



Pacific Inspection Group  
16-566 Keaau-Pahoa Rd  
Keaau, Hawaii 96749



Somewhere In Paradise  
Keaau, Hawaii 96749

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## Definitions

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NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

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### Property Information

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Property Address Somewhere In Paradise



City Keaau State Hawaii Zip 96749  
Contact Name John Doe  
Phone 555.555.5555

### Client Information

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E-Mail couldbeanyone@anywhere.net

### Inspection Company

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Inspector Name Tom Burgess  
Company Name Pacific Inspection Group  
Address 16-566 Keaau-Pahaoa Rd  
City Keaau State Hawaii Zip 96749  
Phone 808.344.0974  
Fax 808.572.7579  
E-Mail pacificinspectiongroup@hawaiiantel.net  
File Number 61814-01  
Amount Received \$364.58

### Conditions

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Others Present Seller Property Occupied Vacant  
Inspection Date 6/18/14  
Start Time 9 am End Time 11:15 am  
Electric On Yes  
Gas/Oil On No

General Information (Continued)

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Water On No  
Temperature 76  
Weather Rain Soil Conditions Wet  
Building Type Single family Garage Carport  
Sewage Disposal Septic How Verified Visual Inspection  
Water Source Catchment How Verified Visual Inspection

Lots and Grounds

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- 1. Acceptable Driveway: Earth
- 2. Acceptable Grading: Minor slope
- 3. Acceptable Swale: Adequate slope and depth for drainage
- 4. Acceptable Vegetation: Shrubs/Weeds
- 5. Acceptable Fences: Chain link

Exterior

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All Exterior Surface

- 1. Acceptable Type: Wood



Exterior (Continued)

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Type: (continued)



- 2. Acceptable
  - 3. Acceptable
  - 4. Acceptable
  - 5. Acceptable
  - 6. Acceptable
  - 7. Acceptable
  - 8. Acceptable
  - 9. Acceptable
- Trim: Wood  
Fascia: Wood  
Soffits: Wood  
Entry Doors: Wood  
Patio Door: Metal sliding  
Exterior Lighting: Surface mount  
Exterior Electric Outlets: 110 VAC  
Hose Bibs: Gate

## Roof

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### Main Roof Surface

1. Method of Inspection: On roof
2. Acceptable Material: Metal
3. Type: Hip
4. Approximate Age: 15 years
5. Acceptable Plumbing Vents: PVC
6. Acceptable Electrical Mast: Mast with tie back at roof

## Garage/Carport

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### Attached Garage

1. Type of Structure: Attached Car Spaces: 2
2. Acceptable Ceiling: Texture paint
3. Acceptable Floor/Foundation: Poured slab Minor floor cracks noted-seal cracks
4. Acceptable Electrical: 110 VAC GFCI

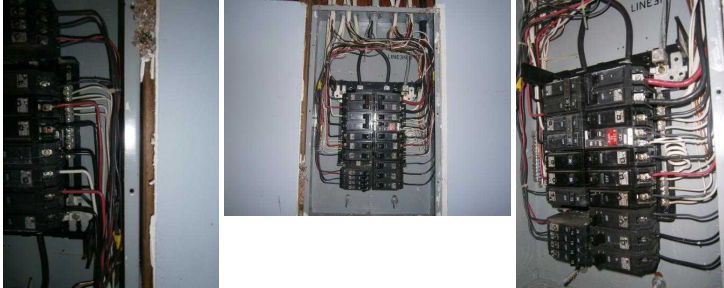
## Electrical

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1. Service Size Amps: 200 Volts: 110-240 VAC
2. Acceptable Service: Copper
3. Acceptable 120 VAC Branch Circuits: Copper
4. Acceptable 240 VAC Branch Circuits: Copper
5. Acceptable Conductor Type: Romex
6. Acceptable Ground: Plumbing and rod in ground

### Garage Electric Panel

7. Acceptable Manufacturer: General Electric



8. Maximum Capacity: 200 Amps
9. Acceptable Main Breaker Size: No single main breaker exists, Split bus design
10. Acceptable Breakers: Copper
11. Acceptable AFCI: 110 volt
12. Is the panel bonded? Yes

## Structure

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1. Acceptable Structure Type: Wood frame
2. Acceptable Foundation: Post and pier, Poured
3. Acceptable Differential Movement: No movement or displacement noted
4. Acceptable Bearing Walls: Frame
5. Acceptable Joists/Trusses: 2x8
6. Acceptable Piers/Posts: Block piers and wood posts
7. Acceptable Floor/Slab: Poured slab

## Attic

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### Main Attic

1. Method of Inspection: In the attic
2. Acceptable Unable to Inspect: 30%
3. Acceptable Roof Framing: Truss
4. Acceptable Sheathing: Dimensional wood
5. Acceptable Ventilation: Soffit vents
6. Acceptable Wiring/Lighting: 110 VAC

## Crawl Space

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### Main Crawl Space

1. Method of Inspection: In the crawl space
2. Acceptable Unable to Inspect: 20%
3. Acceptable Access: Open

## Plumbing

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1. Acceptable Service Line: PVC
2. Acceptable Main Water Shutoff: Rear of house by tank
3. Acceptable Water Lines: Copper
4. Acceptable Drain Pipes: PVC

## Bathroom

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### Master Bathroom

1. Acceptable Ceiling: Texture paint
2. Acceptable Walls: Paint
3. Acceptable Windows: Louver

Bathroom (Continued)

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4. Acceptable Electrical: 110 VAC



- 5. Acceptable Counter/Cabinet: Composite and wood
- 6. Acceptable Sink/Basin: Molded single bowl
- 7. Acceptable Faucets/Traps: Delta fixtures with a PVC trap
- 8. Acceptable Shower/Surround: Tile
- 9. Acceptable Toilets: American Standard

Hallway Bath Bathroom

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10. Acceptable Ceiling: Texture paint



Bathroom (Continued)

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11. Acceptable Walls: Paint



- 12. Acceptable Electrical: 110 VAC
- 13. Acceptable Counter/Cabinet: Composite and wood
- 14. Acceptable Sink/Basin: Molded single bowl
- 15. Acceptable Faucets/Traps: Delta fixtures with a PVC trap
- 16. Acceptable Tub/Surround: Porcelain tub and ceramic tile surround
- 17. Acceptable Toilets: American Standard

## Kitchen

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### Center Kitchen

- 1. Acceptable    Cooking Appliances: Whirlpool
- 2. Acceptable    Refrigerator: Frigidaire
- 3. Acceptable    Sink: Stainless Steel
- 4. Acceptable    Electrical: 110 VAC
- 5. Acceptable    Plumbing/Fixtures: Chrome
- 6. Acceptable    Counter Tops: Tile



- 7. Acceptable    Cabinets: Wood
- 8. Acceptable    Pantry: Single small
- 9. Acceptable    Ceiling: Texture paint
- 10. Acceptable    Walls: Paint
- 11. Acceptable    Floor: Laminate
- 12. Acceptable    Windows: Louver

## Bedroom

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### Master Bedroom

- 1. Acceptable    Closet: Large
- 2. Acceptable    Ceiling: Texture paint



Bedroom (Continued)

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Ceiling: (continued)



- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Laminate
- 5. Acceptable Windows: Louver
- 6. Acceptable Electrical: 110 VAC

Bedroom 1 Bedroom

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- 7. Acceptable Closet: Large
- 8. Acceptable Ceiling: Texture paint

Bedroom (Continued)

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Ceiling: (continued)



- 9. Acceptable Walls: Paint
  - 10. Acceptable Floor: Laminate
  - 11. Acceptable Windows: Louver
  - 12. Acceptable Electrical: 110 VAC
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- Bedroom # 2 Bedroom
- 13. Acceptable Closet: Large
  - 14. Acceptable Ceiling: Texture paint
  - 15. Acceptable Floor: Laminate
  - 16. Acceptable Windows: Louver
  - 17. Acceptable Electrical: 110 VAC

Living Space

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Family Room Living Space

- 1. Acceptable Ceiling: Paint
- 2. Acceptable Walls: Paint



- 3. Acceptable Floor: Laminate
- 4. Acceptable Doors: Solid wood
- 5. Acceptable Windows: Louver
- 6. Acceptable Electrical: 110 VAC