

Your Inspection Report

1821 California Avenue
Wahiawa, HI 96786

PREPARED FOR:

INSPECTION DATE:

Wednesday, May 31, 2017

PREPARED BY:

Patrick Calio



Integritas Property Services
95-1178 Ahoka Street
Mililani, HI 96798

808-358-1620
808-321-2710 scheduling
www.integritasinspections.com
patrick.calio@integritasps.com



The best home inspection experience available.



July 2, 2017

Dear ,

RE: Report No. 1016
1821 California Avenue
Wahiawa, HI
96786

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

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

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

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

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

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

Sincerely,

Patrick Calio
on behalf of
Integritas Property Services

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SUMMARY

1821 California Avenue, Wahiawa, HI May 31, 2017

Report No. 1016

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

PLUMBING

INTERIOR

SITE INFO

REFERENCE

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

[Priority Maintenance Items](#)

Roofing

SLOPED ROOF FLASHINGS \ Drip edge flashings

Condition: • [Rust](#)

Recommend consulting with professional roofer to evaluate condition and recommend the appropriate remedial action.

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

Location: Southeast Exterior

Task: Further evaluation

Exterior

LANDSCAPING \ General

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

Recommend consulting with an arborist to evaluate the condition and recommend the appropriate remedial action.

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

Location: Yard

Task: Remove

Time: Regular maintenance

LANDSCAPING \ Driveway

Condition: • During the inspection, investigated and uncovered what appeared to be an old cesspool cover on the left side of the property. The inspection revealed an area approximately 4 square feet wide of soil that appeared to laden with petroleum product. The area had a strong order of motor oil. A visual observation of the soil reveal blacken soil with a rainbow sheen and large chunks of broken asphalt material that seem to be at least 8 to 10 inches deep.

Recommend consulting with an environmental professional immediately to evaluate the condition and recommend the appropriate remedial action.

Implication(s): Environmental

Location: East Yard

Task: Further evaluation

Time: Immediate

Structure

ROOF FRAMING \ Rafters/trusses

Condition: • [Insect damage](#)

Insect Damage. - Recommend consulting with a Entomologist to evaluate the condition and recommend the appropriate remedial action for the condition.

Implication(s): Weakened structure | Chance of structural movement

Location: First Floor Living Room

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Task: Further evaluation

Electrical

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • Abandoned in place knob and tube wiring in the attic.

Location: Attic

Task: Remove

Time: When remodelling

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Cover separated from outlet.

Location: First Floor Kitchen

Task: Correct

DISTRIBUTION SYSTEM \ Cover plates

Condition: • Cover plate to small. - Recommend replacing with the appropriate sized cover.

Implication(s): Electrical Shock

Location: Hall

Task: Correct

Condition: • Light switch cover plate damaged/cracked. - Located at the kitchen rear exist. - Recommend replacing the cover.

Implication(s): Electrical Shock

Location: First Floor Kitchen

Task: Correct

DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • [Inoperative](#)

Much of smoke detectors are inoperable due to missing batteries. - Recommend installing fresh batteries and testing for operability.

Implication(s): Fire hazard

Location: Various First Floor

Task: Correct

Plumbing

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • Hot water valve on basin leaks. Difficult to shut off. Recommend consulting with professional plumber to evaluate and recommend the appropriate remedial action.

Implication(s): Running water

Location: Hallway Bathroom

Task: Correct

Time: Immediate

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Condition: • Drain stop missing

Missing Drain stop.

Implication(s): Reduced operability

Location: Hallway Bathroom

Task: Correct

Time: When necessary

FIXTURES AND FAUCETS \ Shower stall

Condition: • [Caulking loose, missing or deteriorated](#)

Caulking is covered in mildew and deteriorating along all joints. - Recommend maintenance to prevent further deterioration of caulking.

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

Location: Hallway Bathroom

Task: Further evaluation

Condition: • [Grout loose, missing or deteriorated](#)

Grout is covered in mildew and is beginning to deteriorate along the transition joints. - Recommend maintenance in this area to prevent further deterioration of the grout.

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

Location: Master Bathroom

Task: Further evaluation

FIXTURES AND FAUCETS \ Shower stall enclosure

Condition: • Master Bathroom shower stall diverter valve does not divert water to the shower head. - Recommend consulting with a professional plumber to evaluate the condition and recommend the appropriate remedial action.

Implication(s): Shower Inoperable

Location: Master Bathroom

Task: Repair or replace Further evaluation

FIXTURES AND FAUCETS \ Toilet

Condition: • Toilet continuously runs. - Re-seated the flapper valve. - Recommend replacing the flushing mechanism to restore the toilet operability.

Implication(s): Running water

Location: Hallway Bathroom

Task: Correct

Time: Immediate

Interior

WINDOWS \ Frames

Condition: • Windows inoperable, window frames are permanently anchored with screws into the window sash and frame.

Implication(s): Fire Egress Hazard

Location: First Floor Dining Room

Task: Correct

Time: Immediate

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Condition: • Missing latching mechanisms. Unable to secure and lock the windows.

Implication(s): Safety/Security

Location: Living Room

Task: Correct

Time: Immediate

Condition: • Missing window, open and unable to secure and lock. Recommend repairing/replacing window.

Implication(s): Safety/Security

Location: Master Bedroom

Task: Correct

Time: Immediate

WINDOWS \ Storms and screens

Condition: • [Torn](#)

Screen frame deteriorating, screen torn. Recommend repairing/replacing screen.

Implication(s): Chance of pests entering building

Location: Kitchen

Task: Repair

Time: When necessary

Condition: • [Missing](#)

Missing screen. Recommend installing screen to prevent the chance of pest entering the building.

Implication(s): Chance of pests entering building | Increased heating costs | Reduced comfort

Location: First Floor Living Room

Task: Replace

Time: When necessary

This concludes the Summary section.

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

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

[Home Improvement - ballpark costs](#)

ROOFING

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General: • The weather condition at the time of the inspection was overcast with light rain. It was a breezy 80 degrees Fahrenheit. The roof of this dwelling is a low-slope style of construction. The roof is covered with modified bitumen roll roof material that is in fair condition. The roof covering materials' age could not be determine as viewed and inspected from the roof. Typically, the life expectancy of this type of roofing material is 15 to 20 years provided it is properly maintained.

Possible ponding of water was also observed on southern edge of the roof. This was indicated by discoloration and a large concentration of loose granular material in a localized area. This condition is the result of insufficient slope. Along the whole southern corner of the roof, the roof covering has separated away from the flashing leaving gaps between the flashing and roofing cover creating a possibility of water infiltration into the home. Recommend monitoring and consulting with a professional roofer when the condition changes for the worst.

The home is considered to face : • Northwest

Sloped roofing material:

• [Roll roofing](#)

Satisfactory Condition - Inspected, no evidence of on-going leaks noted.



1. Roll roofing



2. Roll roofing

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3. Roll roofing

Sloped roof flashing material:

- Metal

Inspected



4. Metal Flashing

Recommendations

SLOPED ROOF FLASHINGS \ Drip edge flashings

1. Condition: • [Rust](#)

Recommend consulting with professional roofer to evaluate condition and recommend the appropriate remedial action.

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

Location: Southeast Exterior

Task: Further evaluation

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5. Rust



6. Rust

Limitations

Inspection performed: • By walking on roof • From the ground

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General: • The home is a combination of redwood tongue and groove single-wall construction with and attached carport with a slab on grade double wall constructed extension. The exterior of the building shows normal wear and tear and is generally in fair condition for its age. The windows frames, wall finishes, and eaves are in fair condition. The exterior doors are in good condition and operate easily without binding. Generally, the lot grading slopes away from the house and out to the side and towards the rear of the property. The driveway is a combination gravel approach and concrete slabs in the carport. The property is enclosed with a perimeter chain-link fence and 5 foot high CMU wall at the front of the property.

Gutter & downspout material: • No gutters or downspouts

Lot slope: • Lot slopes from the front to the back of the property. Water flow is channeled into a swale on the left-side of the lot away from the building then towards the backyard. - Satisfactory Condition - Inspected

Wall surfaces and trim: • Redwood tongue & grove planking and engineered wood sheathing (T1-11 siding)
- Satisfactory Condition - Inspected



7.



8.

Driveway:

- Concrete

Satisfactory Condition - Inspected, no performance issues noted.

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9. Concrete

- Gravel

Satisfactory Condition - Inspected

Walkway:

- Concrete

Satisfactory Condition - Inspected, no performance issues noted.



10. Concrete

Fence:

- Chain link

Satisfactory Condition - Inspected, no performance issues noted.

- Concrete

Satisfactory Condition - Inspected, no performance issues noted.

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Recommendations

LANDSCAPING \ General

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

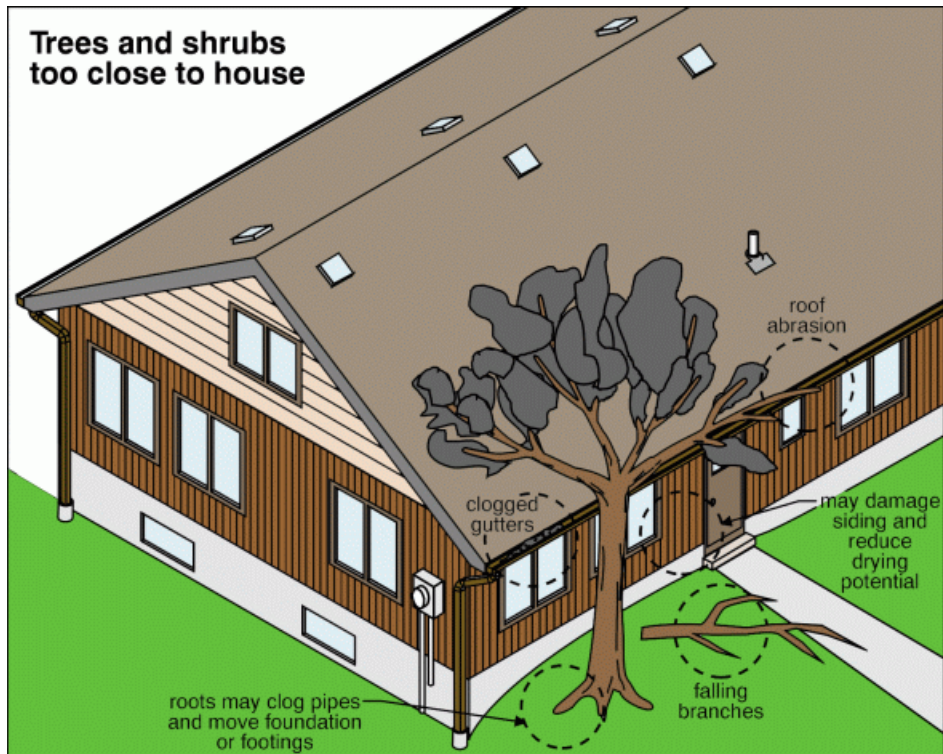
Recommend consulting with an arborist to evaluate the condition and recommend the appropriate remedial action.

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

Location: Yard

Task: Remove

Time: Regular maintenance



LANDSCAPING \ Driveway

3. Condition: • During the inspection, investigated and uncovered what appeared to be an old cesspool cover on the left side of the property. The inspection revealed an area approximately 4 square feet wide of soil that appeared to be laden with petroleum product. The area had a strong odor of motor oil. A visual observation of the soil revealed blackened soil with a rainbow sheen and large chunks of broken asphalt material that seem to be at least 8 to 10 inches deep.

Recommend consulting with an environmental professional immediately to evaluate the condition and recommend the appropriate remedial action.

Implication(s): Environmental

Location: East Yard

Task: Further evaluation

Time: Immediate

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11.



12.



13.

Description

General: • Foundation appears to be in good condition.

Configuration: • The foundation is a combination of post on pier and slab on grade construction. - Satisfactory Condition
- Inspected and tested, no performance issues noted.



14.

Foundation material:

- [Poured concrete](#)

Satisfactory Condition - Inspected

- [Wood](#)

Satisfactory Condition - Inspected

Floor construction:

- [Joists](#)

Satisfactory Condition - Inspected



15. Joists

- Wood columns
Satisfactory Condition - Inspected
- Wood beams
Satisfactory Condition - Inspected
- Subfloor - plank
Satisfactory Condition - Inspected

Exterior wall construction: • Combination of single call construction and panelized construction. - Satisfactory Condition - Inspected

Roof and ceiling framing:

- Rafters/ceiling joists
Satisfactory Condition - Inspected, no performance issues noted.
- [Plank sheathing](#)
Plank Roof Sheathing - Satisfactory Condition - Inspected, no performance issues noted.



16. Plank sheathing

- [Plywood sheathing](#)
Satisfactory Condition - Inspected, no performance issues noted.

Recommendations

ROOF FRAMING \ Rafters/trusses

4. Condition: • [Insect damage](#)

Insect Damage. - Recommend consulting with a Entomologist to evaluate the condition and recommend the appropriate remedial action fort the condition.

Implication(s): Weakened structure | Chance of structural movement

Location: First Floor Living Room

Task: Further evaluation

STRUCTURE

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17. Insect damage



18. GFCI - kitchen

SUMMARY

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Description

General: • The electrical distribution panel was opened and inspected and it appears to be generally in good condition. The electrical panel is equipped with breakers. The inspection did not reveal visible signs of double tapped breakers, scorched wiring, tripped or worn breakers. A represented amount 3-prong outlets to include GFCI outlets were tested and appeared to be appropriately grounded and in good working condition.

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

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

Number of circuits installed: • 24

System grounding material and type:

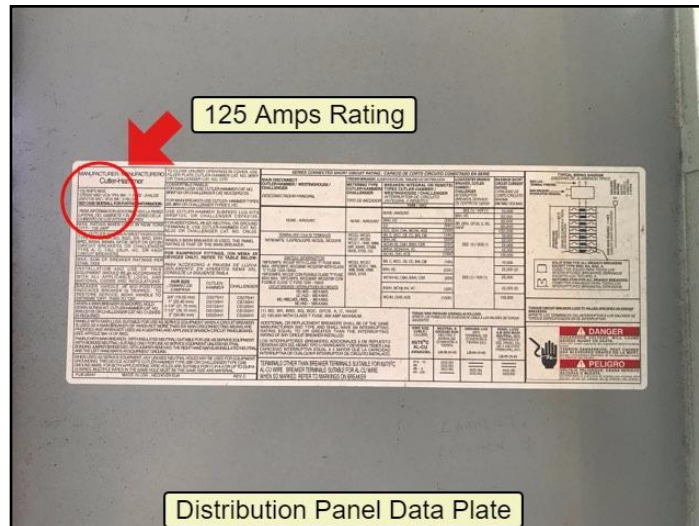
• [Copper - water pipe and ground rod](#)

Satisfactory Condition - Inspected

Distribution panel rating:

• [125 Amps](#)

Inspected



19. 125 Amps

Distribution panel type and location:

• [Breakers - exterior wall](#)

Satisfactory Condition - Inspected and tested, no performance issues noted.

ELECTRICAL

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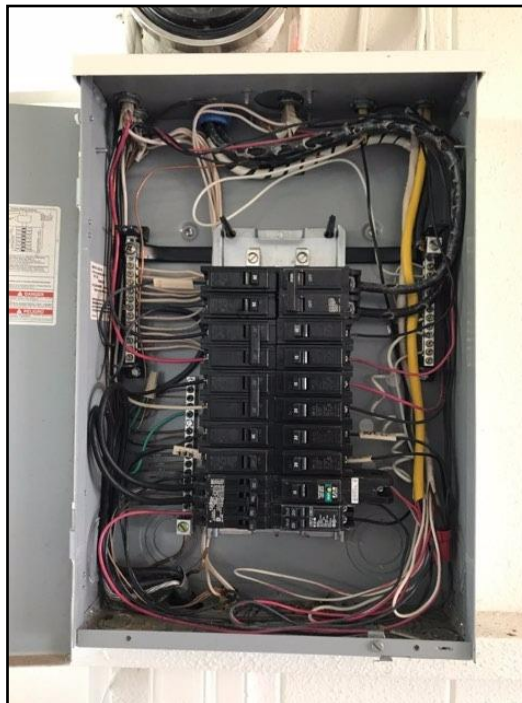


20. Breakers - exterior wall

Distribution wire material and type:

- [Copper - non-metallic sheathed](#)

Satisfactory Condition - Inspected and tested, no performance issues noted.



21. Copper - non-metallic sheathed

Type and number of outlets (receptacles):

- [Grounded - typical](#)

Satisfactory Condition - Inspected and tested, no performance issues noted.

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

- [GFCI - bathroom](#)

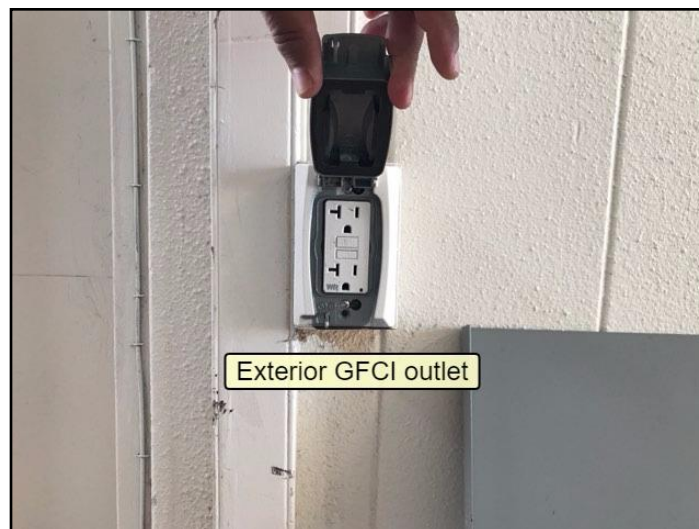
Satisfactory Condition - Inspected and tested, no performance issues noted.



22. GFCI - kitchen

- [GFCI - exterior](#)

Satisfactory Condition - Inspected and tested, no performance issues noted.



23. GFCI - exterior

- [GFCI - kitchen](#)

ELECTRICAL

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Satisfactory Condition - Inspected and tested, no performance issues noted.

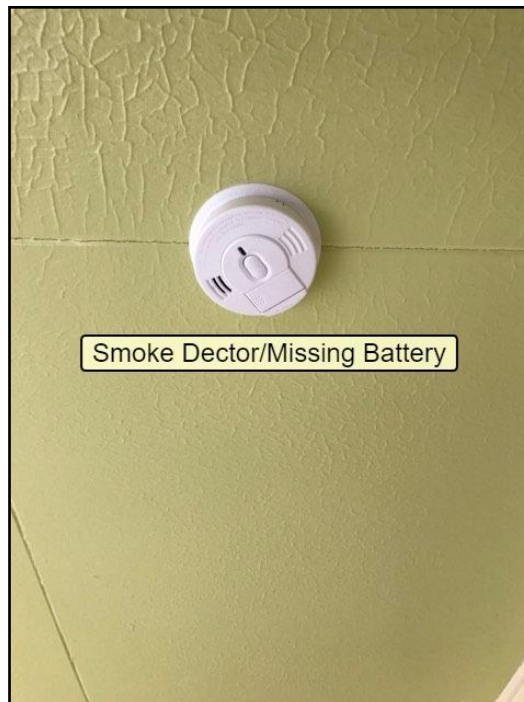


24. GFCI - kitchen

Smoke detectors:

- [Present](#)

Satisfactory Condition - Inspected and tested, no performance issues noted.



25. GFCI - kitchen

Recommendations

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

5. Condition: • Abandoned in place knob and tube wiring in the attic.

Location: Attic

Task: Remove

Time: When remodelling

DISTRIBUTION SYSTEM \ Outlets (receptacles)

6. Condition: • Cover separated from outlet.

Location: First Floor Kitchen

Task: Correct



26. Loose Receptacle

DISTRIBUTION SYSTEM \ Cover plates

7. Condition: • Cover plate to small. - Recommend replacing with the appropriate sized cover.

Implication(s): Electrical Shock

Location: Hall

Task: Correct



27. Cover Plate Too Small

8. Condition: • Light switch cover plate damaged/cracked. - Located at the kitchen rear exist. - Recommend replacing the cover.

Implication(s): Electrical Shock

Location: First Floor Kitchen

Task: Correct

DISTRIBUTION SYSTEM \ Smoke detectors

9. Condition: • [Inoperative](#)

Much of smoke detectors are inoperable due to missing batteries. - Recommend installing fresh batteries and testing for operability.

Implication(s): Fire hazard

Location: Various First Floor

Task: Correct

COOLING & HEAT PUMP

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Air conditioning type: • Ceiling Fan(s)

Note: Satisfactory Condition - Inspected and tested, no performance issues noted.



28. GFCI - kitchen



29. GFCI - kitchen



30. GFCI - kitchen

PLUMBING

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General: • The piping system that was visible for both supply and waste plumbing are in average condition. The water pressure and flow to the fixtures was typical throughout the building. There was no drop-in flow when two or more fixtures were operated simultaneously. All plumbing fixtures appear to be in average working condition with minor issues noted.

Water supply source: • Public

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

Supply piping in building:

• [Copper](#)

Satisfactory Condition - Inspected, no evidence of on-going leaks noted.

Main water shut off valve at the: • Front right of property. - Satisfactory Condition - Inspected, no evidence of on-going leaks noted. • Not Found

Water flow and pressure:

• [Functional](#)

Satisfactory Condition - Inspected and tested

Water heater type: • [Conventional](#)

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

Water heater manufacturer:

• Rheem

Satisfactory Condition - Inspected and tested, no performance issues or evidence of on-going leaks noted.

Model number: RU1104264744 *Serial number:* PE3\$-SS-2



31. Rheem

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Tank capacity: • 80 gallon

Water heater approximate age:

• 17 years

Based on manufactures serial number.

Waste disposal system: • [Public](#)

Waste and vent piping in building:

• [ABS plastic](#)

Satisfactory Condition - Inspected and tested, no performance issues or evidence of on-going leaks noted.

• [Cast Iron](#)

Cast Iron Waste Pipe - Satisfactory Condition - Inspected and tested, no performance issues or evidence of on-going leaks noted.



32. Cast Iron

• [Galvanized steel](#)

Inspected, no performance issues noted. - Satisfactory Condition - Inspected and tested, no performance issues or evidence of on-going leaks noted.

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33. GFCI - kitchen

Exterior hose bibb:

- Present

Satisfactory Condition - Inspected and tested, no performance issues or evidence of on-going leaks noted.

Recommendations

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

10. Condition: • Hot water valve on basin leaks. Difficult to shut off. Recommend consulting with professional plumber to evaluate and recommend the appropriate remedial action.

Implication(s): Running water

Location: Hallway Bathroom

Task: Correct

Time: Immediate

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34. GFCI - kitchen

11. Condition: • Drain stop missing
Missing Drain stop.

Implication(s): Reduced operability

Location: Hallway Bathroom

Task: Correct

Time: When necessary

FIXTURES AND FAUCETS \ Shower stall

12. Condition: • [Caulking loose, missing or deteriorated](#)

Caulking is covered in mildew and deteriorating along all joints. - Recommend maintenance to prevent further deterioration of caulking.

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

Location: Hallway Bathroom

Task: Further evaluation

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35. Shower Stall

13. Condition: • [Grout loose, missing or deteriorated](#)

Grout is covered in mildew and is beginning to deteriorate along the transition joints. - Recommend maintenance in this area to prevent further deterioration of the grout.

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

Location: Master Bathroom

Task: Further evaluation



36. Master Bathroom

FIXTURES AND FAUCETS \ Shower stall enclosure

14. Condition: • Master Bathroom shower stall diverter valve does not divert water to the shower head. - Recommend

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consulting with a professional plumber to evaluate the condition and recommend the appropriate remedial action.

Implication(s): Shower Inoperable

Location: Master Bathroom

Task: Repair or replace Further evaluation

FIXTURES AND FAUCETS \ Toilet

15. Condition: • Toilet continuously runs. - Re-seated the flapper valve. - Recommend replacing the flushing mechanism to restore the toilet operability.

Implication(s): Running water

Location: Hallway Bathroom

Task: Correct

Time: Immediate

Limitations

Items excluded from a building inspection: • Concealed plumbing

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General: • Overall, the interior finishes of the unit are in good condition. The wall, ceiling finishes, ceramic tile, carpet flooring appear to be in good condition, no major flaws were observed. A represented amount of jalousie, slider, single/double hung windows, fixed windows, doors, cabinetry and counter tops were inspected. A functional operations check of the furnished appliances was conducted.



37.



38.



39.

Major floor finishes:

- [Carpet](#)

Satisfactory Condition - Inspected

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- [Ceramic](#)

Satisfactory Condition - Inspected

Major wall and ceiling finishes: • Redwood tongue & groove planking - single wall construction - Satisfactory Condition - Inspected

Major wall and ceiling finishes:

- [Plaster/drywall](#)

Satisfactory Condition - Inspected

Windows: • Jalousie

Note: Satisfactory Condition - Inspected

Windows:

- [Single/double hung](#)

Satisfactory Condition - Inspected



40. Single/double hung

- [Sliders](#)

Satisfactory Condition - Inspected



41. GFCI - kitchen

INTERIOR

1821 California Avenue, Wahiawa, HI May 31, 2017

Report No. 1016

www.integritasinspections.com

SUMMARY

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Glazing:

- [Single](#)

Satisfactory Condition - Inspected

Exterior doors - type/material:

- [Wood](#)

Satisfactory Condition - Inspected and tested, no performance issues noted.

Doors:

- Inspected

Satisfactory Condition - Inspected

Oven type: • Conventional

Oven fuel: • Electricity

Bathroom ventilation: • Natural Venting

Inventory Cooktop:

- Whirlpool

Satisfactory Condition - Inspected and tested, no performance issues noted.

Model number: WFC150M0EW0 *Serial number:* R65048553



42. Cook Top

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Recommendations

WINDOWS \ Frames

16. Condition: • Windows inoperable, window frames are permanently anchored with screws into the window sash and frame.

Implication(s): Fire Egress Hazard

Location: First Floor Dining Room

Task: Correct

Time: Immediate



43. window



44. Window

17. Condition: • Missing latching mechanisms. Unable to secure and lock the windows.

Implication(s): Safety/Security

Location: Living Room

Task: Correct

Time: Immediate

18. Condition: • Missing window, open and unable to secure and lock. Recommend repairing/replacing window.

Implication(s): Safety/Security

Location: Master Bedroom

Task: Correct

Time: Immediate

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45. Slider Window

WINDOWS \ Storms and screens

19. Condition: • [Torn](#)

Screen frame deteriorating, screen torn. Recommend repairing/replacing screen.

Implication(s): Chance of pests entering building

Location: Kitchen

Task: Repair

Time: When necessary



46. Torn

20. Condition: • [Missing](#)

Missing screen. Recommend installing screen to prevent the chance of pest entering the building.

Implication(s): Chance of pests entering building | Increased heating costs | Reduced comfort

Location: First Floor Living Room

Task: Replace

Time: When necessary

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Description

Weather: • Partly sunny • Light winds

Approximate temperature: • 82°

Attendees: • Buyer • Buyer's Agent

Access to home provided by: • Lockbox

Occupancy: • The home was vacant during the inspection. • The home was furnished during the inspection.

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

Approximate inspection Start time: • The inspection started at 3:00 p.m.

Approximate inspection End time: • The inspection ended at 5:30 p.m.

Approximate age of home: • 63 years

Approximate date of construction: • 1954

Approximate size of home: • 1600 ft.²

Building type: • Detached home

Number of dwelling units: • Single-family

Number of stories: • 1

Number of bedrooms: • 3

Number of bathrooms: • 2

Number of kitchens: • 1

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

Area: • Suburb

Street type: • Residential

Street surface: • Paved • Gravel

END OF REPORT

REFERENCE LIBRARY

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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