



**KAUAI**  
HOME INSPECTION  
SERVICES



**1234 Kii'awa Pl., Kapaa, HI 96746**  
**Inspection prepared for: Bill & Karen Sample**  
**Real Estate Agent: Don Corleone - La Familia Realty**

**Date of Inspection: 2/3/2016 Time: 9:30 AM**

**Inspector: Michael J Lagana**  
**License # NACHI13121220**  
**Kapaa, HI 96746**

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**[www.khis.us](http://www.khis.us)**



# KAUAI HOME INSPECTION SERVICES

Dear Bill and Karen,

Per your request, I performed a home inspection on the residence located at 1234 Kii'awa Pl. Kapaa HI 96746 on 2/3/2016.

The following designations will be applied to the various issues that have been discovered in this inspection:

**1. Health and Safety Issues:**

This category indicates immediate repair work is needed to ensure the safety of the occupants.

Example: Rotten wooden deck handrail or missing smoke detectors.

Immediate attention from a licensed professional is recommended.

**2. Serious Issues:**

This category indicates that repairs must be made to prevent further damage or create a health and safety hazard.

Example: A roof leak or evidence of termite activity.

Contacting a licensed professional to evaluate and repair is recommended.

**3. Intermediate Issues:**

This category indicates moderate defects and damages or conditions exist that may lead to future damage if not addressed.

Example: Improperly sealed plumbing fixtures or chipping paint on exterior wood surfaces.

**4. Cosmetic issues:**

This category indicates a visual or structural defect that is not likely to cause further damage.

Example: Minor cracks (less than 1/4" in width) in a garage slab or imperfections on wall surfaces.

Please Note: Photos follow the description. Photos that go with descriptions may be on the page below.

# EXECUTIVE SUMMARY

<b>GROUNDINGS:</b>		
Page 6	Driveway:	<ul style="list-style-type: none"> <li>Moderate cracks and damage at driveway were observed.</li> </ul>
Page 6	Walkways:	<ul style="list-style-type: none"> <li>Moderate cracks and damage to walkway were observed.</li> </ul>
Page 7	Grading and Drainage:	<ul style="list-style-type: none"> <li>The grading is improperly sloped towards the foundation. Moisture and evidence of water flow at the foundation crawlspace.</li> </ul>
Page 7	Retaining Walls:	<ul style="list-style-type: none"> <li>Lower retaining wall towards the front of the property is poorly constructed and leaning.</li> <li>Rear section of retaining wall has moderate defects and damages, appears functional.</li> </ul>
<b>EXTERIOR STRUCTURE:</b>		
Page 9	Foundation:	<ul style="list-style-type: none"> <li>Wear and tear, termite damage to foundation skirting.</li> <li>Termite damage was observed to a couple wood foundation posts. Contact a licensed general contractor to evaluate and make recommendations.</li> </ul>
Page 10	Floor System:	<ul style="list-style-type: none"> <li>Evidence of termite damage and repairs were observed at floor system. Contact a licensed general contractor to evaluate.</li> </ul>
Page 12	Rain Gutters:	<ul style="list-style-type: none"> <li>Damaged or missing components were observed to rain gutters.</li> <li>Remove debris from gutters to ensure proper function.</li> <li>Repair rain gutter down spouts to provide proper drainage.</li> </ul>
Page 13	Roof:	<ul style="list-style-type: none"> <li>Minor damage was observed to roof.</li> <li>Damaged rubber components at plumbing roof vents.</li> <li>Failing sealant at plumbing vents.</li> <li>Contact a licensed roofing contractor to evaluate.</li> </ul>
Page 14	Carport:	<ul style="list-style-type: none"> <li>Significant damage/ improper construction. Posts not anchored, inadequate footings or piers, termite damage and improper repairs. Contact a licensed general contractor to make recommendations.</li> </ul>
<b>DECK/LANAI 1:</b>		
Page 16	Deck Stairs:	<ul style="list-style-type: none"> <li>Evidence of rot or damaged components at deck stair handrail.</li> </ul>
Page 18	Deck Handrail:	<ul style="list-style-type: none"> <li>Safety rail does not meet current safety standards.</li> </ul>
<b>DECK/LANAI 2:</b>		
Page 20	Deck Handrail:	<ul style="list-style-type: none"> <li>Safety rail does not meet current safety standards.</li> </ul>
<b>INTERIOR STRUCTURE:</b>		
Page 22	Flooring:	<ul style="list-style-type: none"> <li>Termite damage was observed at a couple locations.</li> </ul>
Page 24	Doors to Exterior:	<ul style="list-style-type: none"> <li>Entry door hit at the top of the doorjamb.</li> </ul>

Page 24	Interior Doors:	<ul style="list-style-type: none"> <li>• Door to south east bedroom hits the doorjamb, does not close properly.</li> <li>• Closet doors at Northeast bedroom do not operate smoothly.</li> </ul>
Page 25	Windows:	<ul style="list-style-type: none"> <li>• Wooden sliding windows should have safety railing across window. Also do not appear to be tempered glass.</li> </ul>
Page 26	Countertops:	<ul style="list-style-type: none"> <li>• Deteriorated sealant behind kitchen sink.</li> <li>• Kitchen countertops were worn.</li> </ul>

**APPLIANCES:**

Page 28	Ranges, Ovens, Cooktops	<ul style="list-style-type: none"> <li>• Anti tip device not present at range. Install device to prevent injuries.</li> </ul>
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**ELECTRICAL:**

Page 30	Main Service Panel(s)	<ul style="list-style-type: none"> <li>• Improper wiring was observed at main panel, "double tapping" or 2 circuits into 1 breaker. Contact a licensed electrical contractor to evaluate and repair.</li> </ul>
Page 31	GFCI - Ground Fault Circuit Interrupter	<ul style="list-style-type: none"> <li>• Receptacles at kitchen counter not GFI protected.</li> <li>• Receptacle at bathroom did not respond to test. Contact a licensed electrical contractor to provide and repair GFI receptacles at required locations.</li> </ul>
Page 33	General Wiring:	<ul style="list-style-type: none"> <li>• Missing covers at junction boxes at foundation crawl space.</li> <li>• Exposed romex wiring at lower storage room.</li> </ul>

**PLUMBING:**

Page 35	Water Supply & Piping:	<ul style="list-style-type: none"> <li>• Water pressure was tested a hose bib and observed to be over 80 psi. 40-80 is considered normal. Excessive water pressure puts stress on soldered plumbing joints and plumbing valves and may cause damage. Contact a licensed plumbing contractor to make recommendations.</li> <li>• Galvanized plumbing pipes joined to copper pipes, causing galvanic corrosion. Contact a licensed plumbing contractor to evaluate supply lines and make recommendations.</li> <li>• Some plumbing pipes at crawlspace were not properly secured.</li> </ul>
Page 36	Faucets and Shower Heads:	<ul style="list-style-type: none"> <li>• Shower head at the upstairs bathroom not functional, Particles of corroded metal came out of tub spout; Shower head likely clogged. Contact a licensed plumbing contractor to evaluate.</li> </ul>
Page 36	Sinks and Tubs:	<ul style="list-style-type: none"> <li>• Provide stoppers at sinks where missing or not functional.</li> </ul>
Page 36	Traps and Drains	<ul style="list-style-type: none"> <li>• Leaking drain trap at plastic utility sink.</li> <li>• Missing cast iron drain pipe at crawlspace. Contact a licensed plumbing contractor to evaluate drain system and make repairs.</li> </ul>
Page 38	Water Heater:	<ul style="list-style-type: none"> <li>• Improper platform for water heater.</li> <li>• Significant corrosion to water heater base.</li> <li>• Missing pipe extension for TPR valve.</li> </ul>

**PESTS AND MOLD:**

Pests:

- Termite damage was observed at several locations. Contact a licensed pest control contractor to evaluate.

# INSPECTION DETAILS:

## **Description:**

- For the purposes of this report, the main entry faces north.
- The home was vacant and partially furnished.
- Homes built prior to 1978 may contain lead based paint, now banned by the EPA. (More info: <http://www2.epa.gov/lead/evaluating-and-eliminating-lead-based-paint-hazards>)
- 3 health and safety issue(s) and 13 serious issue(s) were observed.
- If you have any questions regarding this report, please feel free to email me at [mike@khis.us](mailto:mike@khis.us) or call me at 808 639-8664  
Mike Lagana - Kauai Home Inspection Services

## • STATEMENT OF LIMITATIONS AND NON-WARRANTY

The scope of the inspection and report is based upon the visual observations of the inspector and is limited to the areas of the subject property that are readily and safely accessible. The inspection is not to be interpreted in any way to be a warranty or guarantee of the condition or suitability of the subject property and/or structures. Any area which is not exposed to view, is concealed or obstructed is not included in this inspection. The inspection is not to be considered technically exhaustive. Kauai Home Inspection Services (KHIS) shall not be liable or responsible for any loss and/or damage or claims made to the subject property, nor liable for any defects, damage or latent defect found or not found by the Inspector.

- See the last section of the report for a detailed list of issues discovered during the inspection.



# GROUNDS:

## **Driveway:**

### **Description:**

- Asphalt driveway.

### **Observations:**

- Moderate cracks and damage at driveway were observed.



## **Walkways:**

### **Description:**

- Concrete walkway noted.

### **Observations:**

- Moderate cracks and damage to walkway were observed.





Soil subsidence at front walkway.



### **Grading and Drainage:**

#### **Observations:**

- The grading is improperly sloped towards the foundation. Moisture and evidence of water flow at the foundation crawlspace.



Evidence of moisture from poor drainage.

### **Landscaping:**

#### **Description:**

- Landscaping is adequately spaced from the home.

### **Retaining Walls:**

#### **Observations:**

- Lower retaining wall towards the front of the property is poorly constructed and leaning.
- Rear section of retaining wall has moderate defects and damages, appears functional.





# EXTERIOR STRUCTURE:

## **Foundation:**

### **Description:**

- Raised foundation.
- Concrete piers and wood posts supporting the wood floor structure.

### **Observations:**

- Wear and tear, termite damage to foundation skirting.
- Termite damage was observed to a couple wood foundation posts. Contact a licensed general contractor to evaluate and make recommendations.



Significant termite damage to skirting and foundation post at the front of home.



Termite damage.



## **Floor System:**

### **Description:**

- Wood 4X beams with 2X joist
- Hardwood flooring over joist.

### **Observations:**

- Evidence of termite damage and repairs were observed at floor system. Contact a licensed general contractor to evaluate.



Evidence of repairs at foundation.



Termite damage and evidence of repairs.



Termite damage and evidence of repairs.



## **Exterior Cladding:**

### **Description:**

- Cladding consists of vinyl siding over existing single wall structure.

### **Observations:**

- Minor defects and damages were observed.



### ***Exterior Trim:***

#### **Description:**

- Wood trim clad with aluminum.

#### **Observations:**

- Minor defects and damages were observed.



### ***Roof Eaves:***

#### **Description:**

- Eaves consist of exposed 2X tails with 2X wood fascia board, tongue and groove wood above.
- Plywood over rafter tails.

#### **Observations:**

- No significant defects or damage were observed.



### ***Rain Gutters:***

#### **Description:**

- Rain gutters were observed on the perimeter of the home.
- Run gutters consist of galvanized steel.

#### **Observations:**

- Damaged or missing components were observed to rain gutters.
- Remove debris from gutters to ensure proper function.
- Repair rain gutter down spouts to provide proper drainage.





Missing/damaged components.



Rain gutter downspout missing components.

## **Roof:**

### **Description:**

- Roof was walked.
- Roof material consists of fiberglass/asphalt shingles.

### **Observations:**

- Minor damage was observed to roof.
- Damaged rubber components at plumbing roof vents.
- Failing sealant at plumbing vents.
- Contact a licensed roofing contractor to evaluate.





Deteriorated rubber gaskets at plumbing vents.



Deteriorated sealant.



Damaged roof shingles.

### ***Carport:***

#### **Observations:**

- Significant damage/ improper construction. Posts not anchored, inadequate footings or piers, termite damage and improper repairs. Contact a licensed general contractor to make recommendations.





Significant damage/ improper construction.



Significant damage/ improper construction.



Termite damage.



Improper repairs.

# DECK/LANAI 1:

## **Deck/Lanai Description:**

### **Description:**

- Front porch.

## **Deck Foundation:**

### **Description:**

- Concrete piers and wood posts supporting the wood floor structure.

### **Observations:**

- Minor defects and damages.



## **Deck Stairs:**

### **Description:**

- 2X wood stringers
- 2X wood tread.
- Wood handrail components.

### **Observations:**

- Evidence of rot or damaged components at deck stair handrail.



Front entry stairs.



Deterioration at entry stair handrail.



Deterioration at entry stair handrail.

***Deck Surface:***

**Description:**

- 2X wood decking over wood joist.

**Observations:**

- Minor defects and damages.





***Deck Handrail:***

**Observations:**

- Safety rail does not meet current safety standards.



Safety rail does not meet current safety standards.

***Deck Roof Structure:***

**Description:**

- Wood post and beams support the attached roof structure.

**Observations:**

- Minor defects and damages.



# DECK/LANAI 2:

## ***Deck/Lanai Description:***

### **Description:**

- Rear stairs and landing.

## ***Deck Stairs:***

### **Description:**

- 2X wood stringers
- 2X wood tread.

### **Observations:**

- Minor defects and damages.



## ***Deck Surface:***

### **Description:**

- 2X wood decking over wood joist.

### **Observations:**

- Minor defects and damages.

## ***Deck Handrail:***

### **Description:**

- Wood safety rail components.

### **Observations:**

- Safety rail does not meet current safety standards.



Safety rail does not meet current safety standards.

# INTERIOR STRUCTURE:

## ***Flooring:***

### **Description:**

- Flooring consist of painted hardwood and vinyl adhesive tiles at bathroom.

### **Observations:**

- Termite damage was observed at a couple locations.



Termite damage at kitchen floor.

## ***Baseboards & Trim:***

### **Description:**

- Baseboards and trim consist of wood.

### **Observations:**

- No significant defects or damages were observed.





## ***Walls:***

### **Description:**

- Walls consist of vertical tongue and groove wood, consistent with single wall building method

### **Observations:**

- Minor cosmetic defects and damages observed.



## ***Bathtub and Shower Walls:***

### **Description:**

- Shower and tub enclosures consist of fiberglass.

### **Observations:**

- Appears to be properly installed, sealed and functional.



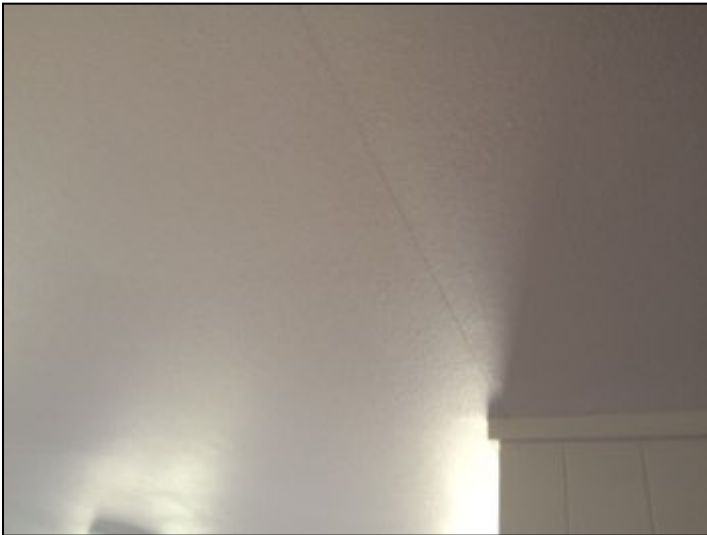
## ***Ceilings:***

### **Description:**

- Ceilings consist of drywall.

### **Observations:**

- Minor cosmetic defects or damages were observed.



Minor defect at living room adjacent to kitchen.



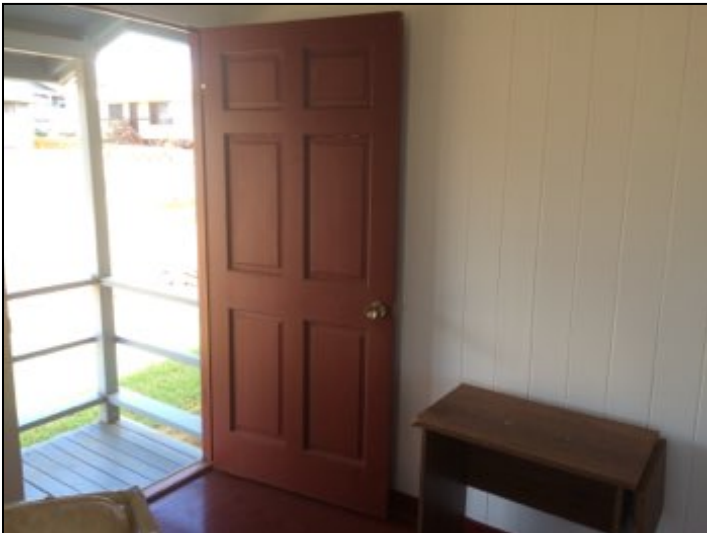
### ***Doors to Exterior:***

#### **Description:**

- Solid core raised panel entry door.

#### **Observations:**

- Entry door hit at the top of the doorjamb.



### ***Interior Doors:***

#### **Description:**

- Raised panel solid core wood doors.

#### **Observations:**

- Door to south east bedroom hits the doorjamb, does not close properly.
- Closet doors at Northeast bedroom do not operate smoothly.

## **Windows:**

### **Description:**

- Aluminum jalousie hardware with glass/wood blades.

### **Observations:**

- Wooden sliding windows should have safety railing across window. Also do not appear to be tempered glass.



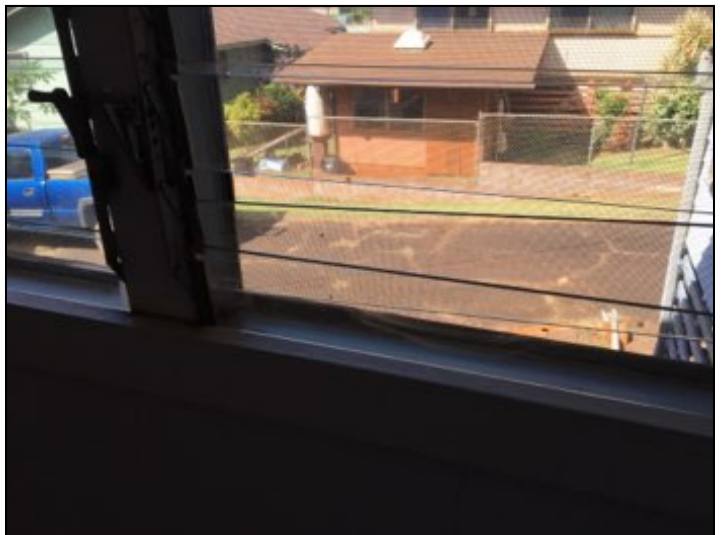
Damaged window screen west side of home.



Termite damage at window frame.



Living room window height does not meet current safety standards.



Jalousie window blade at dining room not secure.

## **Cabinets and Vanities:**

### **Description:**

- Solid wood.

### **Observations:**

- Several doors and drawers in kitchen are misaligned, do not open or close properly.



### **Countertops:**

#### **Description:**

- All countertops consist of laminate.

#### **Observations:**

- Deteriorated sealant behind kitchen sink.
- Kitchen countertops were worn.



Deteriorated caulking at kitchen countertop.

### **Attic:**

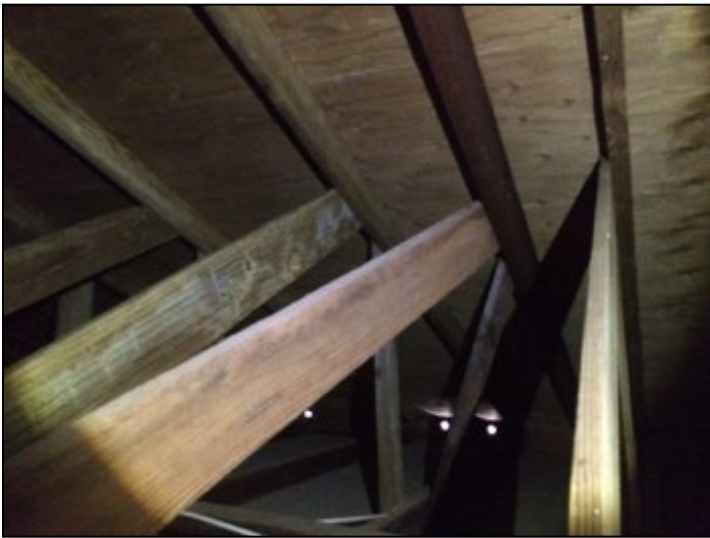
#### **Description:**

- Door located in hallway.
- Roof structure consist of site built wood trusses.

#### **Observations:**

- No significant defects or damage was observed.
- Hurricane hardware was observed at truss to wall plate connections.
- Structural members in attic showed no significant defects or damages.





# APPLIANCES:

## **Refrigerator**

### **Observations:**

- Unplugged/Not tested



## **Ranges, Ovens, Cooktops**

### **Description:**

- Electric range.

### **Observations:**

- Not operational.
- Anti tip device not present at range. Install device to prevent injuries.



## **Dishwasher**

### **Description:**

- N/A

## ***Garbage Disposal***

### **Description:**

- N/A

## ***Microwave***

### **Description:**

- N/A

## ***Washer/Dryer:***

### **Description:**

- N/A

# ELECTRICAL:

## ***Electric Meter***

### **Description:**

- Electric meters with 100 amp service breakers were located on the west side of the house.
- Electrical service is overhead and publicly provided.

### **Observations:**

- No deficiencies noted.



Electric ground.

## ***Main Service Panel(s)***

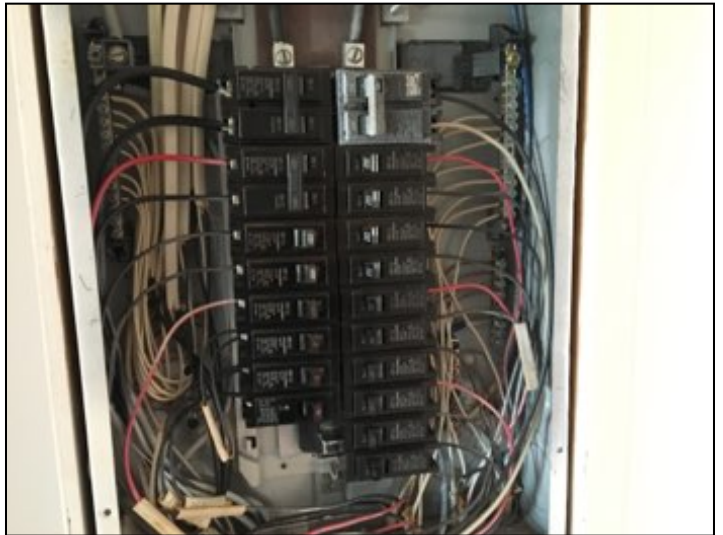
### **Description:**

- Main breaker panel located in the hallway.

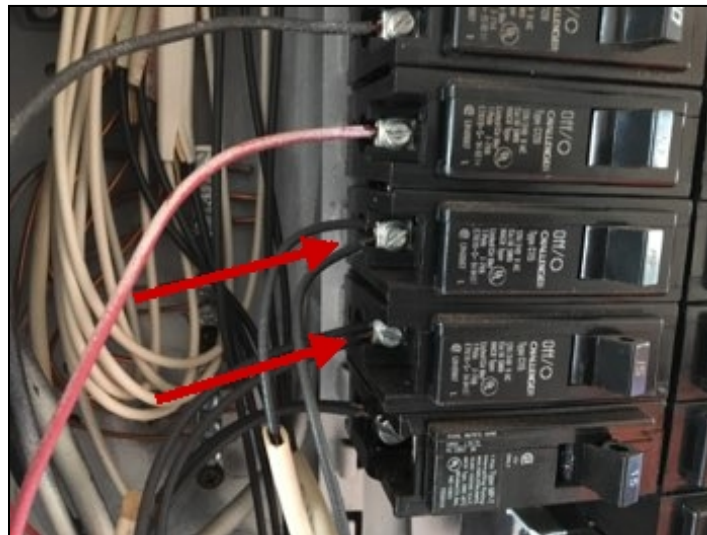
### **Observations:**

- Breakers in the "off" position are not turned on. Breaker to range and water heater not on at the time of inspection.
- Improper wiring was observed at main panel, "double tapping" or 2 circuits into 1 breaker. Contact a licensed electrical contractor to evaluate and repair.





Main panel appears to be adequately labeled.



Improper wiring - double tapping.

## ***Receptacles***

### **Description:**

- A representative number of accessible receptacles were tested and all operated normally.

## ***GFCI - Ground Fault Circuit Interrupter***

### **Observations:**

- Receptacles at kitchen counter not GFI protected.
- Receptacle at bathroom did not respond to test. Contact a licensed electrical contractor to provide and repair GFI receptacles at required locations.



No GFI protected receptacles at kitchen sink.



GFI outlet in bathroom did not respond to test.

### ***Switches and Lighting Fixtures***

**Description:** All accessible switches were tested, switches and fixtures were functional.



Missing light fixture, bare wires at main entry door.



Light bulb arcing at socket.



General room lighting fixture in bathroom not working possibly change lightbulb.

### **General Wiring:**

#### **Observations:**

- Missing covers at junction boxes at foundation crawl space.
- Exposed romex wiring at lower storage room.



Open electrical junction boxes at foundation.



Open electrical junction boxes at foundation.



Exposed romex wires.

### ***Smoke/Heat Detector(s)***

#### **Observations:**

- Smoke detectors are not tested. The test button only confirms that the battery, electronics, and alert system are working; it doesn't mean that the smoke sensor is working. The life expectancy of smoke alarms is generally 10 years, after which point their sensors can begin to lose sensitivity. To test the sensor, use an aerosol can of smoke alarm test spray that simulates smoke. Installing smoke detectors at proper locations is recommended. Test smoke detectors monthly; weak or dead batteries should be replaced immediately. For more info, go to: <http://www.nfpa.org/safety-information/for-consumers/fire-and-safety-equipment/smoke-alarms/installing-and-maintaining-smoke-alarms>
- Recommend installing smoke detectors at bedrooms.





# PLUMBING:

## **Water Supply & Piping:**

### **Materials:**

- Readily visible water supply pipes are copper and cast iron.

### **Observations:**

- Water pressure was tested a hose bib and observed to be over 80 psi. 40-80 is considered normal. Excessive water pressure puts stress on soldered plumbing joints and plumbing valves and may cause damage. Contact a licensed plumbing contractor to make recommendations.
- Galvanized plumbing pipes joined to copper pipes, causing galvanic corrosion. Contact a licensed plumbing contractor to evaluate supply lines and make recommendations.
- Some plumbing pipes at crawlspace were not properly secured.



Water meter registers water use with no fixtures in use.



Galvanized pipe connected directly to copper pipe.

## ***Faucets and Shower Heads:***

### **Observations:**

- Shower head at the upstairs bathroom not functional, Particles of corroded metal came out of tub spout; Shower head likely clogged. Contact a licensed plumbing contractor to evaluate.



## ***Sinks and Tubs:***

### **Observations:**

- Provide stoppers at sinks where missing or not functional.



## ***Traps and Drains***

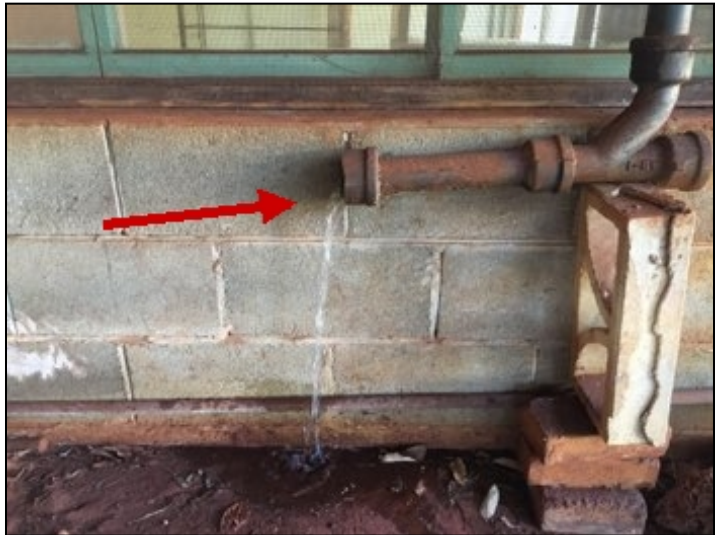
### **Observations:**

- Drain pipes consist of ABS plastic and metal.
- Leaking drain trap at plastic utility sink.
- Missing cast iron drain pipe at crawlspace. Contact a licensed plumbing contractor to evaluate drain system and make repairs.





Missing section of plumbing drain pipe.



Kitchen sink discharge.



Toilet discharge.



Lower level utility sink leaks at trap.

**Toilets/Bidet:**

**Description:**

- Toilet was secure and functional.



Exterior half-bath.



Upstairs bathroom.

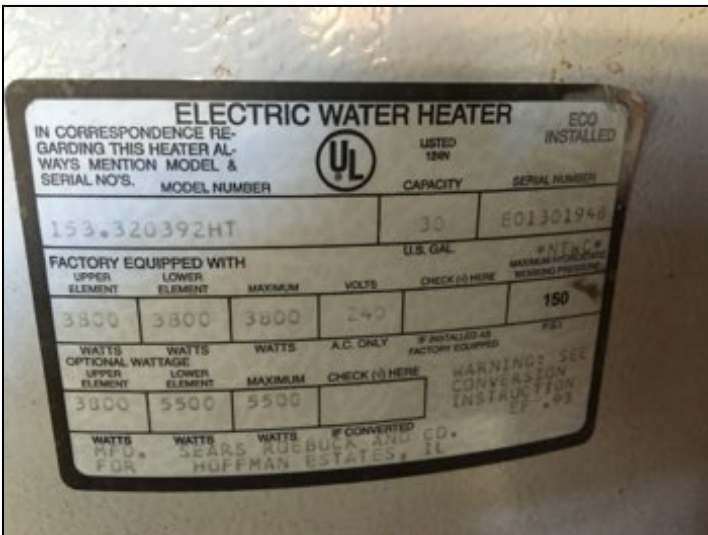
### **Water Heater:**

#### **Description:**

- An 30 gallon electric water heater is located at the crawlspace.

#### **Observations:**

- Improper platform for water heater.
- Significant corrosion to water heater base.
- Missing pipe extension for TPR valve.



Significant rust at water heater base.  
Improper water heater platform.





Missing TPR valve extension.

# PESTS AND MOLD:

## ***Pests:***

### **Condition:**

- No evidence of mold was observed.

### **Observations:**

- Termite damage was observed at several locations. Contact a licensed pest control contractor to evaluate.