

Inspection Report

2299 Aloha Rd.
Kaneohe, HI 96744

Prepared for:

JOHN DOE

Inspection date:

Wednesday, July 15, 2020

Prepared by:

Florentino Alabanza



SQUARE ONE



Home Inspections

Square One Home Inspections
PO Box 860586
Wahiawa, HI 96786

808 597 4462

squareonehi.wixsite.com/hawaii
squareonehi@gmail.com





August 18, 2020

Dear John Doe,

RE: Report No. 1001
2299 Aloha Rd.
Kaneohe, HI
96744

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, which is included at the end of the report for your perusal, 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. We offer a full satisfaction guarantee, and will return your fee in full if you are not satisfied at any time.

Sincerely,

Florentino Alabanza
on behalf of
Square One Home Inspections

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PO Box 860586
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SUMMARY

2299 Aloha Rd., Kaneohe, HI July 15, 2020

Report No. 1001

squareonehi.wixsite.com/hawaii

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

INSULATION

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 ROOFING \ Asphalt shingles

Condition: • [Granule loss](#)

Observed area of major granule loss at the top of the roof. Recommend further evaluation for replacement by qualified roofer.

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

Location: South

Task: Replace

Time: Less than 1 year

Exterior

ROOF DRAINAGE \ Downspouts

Condition: • [Discharge too close to building](#)

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

Location: Rear Left

Task: Improve

Time: Immediate

WALLS \ Wood siding

Condition: • [Too close to grade](#)

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

Location: West Exterior

Task: Correct

Time: Less than 1 year

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Patios

Condition: • Observed one paver at the rear patio to be cracked. Recommend repair or replacement by qualified contractor.

Location: Exterior

Task: Repair or replace

LANDSCAPING \ Lot grading

Condition: • [Improper slope or drainage](#)

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

Location: Front

Task: Improve

Time: If necessary

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GARAGE \ Vehicle doors

Condition: • Damage

Damages observed on garage vehicle door interior. Garage vehicle door still properly operating at this time. Recommend further evaluation for repair by qualified contractor.

Location: Exterior Garage

Task: Monitor Repair

Interior

WINDOWS \ Storms and screens

Condition: • [Missing](#)

Window screen missing in master bathroom. Recommend replacement to keep pests from entering home.

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

Location: Bathroom

Task: Replace

This concludes the Summary section.

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

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

[Home Improvement - ballpark costs](#)

ROOFING

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Description

General: • Average condition

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

Recommendations

SLOPED ROOFING \ Asphalt shingles

Condition: • [Granule loss](#)

Observed area of major granule loss at the top of the roof. Recommend further evaluation for replacement by qualified roofer.

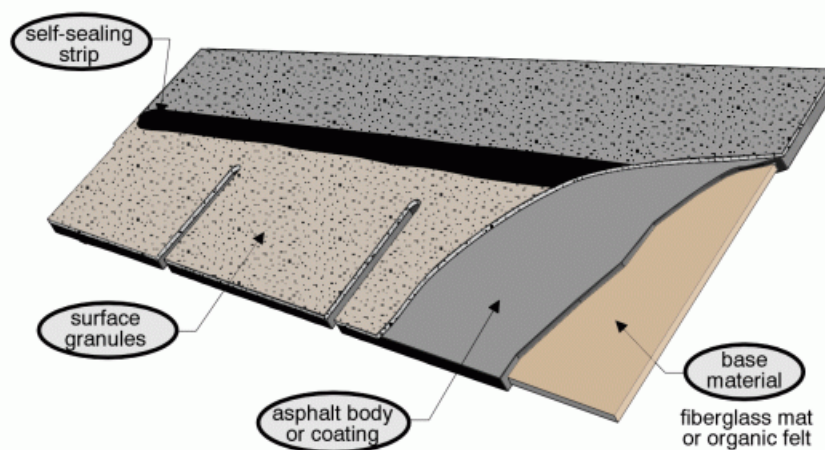
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: South

Task: Replace

Time: Less than 1 year

Asphalt shingle composition



ROOFING

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1. Granule loss



2. Granule loss

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Description

General:

- Average Condition
Exterior inspected. Average condition.
- Yard
Inspected. Generally good condition.



3. Yard

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

Gutter & downspout discharge:

- [Above grade](#)

Inspected. Draining properly.

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4. Above grade downspout

Lot slope: • [Towards building](#)

Wall surfaces and trim: • [Stucco/EIFS \(Exterior Insulation and Finishing System or Synthetic Stucco\)](#) • Fiber cement siding

Driveway:

- Concrete
- Inspected. Average condition. Typical cracks observed.

Walkway:

- Concrete
 - Pavers
- Inspected. Average condition. Typical cracks observed.

Porch:

- Concrete
- Front porch and exterior steps inspected. Generally good condition.

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5. Front porch

Exterior steps:

- Concrete

Inspected. Generally good condition.

Patio:

- Pavers

Rear patio inspected. Generally good condition.



6. Rear patio

Fence:

- Vinyl

Vinyl gate and fence inspected. Generally good condition.

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7. Vinyl fence



8. Vinyl fence

- No performance issues were noted.

Garage:

- Detached

Detached garage inspected. Walls and flooring in generally good condition. No ceiling to note. Plywood sheathing held together by hurricane ties and clips. Garage man-door has self closing device at the top of the door. Garage hardware, vehicle door, motor, sensor, and controls tested and functional.



9. Garage

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Garage vehicle doors:

- Present

Garage hardware, vehicle door, motor, sensor, and controls tested and functional.



10. Garage door



11. Garage controls



12. Sensors



13. Garage motor

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Recommendations

ROOF DRAINAGE \ Downspouts

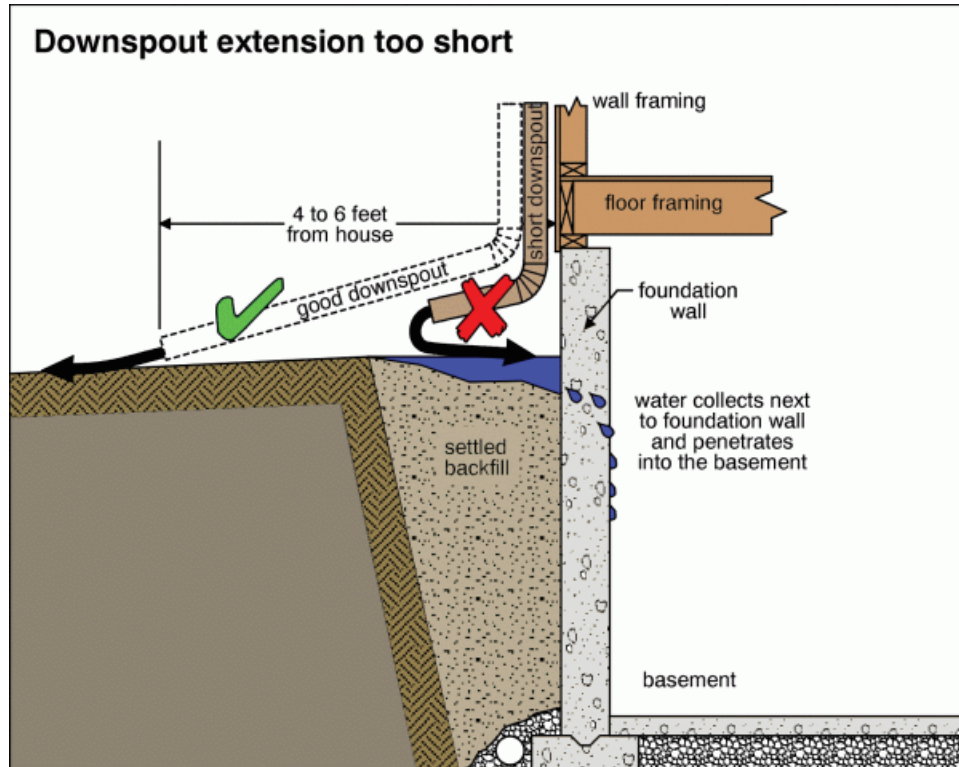
Condition: • [Discharge too close to building](#)

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

Location: Rear Left

Task: Improve

Time: Immediate



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14. Downspouts end too close to building

WALLS \ Wood siding

Condition: • [Too close to grade](#)

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

Location: West Exterior

Task: Correct

Time: Less than 1 year

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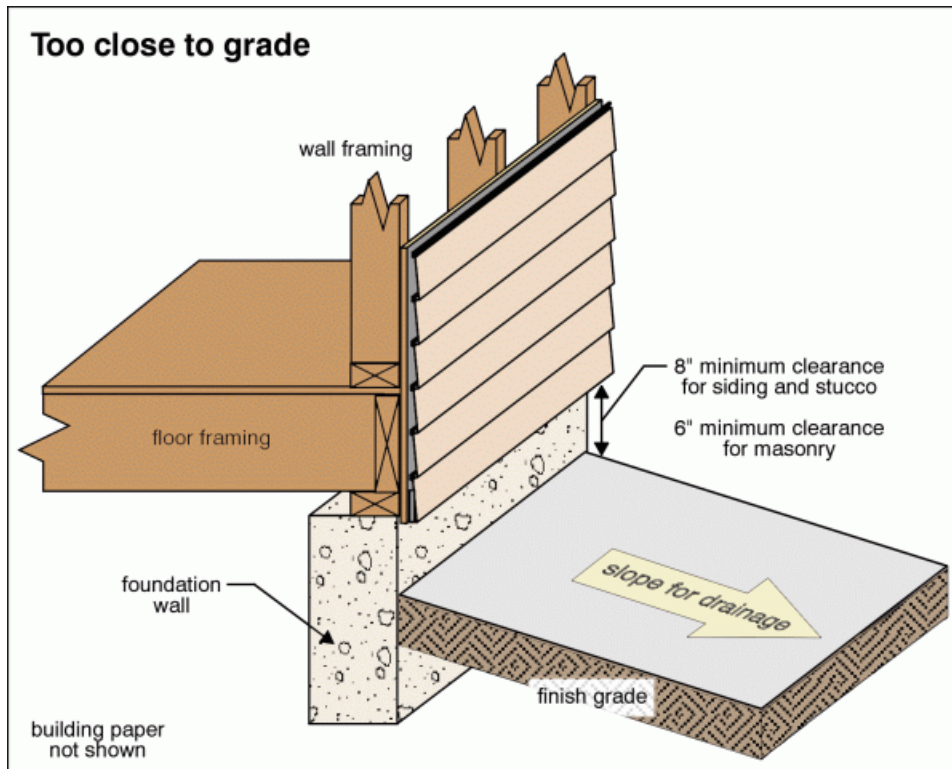
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15. Too close to grade

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Patios

Condition: • Observed one paver at the rear patio to be cracked. Recommend repair or replacement by qualified contractor.

Location: Exterior

Task: Repair or replace

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16. Crack- Patio paver

LANDSCAPING \ Lot grading

Condition: • [Improper slope or drainage](#)

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

Location: Front

Task: Improve

Time: If necessary

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Recommended grading slopes



17. Improper slope

GARAGE \ Vehicle doors

Condition: • Damage

Damages observed on garage vehicle door interior. Garage vehicle door still properly operating at this time. Recommend further evaluation for repair by qualified contractor.

Location: Exterior Garage

Task: Monitor Repair

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18. Damage- garage vehicle door

Description

Configuration: • [Slab-on-grade](#)

Foundation material: • Concrete

Floor construction: • Slab - concrete

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing:

• Roof Joists

Attic space inspected. Average condition. Plywood sheathing held together with hurricane clips. Fiber glass insulation and foil barrier in attic space.



19. Hurricane ties



20. Plywood sheathing



21. Attic space



22. Attic space

STRUCTURE

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23. Hurricane clips



24. Attic space

Limitations

Attic/roof space: • Entered but access was limited

Description

General: • Average Electrical

General: • Present. Solar panels and systems not tested as an InterNACHI standard of practice. Recommend further evaluation by qualified solar technician.



25. Solar panels and systems



26.

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

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating:

• [200 Amps](#)

Tested at 200 Amps and 240 Volts



27. 200 Amps/ 240 Volta

Main disconnect/service box type and location:

- [Breakers - exterior wall](#)



28. Breakers - exterior wall

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

Distribution panel type and location:

- [Breakers - utility room](#)

Located in laundry room wall.

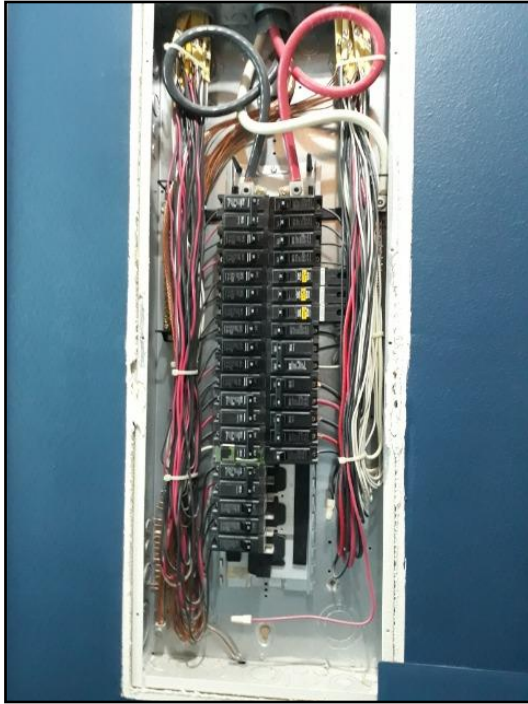


29. Breakers - laundry room

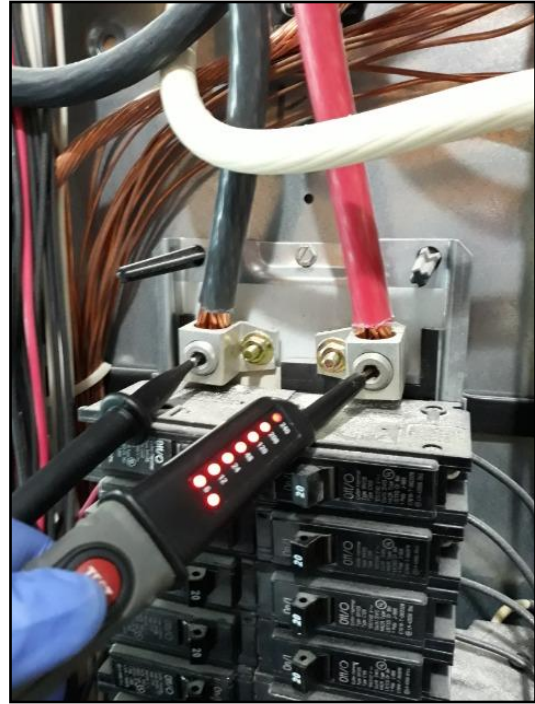
Distribution panel rating:

- [200 Amps](#)

Tested at 200 Amps and 240 Volts.



30. 200 Amps



31. 240 Volts

Electrical panel manufacturers:

- Eaton/Cutler-Hammer
Eaton panel

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

Type and number of outlets (receptacles):

- [Grounded - typical](#)

Typical grounded outlets throughout property. Tested and functional.

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

- GFCIs present

All GFCI protected outlets tested. GFCI outlets at exterior, garage, kitchen, and bathrooms. Exterior outlets have proper weather protection.



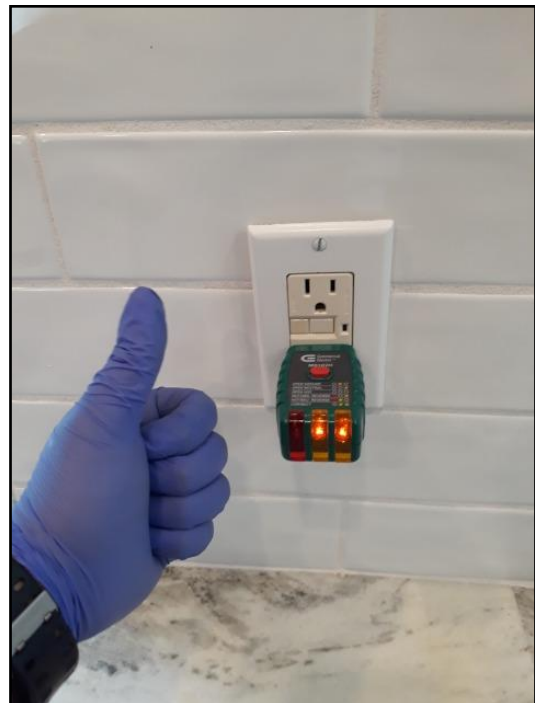
32. GFCI- garage



33. GFCI- exterior



34. GFCI- kitchen



35. GFCI- bathrooms

Smoke alarms (detectors):

- [Present](#)

Smoke detectors present throughout property. Tested and functional.



36. Present

Fire Extinguishers:

- Present

ABC type fire extinguisher present in kitchen. Tank inspected. Full with no damages to note.

COOLING & HEAT PUMP

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Description

Air conditioning type:

- Central Air Conditioner with Condenser Unit
Tested and functional.



37. Central Air Conditioner- Attic



38. AC Controls



39. Intake grate

- Ceiling Fan(s)



40. Condenser Unit

All Ceiling fans tested and functional.



41. Ceiling Fan(s)



42. Ceiling Fan Controls

INSULATION AND VENTILATION

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Description

Attic/roof insulation material:

- [Glass fiber](#)



43. Glass fiber

Attic/roof insulation amount/value: • 3 inches

Attic/roof air/vapor barrier: • [Foil](#)

Attic/roof ventilation:

- [Roof vent](#)
- [Soffit vent](#)



44. Soffit vent

Wall insulation amount/value: • Not visible

Mechanical ventilation system for building:

- Bathroom exhaust fan

INSULATION AND VENTILATION

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Tested and functional.



45. Bathroom exhaust fan

Limitations

Attic inspection performed: • From access hatch

Description

General:

- As a general rule, fixtures, appliances, waste and supply plumbing like to be used. When these items are left unused for a significant amount of time, the joints, gaskets and adhesives can dry out and lead to drips or leaks. In the case of a property that is between owners, one can expect drips or leaks.



46. Toilets



47. Exterior shower



48. Kitchen sink

PLUMBING

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49. Shower



50. Bathtub



51. Bathroom sinks

Water supply source (based on observed evidence):

- Public

BWS meter and shut-off inspected. No issue to note.

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52. BWS meter

Supply piping in building: • [Copper](#)

Supply piping in building: • Braided steel



53. Bathroom plumbing



54. Kitchen plumbing

Main water shut off valve at the:

- Exterior wall

Tested and functional.



55. Water shut-off and pressure regulator

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

Water heater type:

- [Conventional](#)

Conventional solar electric water heater located at side exterior utility closet. 80 gallon capacity with TPR valve properly draining. Timer present and in use.



56. Timer



57. Water heater

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Water heater location:

- Utility room

Located at side exterior utility closet.

Water heater fuel/energy source: • Solar

Water heater tank capacity:

- 80 gallons



58. 80 gallons

Water heater approximate age: • 6 years

Water heater typical life expectancy: • 10 to 20 years

Water heater failure probability: • [Low](#)

Hot water temperature (Generally accepted safe temp. is 120° F):

- 115° F

Average hot water temperature between 115F and 120F throughout property.

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59. 115° F

Waste disposal system:

- [Public](#)

Public sewage



60. Sewage cleanout

Exterior hose bibb (outdoor faucet):

- Present
- Tested and functional.



61. Exterior hoses bibs

Limitations

Items excluded from a building inspection:

- Water quality
- Septic system
- Concealed plumbing
- Landscape irrigation system

Present. Irrigation systems not tested as an InterNACHI standard of practice.

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62. Landscape irrigation system



63. Landscape irrigation system

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Description

General: • Average condition

Major floor finishes:

- [Carpet](#)

Carpet in average condition. Typical wear, tear, and buckling.



64. *Carpet*

- [Laminate](#)

Laminate flooring in generally good condition.

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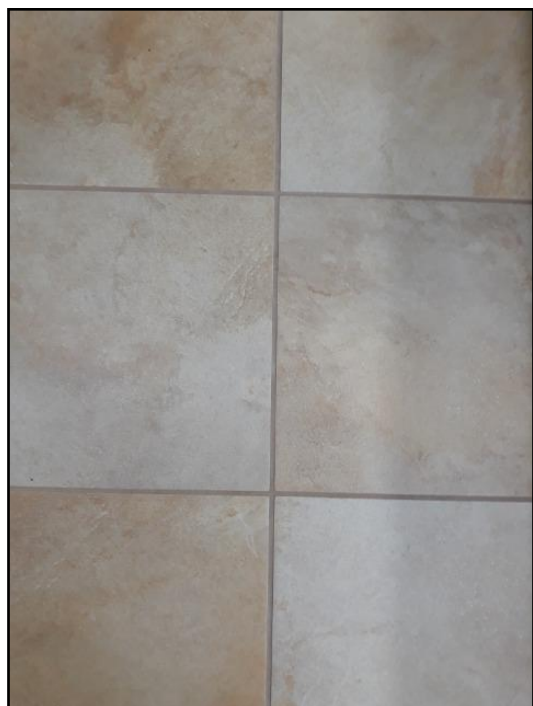
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65. Laminate

- Tile

Tile flooring in generally good condition.



66. Tile



67. Tile

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Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#)

Windows:

- [Fixed](#)

Inspected. No damages.



68. *Fixed*

- [Sliders](#)

Tested and functional.

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69. Sliders



70. Sliders

- [Casement](#)

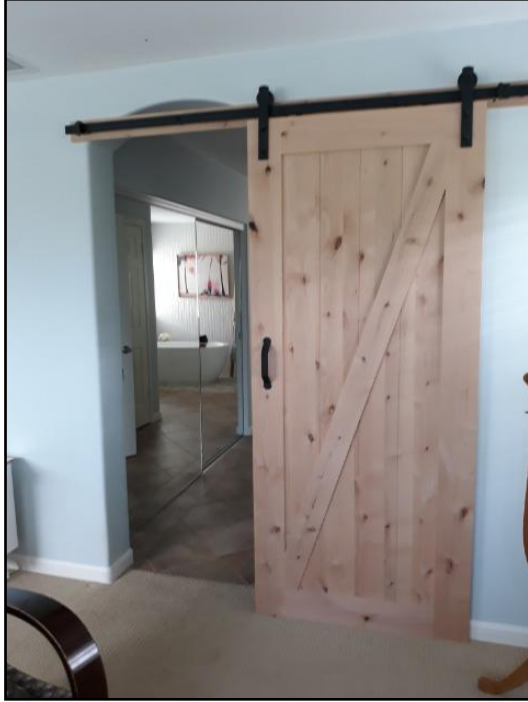
Tested and functional.



71. Casement

Doors:

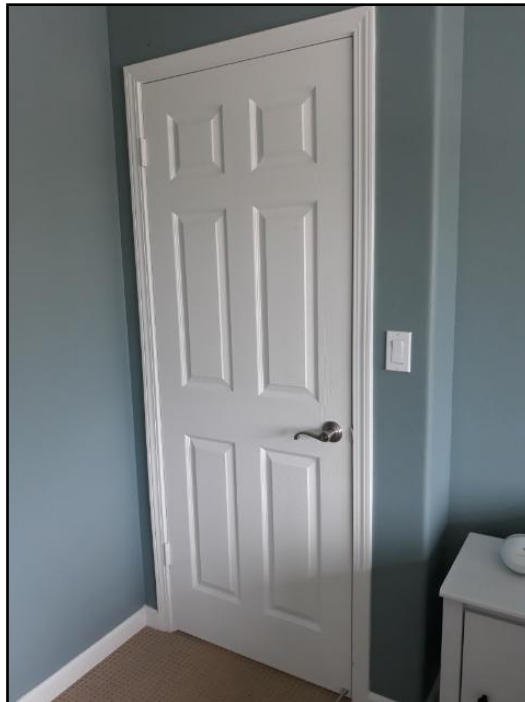
- Inspected
- Tested and functional.



72. Interior barn doors



73. Closet sliders



74. Interior doors

Appliances:

- Refrigerator

Tested and functional.



75. Refrigerator

- Range hood

Tested and functional. Vented to exterior.



76. Range hood

- Dishwasher

Tested and functional. Back-flow prevention device (air gap) present. Draining properly.

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77. Dishwasher

- Waste disposal
Tested and functional.



78. Waste disposal

- Microwave oven

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Tested and functional.



79. Microwave oven

- Door bell

Tested and functional.



80. Door bell



81. Door bell

- Cooktop

Tested and functional.

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82. Cooktop

- Wall Oven (or Oven)
Tested and functional.



83. Wall Oven

Laundry facilities:

- Washer
Tested and functional. Draining properly.

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84. Washer

- Laundry tub
Tested and functional.



85. Laundry tub

- Hot/cold water supply

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Tested and functional.



86. Water supply and standpipe

- Dryer

Tested and functional. Venting to the exterior.



87. Dryer

- Vented to outside
- 120-Volt outlet

INTERIOR

2299 Aloha Rd., Kaneohe, HI July 15, 2020

Report No. 1001

squareonehi.wixsite.com/hawaii

SUMMARY

ROOFING

EXTERIOR

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REFERENCE

Tested and functional.

- 240-Volt outlet

Tested and functional.

- Waste standpipe

Tested and functional. Draining properly.

Kitchen ventilation:

- Range hood discharges to the exterior

Tested and functional.

Bathroom ventilation:

- Exhaust fan

Tested and functional.

- Window

Laundry room ventilation:

- Clothes dryer vented to exterior

Tested and functional.



88. Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Stairs and railings:

- Inspected

Inspected. Stairs and handrails safe.

INTERIOR

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89. Stairs and handrails

Recommendations

WINDOWS \ Storms and screens

Condition: • [Missing](#)

Window screen missing in master bathroom. Recommend replacement to keep pests from entering home.

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

Location: Bathroom

Task: Replace

INTERIOR

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90. Missing window screen- bathroom

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Description

Weather: • Sunny

Building type:

- Detached home



91. Single-family home

Number of dwelling units:

- Single-family



92. Dining room



93. Laundry room

SITE INFO

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94. Living room

Number of bedrooms:

• 2



95. Bedroom



96. Bedroom

Number of bathrooms:

• 2

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97. Bathroom



98. Master bedroom

Number of kitchens:

- 1



99. Kitchen

END OF REPORT

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