommended

- **Several of the siding butt joints 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.



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- **The cut ends at the bottoms of the corner and door trim are not properly sealed.** The trim of this home is a fibrous wood product that is susceptible to moisture damage when exposed. The manufacturer of this product, MiraTEC, recommends to “1. Prime and paint all raw and field cut ends of MiraTEC trim which will be exposed to the weather. Use a high quality exterior primer and paint formulated for use on composite wood and 2. Coat all surfaces including the bottom edge.” Recommend sealing the ends to prevent moisture damage to the trim.



Information regarding the proper installation of the product can be found at https://miratecextira.com/wp-content/uploads/2018/10/MT_AI_1101_201807web.pdf

- **Holes were noted in the exterior siding at right side of the garage.** Recommend sealing the holes (caulking) to prevent moisture infiltration.



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R^{OO}F

Type: asphalt shingle

How Inspected: walked

Age: estimated to be 16 years old



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

Repairs Recommended

- There are several exposed nail heads and numerous raised nail heads popping through the roof shingles and ridge caps. The raised nails appear to be a result of crooked and under-driven nailing. Recommend removing the raised nails and sealing the holes and exposed nail heads with roofing cement in order to prevent moisture infiltration. Contact a licensed roofing contractor for further evaluation and repairs.



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- **Several damaged shingles were noted at the back left corner of the roof.** This appears to be the result of past vegetation that was in contact with the roof. Contact a licensed roofing contractor for further evaluation and repairs.



Gutters and Downspouts

Comments: Some of the downspouts were noted to drain into a subsurface drainage system. While testing these systems is outside the scope of this inspection, they are generally regarded as an efficient way of controlling roof drainage. The overall condition of the gutters and downspouts was noted to be fair with typical wear and corrosion noted, although:

Further Evaluation Recommended

- **I was unable to locate the discharge location of the sub-surface drainage system of the downspouts.** Recommend obtaining information from the seller as to the location of the downspout drainage discharge.



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Repairs Recommended

- **Evidence of poor drainage was noted at the gutter at the right side of the home, i.e. there is debris and a large dip in the gutter. Recommend removing the debris and adjusting the gutter to ensure a slight downward slope toward the downspout or the installation of an additional downspout at the low sections of the gutter to better control roof drainage.**



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PLUMBING SYSTEM

Main Water Supply Line

Main Shutoff Valve Locations: front right corner of the property and right side (exterior)

Type: ¾-inch copper

Comments: The overall condition of the shutoff valves was noted to be fair with typical wear and corrosion noted.



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 fair with typical wear and corrosion noted, although:

Repairs Recommended

- A leak was noted at one of the landscaping sprinkler valves at the right side of the home. While the inspection of the landscaping sprinkler system is outside the scope of this inspection, I recommend repairs to prevent leaks.



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Drain, Waste and Venting

Type of Pipe Material: PVC

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 with typical wear noted.

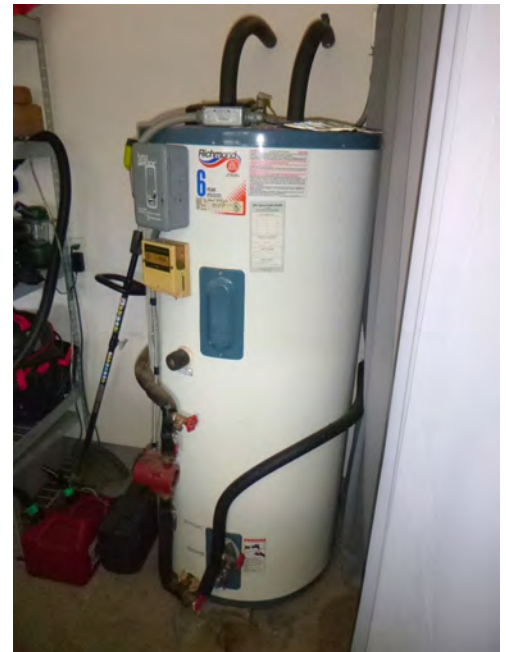
NOTE: The inspection of the waste system is limited to the visible portions of the piping and does not include any underground piping.

Water Heating System

Location: garage

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

Age: manufactured in 2008



Comments: The overall condition of the water heating system was noted to be fair with typical wear and corrosion noted, although:

Maintenance Concern

- While the water heating system was noted to be functional, based on the age of the system (13 years old) and the amount of corrosion noted, this system is considered to be nearing the end of its useful life. Repairs or replacement of the system may be required in the near future.

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ELECTRICAL SYSTEM

Service

Location: underground, 120/240v

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

Photovoltaic Solar Panels

Location: roof

Components: twenty one 290 watt panels, an 8350Wac inverter and two 5000w batteries

Main Disconnects: garage and at the right side exterior of the garage (exterior)



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Comments: The overall condition of the photovoltaic solar power system was noted to be good.

NOTE: Determining the ownership, power output or efficiency of the photovoltaic panels is outside the scope of this inspection. Recommend obtaining further information regarding ownership, system monitoring information and maintenance guidelines from the seller.

Main Panel A

Location: right side (exterior)

Panel Rating: 100 amps

Main Disconnect Breaker: 100 amps

Comments: The overall condition of the main panel was noted to be good with typical wear and corrosion noted.



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Sub-panels B and C

Location: right side exterior and garage

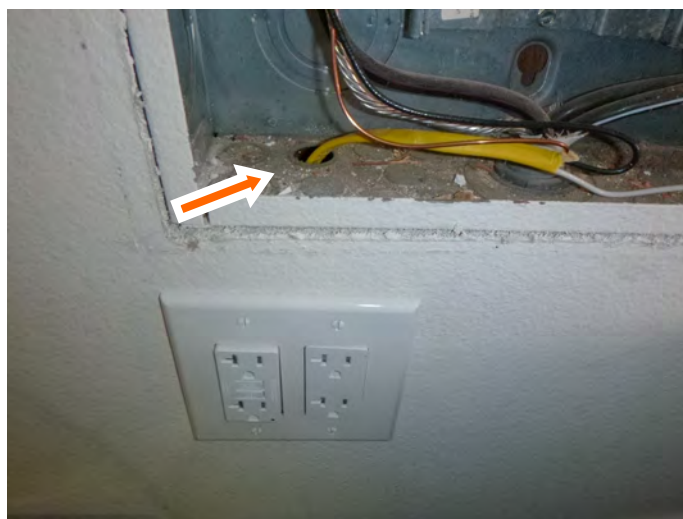
Panel Rating: 125 amps



Comments: AFCI (Arc Fault Circuit Interrupter) protected circuits were noted at the bedroom outlets. 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-panels was noted to be good with typical wear noted, although:

Repairs Recommended

- The wires entering at the bottom of the garage panel are missing the bushing/wire clamp and the breaker is not labeled. Bushings/wire clamps are important, as they protect the wires from damage that may occur at the area where the wires enter the panel. Recommend installing a bushing or wire clamp and labeling the circuit.



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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.** AFCI's protect the circuits of 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. While not required on older homes, the CPSC (Consumer Product Safety Commission) and numerous fire prevention organizations strongly recommend that all homes be upgraded with AFCI protected circuits. Due to specific wiring requirements needed for AFCI's not all circuits in older homes can be upgraded and I recommend contacting a licensed electrical contractor for further evaluation to determine the extent of upgrades possible for this home.

More information regarding AFCI's can be obtained at
https://www.youtube.com/watch?v=C-SBly_2bPQ

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: **Functional GFCI (Ground Fault Circuit Interrupter) protected outlets were noted at the bathrooms, garage, exterior, hydro massage bathtub and kitchen.** 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 with typical wear noted, although:

Repairs Recommended

- **Reverse polarity was noted at most of the outlets in bedrooms #1 and #2.** Reverse polarity, simply put, means the wires are hooked up backwards. The outlets will appear to function normally, although injury can result when using defective appliances. Repairs are recommended to ensure that the hot and neutral wires of the power



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supply circuit are connected to the corresponding hot and neutral wires of the appliance. Contact a licensed electrical contractor for further evaluation and repairs.

- **A missing light fixture was noted at the ceiling area above the kitchen dining area.** Recommend installing a fixture.
- **The doorbell was not operational at the time of this inspection.** Recommend repairs to ensure proper operation.

Safety Upgrade

- **The dishwasher, garbage disposal, laundry and garage door opener are not equipped with GFCI protected outlets.** While this is typical for a home of this age and repairs are not required, consideration should be given to installing GFCI protected outlets, as they are an important safety feature that significantly decreases the chance of serious injury or death as a result of electric-water contact.

For more information regarding GFCI protected outlets go to
<http://www.youtube.com/watch?v=Vkd43t2y2to&feature=related>

Smoke Detectors

Locations: hallway and bedrooms

Comments: The smoke detectors were tested using the test button and were noted to be functional.

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AIR CONDITIONING

Type: split system/ducted/R-410A

Age: manufactured in 2008

Condenser Location: right side (exterior)

Air Handler Location: attic

Air Filter Location: right side of the air handler

UV Light Location: right side of the air handler



Comments: The system was operated and was noted to be functioning properly. The overall condition of the system was noted to be fair with typical wear and corrosion noted, although:

Further Evaluation Recommended

- Evidence of repairs was noted to the air handler drainage system, i.e. moisture stains and a mold-like substance was noted at the drywall under the air handler. Recommend obtaining information from the seller as to the reason for and the extent of the repairs performed.



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Repairs Recommended

- **The secondary drain pan under the air handler does not have its own independent drain line installed**, i.e. air handlers installed in attics are required to have a secondary drain pan with an independent drain line diverted to an exterior conspicuous location (usually above a window). Recommend installing an independent drain line for the secondary pan. Contact a licensed HVAC contractor for further evaluation and repairs.
- **Excessive clothes dryer lint was noted at the condenser coils**. This is due to the poor location of the clothes dryer exterior vent hood. Recommend removing the lint from the coils and relocating the dryer vent hood away from the condenser. Contact a licensed HVAC contractor for further evaluation and repairs.



- **There is no insulation on the condensation drain line of the air handler**. Recommend installing insulation on the drain line, as condensation on the drain line was noted to be dripping onto the drywall below the unit.



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Maintenance Concern

- **While the air conditioning system was noted to be functional, based on the age of the system (13 years old) and the amount of corrosion noted, this system is considered to be nearing the end of its useful life. Repairs or replacement of the system may be required in the near future.**

I NTERIOR

Walls and Ceilings

Type: drywall

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

Floors

Type: carpet, laminated flooring system and vinyl

Comments: The overall condition of the *accessible* flooring was noted to be good with typical wear noted.

Doors

Comments: The overall condition of the doors was noted to be fair with typical wear and corrosion noted, although:

Repairs Recommended

- **The door latch lever at the lanai sliding glass door was noted to be missing.** Recommend installing a new latching mechanism.



Windows

Type: single pane, vinyl

Comments: The overall condition of the *accessible* windows and screens was noted to be fair with typical wear and corrosion noted, although:

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Repairs Recommended

- **The balancing mechanism at the right side master bedroom window was noted to be disconnected from the sash.** Recommend reconnecting the mechanism and further evaluation of the window be made at that time.



Laundry

Location: garage

Age: manufactured in 2018

Comments: There is adequate water and waste piping, a sink, a 240 electrical outlet for an electric dryer and exterior dryer venting is provided. The washer and dryer were operated and were noted to be functional. The overall condition of the washer and dryer was noted to be good.



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KITCHEN

Sink, Cabinets and Countertops

Comments: The overall condition of the kitchen was noted to be good.



Garbage Disposal

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

Dishwasher

Age: estimated to be 1-2 years old

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 good.

Range

Type: 240 volt electric

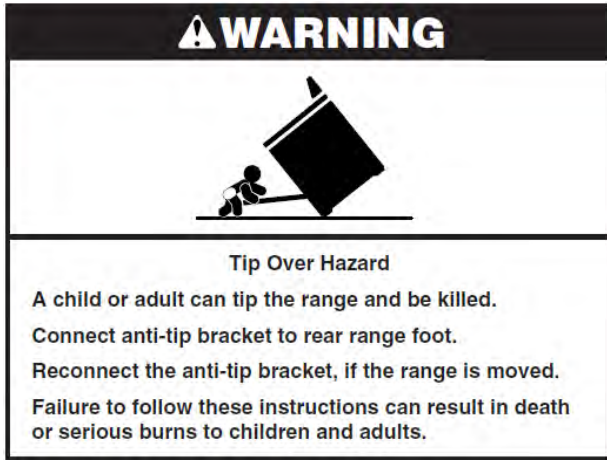
Age: manufactured in 2019

Comments: The unit was operated and noted to be functional. The overall condition of the unit was noted to be fair with typical wear and corrosion noted, although:

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Repairs Recommended

- **The range is not equipped with an anti-tip device.** Without properly installed anti-tip hardware provided by the manufacturer, a free-standing or slide-in kitchen range can tip forward accidentally if the oven door is used as a step stool or makeshift seat, which may result in serious injury or death.



Over-the-Range Microwave/Fan

Age: manufactured in 2018

Comments: The unit was operated and noted to be functional. The overall condition was noted to be good.

Refrigerator

Age: estimated to be 1-2 years old

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



BATHROOMS

Number of bathrooms: 2

Bathroom A

Location: bedroom #1

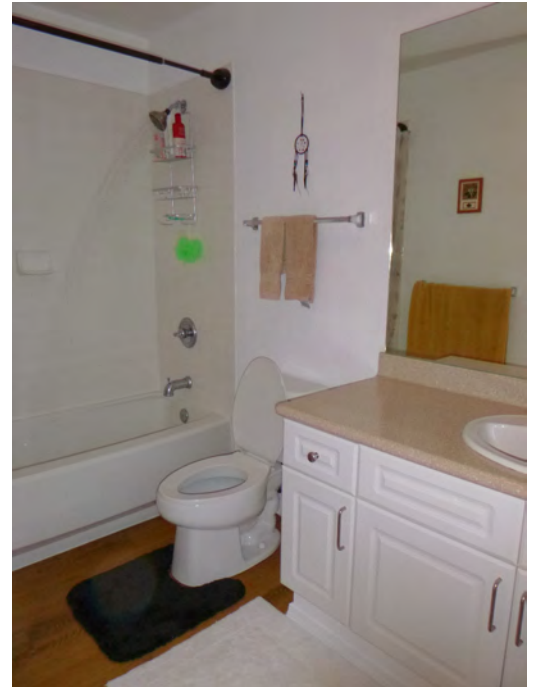
Amenities: toilet, a sink, a vanity and a bathtub/shower combination

Ventilation: fan

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

Repairs Recommended

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



- **The drain stopper at the bathtub was noted to be missing.** Recommend installing a drain stopper.
- **Hard water deposits were noted in the toilet bowl.** Recommend removing the deposits, as the toilet bowl walls should have a smooth surface to ensure proper flushing.

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- **A small hole was noted between the tiles at the back of the shower walls.** Recommend installing additional grout or caulking and I recommend ensuring the integrity of the caulking and grout at all water related areas as part of a regular maintenance program.



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Bathroom B

Location: master bedroom

Amenities: toilet, a sink, a vanity and a hydro massage bathtub/shower combination

Ventilation: window



Comments: The hydro massage bathtub was operated and was noted to be functional. The overall condition of the bathroom was noted to be fair with typical wear noted, although:

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Repairs Recommended

- **The drain stopper at the bathtub was not functional.** Recommend installing a new drain stopper.
- **The bathtub spigot was noted to be loose.** Recommend ensuring a secure attachment of the spigot.



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



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GARAGE

Location: front

Type: 2-car attached

Floor

Type: concrete

Comments: The overall condition of the *accessible* portions of the garage floor was noted to be good with settling 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 *accessible* portions of the firewall was noted to be good with typical wear noted.

Door-to-Living Space

Type: fire-rated with self-closing hinge

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 fair with typical wear noted.

Vehicle Door

Type: aluminum, sectional overhead

Comments: The garage vehicle door was inspected for proper balance (the door should lift easily and remain open at 3-4 feet above the garage floor) and the door was noted to be properly balanced. 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 with typical wear and corrosion noted, although:

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Repairs Recommended

- **The garage door opener control buttons are installed too low 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.

Maintenance Concern

- **Minor damage and hair line cracks were noted at the bottom two panels.** While the door was functional, I recommend periodic inspection of the panels.



- **Surface corrosion was noted at the exterior of the garage vehicle door.** Recommend lightly sanding the affected areas and painting with a rust resistive paint.



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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)

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General Overview

As per my inspection of **123 Sample Circle, Kihei, Hawaii**, it is my opinion that the overall condition of the home is average for a home of this age, however, the following defects were noted:

Further Evaluation Recommended

Roofing:

1. **I was unable to locate the discharge location of the sub-surface drainage system of the downspouts.** Recommend obtaining information from the seller as to the location of the downspout drainage discharge.

Air Conditioning:

2. **Evidence of repairs was noted to the air handler drainage system**, i.e. moisture stains and a mold-like substance was noted at the drywall under the air handler. Recommend obtaining information from the seller as to the reason for and the extent of the repairs performed.

Recommended Repairs

Structural:

3. **A mold/mildew-like substance was noted at the attic side of the ceiling drywall under the air conditioning system air handler.** This appears to have been caused by a past leak at the air handler (See Air Conditioning section of this report). While determining the presence or type of mold/mildew is outside the scope of this inspection, due to the health issues related to mold/mildew in the home, I recommend additional attention be given to this area. The EPA (Environmental Protection Agency) and the CDC (Center for Disease Control) recommends removal of mold/mildew with water and detergent and replacing the affected materials that have absorbed the mold/mildew. Contact a licensed contractor experienced and certified in mold remediation.
4. **The bedroom #1 bathroom exhaust fan was noted to vent directly into the attic.** The vent tubing was noted to have become disconnected from the fan housing. Recommend repairs to ensure a proper connection.
5. **Poor coverage of the attic insulation was noted**, i.e. several pieces of insulation were noted to have been relocated and there is no insulation at the vaulted walls of the master bedroom. Recommend completing the insulation as an energy saving concern.
6. **Several eave vent screens were noted to be missing or damaged.** Recommend installing new screens in order to prevent birds from entering and nesting in the attic.

Exterior:

7. **Several of the siding butt joints 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.
8. **The cut ends at the bottoms of the corner and door trim are not properly sealed.** The

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trim of this home is a fibrous wood product that is susceptible to moisture damage when exposed. The manufacturer of this product, MiraTEC, recommends to “1. Prime and paint all raw and field cut ends of MiraTEC trim which will be exposed to the weather. Use a high quality exterior primer and paint formulated for use on composite wood and 2. Coat all surfaces including the bottom edge.” Recommend sealing the ends to prevent moisture damage to the trim.

9. **Holes were noted in the exterior siding at right side of the garage.** Recommend sealing the holes (caulking) to prevent moisture infiltration.

Roofing:

10. **There are several exposed nail heads and numerous raised nail heads popping through the roof shingles and ridge caps.** The raised nails appear to be a result of crooked and under-driven nailing. Recommend removing the raised nails and sealing the holes and exposed nail heads with roofing cement in order to prevent moisture infiltration. Contact a licensed roofing contractor for further evaluation and repairs.
11. **Several damaged shingles were noted at the back left corner of the roof.** This appears to be the result of past vegetation that was in contact with the roof. Contact a licensed roofing contractor for further evaluation and repairs.
12. **Evidence of poor drainage was noted at the gutter at the right side of the home, i.e.** there is debris and a large dip in the gutter. Recommend removing the debris and adjusting the gutter to ensure a slight downward slope toward the downspout or the installation of an additional downspout at the low sections of the gutter to better control roof drainage.

Plumbing:

13. **A leak was noted at one of the landscaping sprinkler valves at the right side of the home.** While the inspection of the landscaping sprinkler system is outside the scope of this inspection, I recommend repairs to prevent leaks.

Electrical:

14. **The wires entering at the bottom of the garage sub-panel are missing the bushing/wire clamp and the breaker is not labeled.** Bushings/wire clamps are important, as they protect the wires from damage that may occur at the area where the wires enter the panel. Recommend installing a bushing or wire clamp and labeling the circuit.
15. **Reverse polarity was noted at most of the outlets in bedrooms #1 and #2.** Reverse polarity, simply put, means the wires are hooked up backwards. The outlets will appear to function normally, although injury can result when using defective appliances. Repairs are recommended to ensure that the hot and neutral wires of the power supply circuit are connected to the corresponding hot and neutral wires of the appliance. Contact a licensed electrical contractor for further evaluation and repairs.
16. **A missing light fixture was noted at the ceiling area above the kitchen dining area.** Recommend installing a fixture.
17. **The doorbell was not operational at the time of this inspection.** Recommend repairs to ensure proper operation.

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Air Conditioning:

18. **The secondary drain pan under the air handler does not have its own independent drain line installed**, i.e. air handlers installed in attics are required to have a secondary drain pan with an independent drain line diverted to an exterior conspicuous location (usually above a window). Recommend installing an independent drain line for the secondary pan. Contact a licensed HVAC contractor for further evaluation and repairs.
19. **Excessive clothes dryer lint was noted at the condenser coils**. This is due to the poor location of the clothes dryer exterior vent hood. Recommend removing the lint from the coils and relocating the dryer vent hood away from the condenser. Contact a licensed HVAC contractor for further evaluation and repairs.
20. **There is no insulation on the condensation drain line of the air handler**. Recommend installing insulation on the drain line, as condensation on the drain line was noted to be dripping onto the drywall under the unit.

Interior:

21. **The door latch lever at the lanai sliding glass door was noted to be missing**. Recommend installing a new latching mechanism.
22. **The balancing mechanism at the right side master bedroom window was noted to be disconnected from the sash**. Recommend reconnecting the mechanism and further evaluation of the window be made at that time.

Kitchen:

23. **The range is not equipped with an anti-tip device**. Without properly installed anti-tip hardware provided by the manufacturer, a free-standing or slide-in kitchen range can tip forward accidentally if the oven door is used as a step stool or makeshift seat, which may result in serious injury or death.

Bedroom #1 Bathroom:

24. **Recommend caulking at the base of the toilet**. Recommend caulking at the base of the toilet to prevent moisture infiltration and debris from entering under the toilet and to better secure the unit.
25. **The drain stopper at the bathtub was noted to be missing**. Recommend installing a drain stopper.
26. **Hard water deposits were noted in the toilet bowl**. Recommend removing the deposits, as the toilet bowl walls should have a smooth surface to ensure proper flushing.
27. **A small hole was noted between the tiles at the back of the shower walls**. Recommend installing additional grout or caulking and I recommend ensuring the integrity of the caulking and grout at all water related areas as part of a regular maintenance program.

Master Bedroom Bathroom:

28. **The drain stopper at the bathtub was not functional**. Recommend installing a new drain stopper.
29. **The bathtub spigot was noted to be loose**. Recommend ensuring a secure attachment of the spigot.
30. **The toilet was noted to be loose**. Recommend caulking the base and ensuring a secure

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attachment of the toilet to the floor in order to prevent moisture infiltration into the sub-floor.

Garage:

31. **The garage door opener control buttons are installed too low 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

32. **While the water heating system was noted to be functional, based on the age of the system (13 years old) and the amount of corrosion noted, this system is considered to be nearing the end of its useful life.** Repairs or replacement of the system may be required in the near future.
33. **Most of the 15 and 20 amp general purpose electrical circuits of the home are not AFCI (Arc Fault Circuit Interrupter) protected.** AFCI's protect the circuits of 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. While not required on older homes, the CPSC (Consumer Product Safety Commission) and numerous fire prevention organizations strongly recommend that all homes be upgraded with AFCI protected circuits. Due to specific wiring requirements needed for AFCI's not all circuits in older homes can be upgraded and I recommend contacting a licensed electrical contractor for further evaluation to determine the extent of upgrades possible for this home.
34. **The dishwasher, garbage disposal, laundry and garage door opener are not equipped with GFCI protected outlets.** While this is typical for a home of this age and repairs are not required, consideration should be given to installing GFCI protected outlets, as they are an important safety feature that significantly decreases the chance of serious injury or death as a result of electric-water contact.
35. **While the air conditioning system was noted to be functional, based on the age of the system (13 years old) and the amount of corrosion noted, this system is considered to be nearing the end of its useful life.** Repairs or replacement of the system may be required in the near future.
36. **Minor damage and hair line cracks were noted at the bottom two panels of the garage vehicle door.** While the door was functional, I recommend periodic inspection of the panels.
37. **Surface corrosion was noted at the exterior of the garage vehicle door.** Recommend lightly sanding the affected areas and painting with a rust resistive paint.

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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.