



Pacific Inspection Group
Somewhere In Paradise 2
Keaau, Hawaii 96749



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Keaau, Hawaii 96749

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Definitions

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

Property Information

Property Address Somewhere In Paradise 2
City Keaau State Hawaii Zip 96749
Contact Name John Doe's Brother
Phone 555.555.5555

Client Information

E-Mail couldbeanyone@anywhere.net

Inspection Company

Inspector Name Tom Burgess
Company Name Pacific Inspection Group
Address Somewhere In Paradise 2
City Keaau State Hawaii Zip 96749
Phone 808.344.0974
Fax 808.572.7579
E-Mail pacificinspectiongroup@hawaiiantel.net
File Number 10-30-13
Amount Received \$385.90

Conditions

Others Present Buyer Property Occupied Vacant
Inspection Date 11/04/2013
Start Time 10:15 AM End Time 12:30 PM
Electric On Yes
Gas/Oil On No
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

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

Exterior

All Exterior Surface

- 1. Acceptable Type: Wood
- 2. Acceptable Trim: Wood
- 3. Acceptable Fascia: Wood
- 4. Acceptable Soffits: Wood
- 5. Marginal Entry Doors: Wood Surface laminate cracking and peeling signs of termite damage.
- 6. Acceptable Patio Door: Metal sliding
- 7. Defective Exterior Lighting: Surface mount Exposed wiring by the carport rear pass through.
- 8. Marginal Exterior Electric Outlets: 110 VAC Non-GFCI outlet
- 9. Acceptable Hose Bibs: Gate

Roof

Main Roof Surface

- 1. Method of Inspection: On roof
- 2. Defective Material: Metal Roof has heavy rust since this feeds the catchment tank it should be cleaned and painted with an approved paint for food grade use.



- 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

Attached Garage

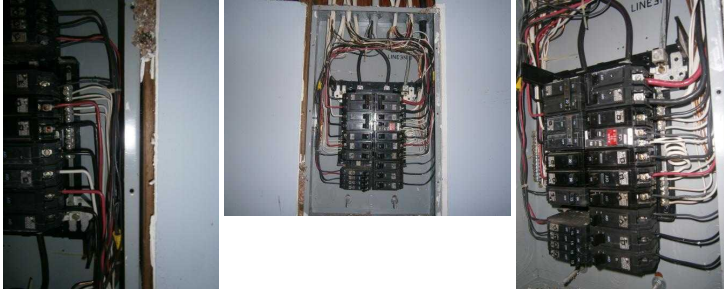
1. Type of Structure: Attached Car Spaces: 2
2. Acceptable Ceiling: Texture paint
3. Acceptable Floor/Foundation: Poured slab Minor floor cracks noted-seal cracks
4. Marginal Electrical: 110 VAC Non-GFCI circuit

Electrical

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 Breakers: Copper
10. Acceptable AFCI: 110 volt
11. Is the panel bonded? Yes

Structure

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

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. Defective Ventilation: Soffit vents Recommend additional ventilation be installed at gables
6. Acceptable Wiring/Lighting: 110 VAC

Crawl Space

Main Crawl Space

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

Plumbing

1. Acceptable Service Line: PVC
2. Acceptable Main Water Shutoff: Rear of house by tank
3. Marginal Water Lines: Copper copper should not be used with catchment systems it appeared to be operational and in good condition
4. Acceptable Drain Pipes: PVC

Bathroom

Master Bathroom

1. Acceptable Ceiling: Texture paint
2. Acceptable Walls: Paint
3. Defective Windows: Louver Hard operation-needs improvements for ease of operation
4. Marginal Electrical: 110 VAC Non-GFCI circuit -recommend GFCI circuit be installed



5. Marginal Counter/Cabinet: Composite and wood Water damage present under the counter
6. Acceptable Sink/Basin: Molded single bowl
7. Marginal Faucets/Traps: Delta fixtures with a PVC trap Worn finish
8. Marginal Shower/Surround: Tile Tile needs a cleaning
9. Defective Toilets: American Standard The toilet is loose at the floor and will require replacement of the wax seal

Hallway Bath Bathroom

10. Acceptable Ceiling: Texture paint
11. Acceptable Walls: Paint
12. Marginal Electrical: 110 VAC Non-GFCI circuit -recommend GFCI circuit be installed
13. Marginal Counter/Cabinet: Composite and wood Worn finish
14. Acceptable Sink/Basin: Molded single bowl
15. Marginal Faucets/Traps: Delta fixtures with a PVC trap Worn finish
16. Marginal Tub/Surround: Porcelain tub and ceramic tile surround Tile needs cleaning.
17. Defective Toilets: American Standard The toilet is loose at the floor and will require replacement of the wax seal

Bathroom (Continued)

Toilets: (continued)
seal

Kitchen

Center Kitchen

- 1. Acceptable Sink: Stainless Steel
- 2. Marginal Electrical: 110 VAC Non-GFCI circuit -recommend GFCI circuit be installed



- 3. Acceptable Plumbing/Fixtures: Chrome
- 4. Marginal Counter Tops: Formica Surface laminate loose or peeling



- 5. Acceptable Cabinets: Wood
- 6. Acceptable Pantry: Single small
- 7. Acceptable Ceiling: Texture paint
- 8. Defective Walls: Paint Mold present-potential health concern-needs removal/correction



- 9. Acceptable Floor: Laminate
- 10. Defective Windows: Louver Hard operation-needs improvements for ease of operation

Bedroom

Master Bedroom

- 1. Acceptable Closet: Large
- 2. Defective Ceiling: Texture paint Mold is present and is a potential health concern. Removal and/or correction is required.



Bedroom (Continued)

- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Laminate
- 5. Defective Windows: Louver Cracked glass, missing glass
- 6. Acceptable Electrical: 110 VAC

Bedroom Bedroom

- 7. Acceptable Closet: Large
- 8. Acceptable Ceiling: Texture paint
- 9. Acceptable Walls: Paint



- 10. Acceptable Floor: Laminate
- 11. Defective Windows: Louver Will not open-requires correction
- 12. Acceptable Electrical: 110 VAC

Bedroom # 2 Bedroom

- 13. Acceptable Closet: Large
- 14. Acceptable Ceiling: Texture paint
- 15. Acceptable Walls: Paint



- 16. Acceptable Floor: Laminate
- 17. Defective Windows: Louver Will not open-requires correction
- 18. Acceptable Electrical: 110 VAC

Living Space

Family Room Living Space

- 1. Acceptable Ceiling: Paint
- 2. Acceptable Walls: Paint
- 3. Acceptable Floor: Laminate
- 4. Defective Doors: Solid wood The surface laminate is peeling
- 5. Marginal Windows: Louver Hard operation-needs improvements for ease of operation
- 6. Defective Electrical: 110 VAC Install missing outlet/switch cover plate(s)improper light bulb in fixture



Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Fences: Chain link Heavy rust

Exterior

2. Entry Doors: Wood Surface laminate cracking and peeling signs of termite damage.
3. Exterior Electric Outlets: 110 VAC Non-GFCI outlet

Garage/Carport

4. Attached Garage Electrical: 110 VAC Non-GFCI circuit

Plumbing

5. Water Lines: Copper copper should not be used with catchment systems it appeared to be operational and in good condition

Bathroom

6. Master Bathroom Electrical: 110 VAC Non-GFCI circuit -recommend GFCI circuit be installed



7. Master Bathroom Counter/Cabinet: Composite and wood Water damage present under the counter
8. Master Bathroom Faucets/Traps: Delta fixtures with a PVC trap Worn finish
9. Master Bathroom Shower/Surround: Tile Tile needs a cleaning
10. Hallway Bath Bathroom Electrical: 110 VAC Non-GFCI circuit -recommend GFCI circuit be installed
11. Hallway Bath Bathroom Counter/Cabinet: Composite and wood Worn finish
12. Hallway Bath Bathroom Faucets/Traps: Delta fixtures with a PVC trap Worn finish
13. Hallway Bath Bathroom Tub/Surround: Porcelain tub and ceramic tile surround Tile needs cleaning.

Kitchen

14. Center Kitchen Electrical: 110 VAC Non-GFCI circuit -recommend GFCI circuit be installed



15. Center Kitchen Counter Tops: Formica Surface laminate loose or peeling



Living Space

16. Family Room Living Space Windows: Louver Hard operation-needs improvements for ease of operation

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior

1. Exterior Lighting: Surface mount Exposed wiring by the carport rear pass through.

Roof

2. Main Roof Surface Material: Metal Roof has heavy rust since this feeds the catchment tank it should be cleaned and painted with an approved paint for food grade use.



Attic

3. Main Attic Ventilation: Soffit vents Recommend additional ventilation be installed at gables

Bathroom

4. Master Bathroom Windows: Louver Hard operation-needs improvements for ease of operation
5. Master Bathroom Toilets: American Standard The toilet is loose at the floor and will require replacement of the wax seal
6. Hallway Bath Bathroom Toilets: American Standard The toilet is loose at the floor and will require replacement of the wax seal

Kitchen

7. Center Kitchen Walls: Paint Mold present-potential health concern-needs removal/correction



8. Center Kitchen Windows: Louver Hard operation-needs improvements for ease of operation

Bedroom

9. Master Bedroom Ceiling: Texture paint Mold is present and is a potential health concern. Removal and/or correction is required.



Defective Summary (Continued)

- 10. Master Bedroom Windows: Louver Cracked glass, missing glass
- 11. Bedroom Bedroom Windows: Louver Will not open-requires correction
- 12. Bedroom # 2 Bedroom Windows: Louver Will not open-requires correction

Living Space

- 13. Family Room Living Space Doors: Solid wood The surface laminate is peeling
- 14. Family Room Living Space Electrical: 110 VAC Install missing outlet/switch cover plate(s)improper light bulb in fixture

