

Your Inspection Report

94-555 Aloha Way
Honolulu, HI 96789

PREPARED FOR:

JON JONES

INSPECTION DATE:

Saturday, January 2, 2010

PREPARED BY:

Ryan Arakawa



Forefront Inspections LLC
94-1221 Ka Uka Boulevard, Suite #108-214
Waipahu, HI 96797

(808)306-4687

www.forefrontinspections.com

ryan@forefrontinspections.com





August 10, 2010

Dear Jon Jones,

RE: Report No. 1002, v.2
94-555 Aloha Way
Honolulu, HI
96789

Thank you for choosing us to perform your Home Inspection. We trust the experience was both useful and enjoyable.

Please feel free to contact us with questions about the report or the home itself any time for as long as you own the home. Our consulting service via telephone is available at no cost to you for as long as you own the home. Please visit our website at your convenience www.myinspectioncompany.com and feel free to fill out and return our client questionnaire.

Thanks again for allowing us to work with you.

Sincerely,

Ryan Arakawa
on behalf of
Forefront Inspections LLC

Forefront Inspections LLC
94-1221 Ka Uka Boulevard, Suite
#108-214
Waipahu, HI 96797
(808)306-4687
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ryan@forefrontinspections.com

INSPECTION AGREEMENT

94-555 Aloha Way, Honolulu, HI January 2, 2010

Report No. 1002, v.2
www.forefrontinspections.com

PARTIES TO THE AGREEMENT

Company

Forefront Inspections LLC
94-1221 Ka Uka Boulevard, Suite
#108-214
Waipahu, HI 96797

Client

Jon Jones
1234 Kekai Way
Honolulu, HI

This is an agreement between Jon Jones and Forefront Inspections LLC.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of the American Society of Home Inspectors (A.S.H.I.). A copy of these Standards is available at [click here](#)

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property. The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

These Limitations and Conditions explain the scope of your Home Inspection. Please read them carefully before signing this Agreement.

The purpose of your Home Inspection is to visually evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1. The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the text that is referenced in the report. Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential structural problem that is beyond the scope of the Home Inspection. If you are concerned about any conditions noted in the report, we strongly recommend that you consult a qualified licensed contractor or engineering specialist. These professionals can provide a more detailed analysis of any conditions noted in the report at an additional cost.

2. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, structure, plumbing and insulation that is hidden or inaccessible. Some intermittent conditions may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

INSPECTION AGREEMENT

94-555 Aloha Way, Honolulu, HI January 2, 2010

Report No. 1002, v.2
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Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wall coverings, including wallpaper, or lift flooring, including carpet to look underneath.

A Home Inspection is a sampling exercise with respect to house components that are numerous, such as bricks, windows and electrical receptacles. As a result, some conditions that are visible may go un-reported.

3. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Inspector does not look for, or comment on, the past use of including chemical termite treatments in or around the property.

4. We are not responsible for, and do not comment on, the quality of air in a building. The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building. The Inspection does not include spores, fungus, mold or mildew including that which may be concealed behind walls or under floors, for example. You should note that whenever there is water damage, there is a possibility that visible or concealed mold or mildew may be present unseen behind a wall, floor or ceiling.

If anyone in the home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens.

5. Your Home Inspector does not look for and is not responsible for, fuel oil, septic or gasoline tanks that may be buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6. We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced, or otherwise changed before we have had a reasonable period of time to investigate.

I have read, understood, and accepted the above Limitations and Conditions of this Home Inspection.

I, Jon Jones (Signature) _____, **(Date)** _____, **have read, understood and accepted the terms of this agreement.**

SUMMARY (SIGNIFICANT AND SAFETY ITEMS)

94-555 Aloha Way, Honolulu, HI January 2, 2010

Report No. 1002, v.2
www.forefrontinspections.com

SUMMARY (SI)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

PLUMBING

INTERIOR

REFERENCE

Note: For the purpose of this report the building is considered to be facing **South**.

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](#)

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

Location: Throughout ridge

Task: Replace by a licensed roofing specialist

Time: Less than 1 year

Condition: • [Missing, loose or torn](#)

Shingles are missing or torn. Some areas have been patched in the past.

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

Location: Various areas

Task: Replace by a licensed specialist

Time: Immediate

Exterior

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Columns

Condition: • [Leaning](#)

The deck posts are racked and not properly supporting the deck. The deck should not be used until evaluated and corrected.

Implication(s): Weakened structure | Chance of movement

Location: Front

Task: Repair by a licensed specialist

Time: Immediate

Structure

FOUNDATIONS \ Foundation

Condition: • [Spalling, crumbling or broken material](#)

The condition appears to have come from excessive moisture due to the sprinkler system hitting foundation wall.

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

Location: Rear

Task: Further evaluation by a licensed specialist to determine the extent of condition and for any repairs if necessary.

Time: Immediate

SUMMARY (SIGNIFICANT AND SAFETY ITEMS)

94-555 Aloha Way, Honolulu, HI January 2, 2010

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SUMMARY (SI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

PLUMBING

INTERIOR

REFERENCE

FLOORS \ Joists

Condition: • [Notches or holes](#)

The joists have been notched out for the older plumbing. The joists should be reinforced at these points.

Implication(s): Weakened structure

Location: Front Crawl Space

Task: Correct the issue.

Time: Immediate

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Overheating](#)

The thermal image is showing signs of overheated wiring. The circuit is labeled for the bedroom outlets. The red areas in the thermal picture indicate higher temperatures and an irregular heat pattern.

Implication(s): Fire hazard

Location: Utility Room

Task: Further evaluation by a licensed specialist to determine the extent of condition and for any repairs if necessary

Time: Immediate

Condition: • [Double taps](#)

Additional breakers should be added to support additional circuits. Wires can become loose at the connections causing arcing and overheating.

Implication(s): Fire hazard

Location: Distribution Panel

Task: Repair by a licensed electrician

Time: Immediate

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Open splices](#)

Implication(s): Electric shock | Fire hazard

Location: Kitchen

Task: Repair by a licensed specialist

Time: Immediate

DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • Missing smoke detectors

smoke detectors should be provided in all living areas and floor levels leading to living areas.

Implication(s): Fire and safety hazard

Location: Second Floor Master Bedroom

Task: Provide

Time: Immediate

SUMMARY (SIGNIFICANT AND SAFETY ITEMS)

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SUMMARY (SI)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

PLUMBING

INTERIOR

REFERENCE

Plumbing

FIXTURES AND FAUCETS \ Toilet

Condition: • [Leak](#)

The thermal image shows water leakage in the blue colored areas. The leak is coming from the base of the toilet bowl.

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

Location: First Floor Hallway Bathroom

Task: Repair by a licensed specialist

Time: Immediate

FIXTURES AND FAUCETS \ Hose bibb

Condition: • [Backflow prevention missing](#)

Implication(s): Contaminated drinking water

Location: Throughout Exterior

Task: Provide

Time: Immediate

Interior

WINDOWS \ Means of egress

Condition: • [Too small](#)

Implication(s): Restricted emergency exits

Location: Front Bedroom

Task: Correct the issue

Time: Immediate

CRAWLSPACE \ Wet crawlspace - evidence

Condition: • [Dampness on floor or walls](#)

The thermal image shows high levels of moisture in blue. The foundation wall has excessive moisture levels which is seeping through into the crawl space.

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

Location: Rear Crawl Space

Task: Improve the condition

Time: Less than 1 year

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

94-555 Aloha Way, Honolulu, HI January 2, 2010

Report No. 1002, v.2
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- SUMMARY (SI)
- ROOFING**
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- PLUMBING
- INTERIOR
- REFERENCE

Description

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

Limitations

Inspection performed: • By walking on roof

Recommendations

General

• Repairs to the roof are recommended. Damaged, loose or missing roofing material should be repaired or replaced as needed. All roof penetrations should be examined and sealed as necessary. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor.

SLOPED ROOFING \ Asphalt shingles

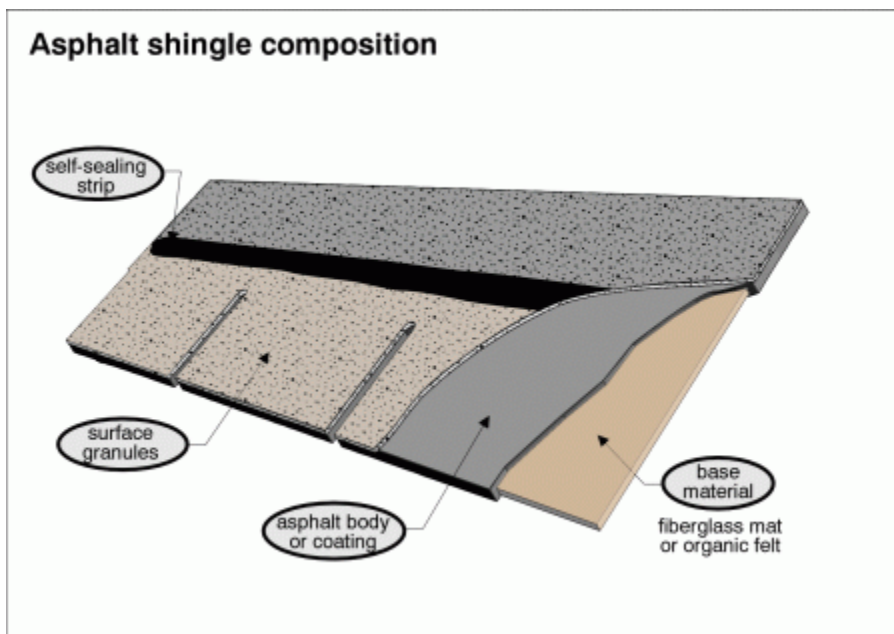
Condition: • [Granule loss](#)

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

Location: Throughout ridge

Task: Replace by a licensed roofing specialist

Time: Less than 1 year



[Click on image to enlarge.](#)

ROOFING

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Report No. 1002, v.2
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SUMMARY (SI) ROOFING EXTERIOR STRUCTURE ELECTRICAL PLUMBING INTERIOR REFERENCE



1.

Condition: • [Missing, loose or torn](#)

Shingles are missing or torn. Some areas have been patched in the past.

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

Location: Various areas

Task: Replace by a licensed specialist

Time: Immediate



2.

EXTERIOR

94-555 Aloha Way, Honolulu, HI January 2, 2010

Report No. 1002, v.2
www.forefrontinspections.com

SUMMARY (SI) ROOFING EXTERIOR STRUCTURE ELECTRICAL PLUMBING INTERIOR REFERENCE

Description

General: • Dry weather conditions prevailed at the time of the inspection.

Gutter & downspout material: • Vinyl

Downspout discharge: • [Above grade](#)

Lot slope: • [Hillside](#)

Wall surfaces - wood: • [Boards](#)

Wall surfaces - masonry: • [Block](#)

Soffit and fascia: • [Wood](#)

Driveway: • Stamped concrete

Walkway: • Concrete

Deck: • Wood

Recommendations

ROOF DRAINAGE \ Gutters

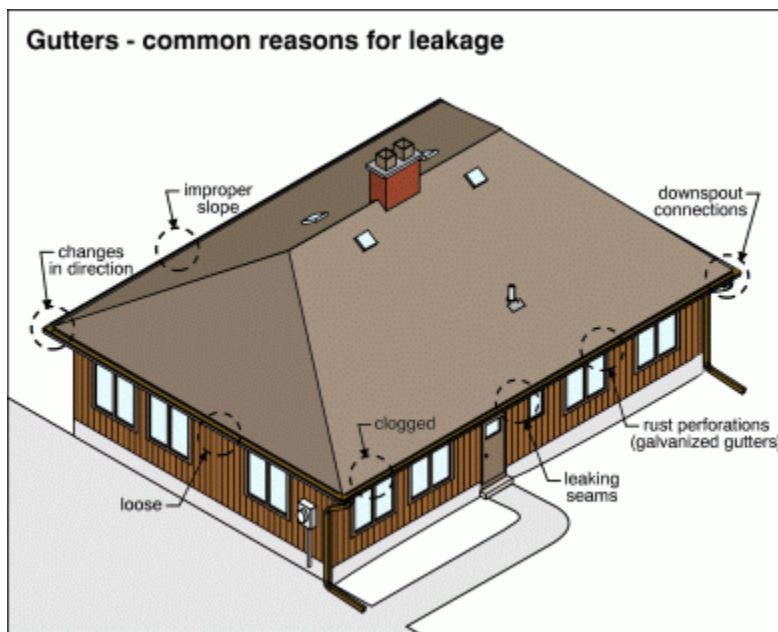
Condition: • [Loose or damaged](#)

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

Location: Left Side Second Floor

Task: Repair by a licensed specialist

Time: Immediate



[Click on image to enlarge.](#)

EXTERIOR

94-555 Aloha Way, Honolulu, HI January 2, 2010

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- SUMMARY (SI)
- ROOFING
- EXTERIOR**
- STRUCTURE
- ELECTRICAL
- PLUMBING
- INTERIOR
- REFERENCE



3.

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Columns

Condition: • [Leaning](#)

The deck posts are racked and not properly supporting the deck. The deck should not be used until evaluated and corrected.

Implication(s): Weakened structure | Chance of movement

Location: Front

Task: Repair by a licensed specialist

Time: Immediate



4.

- SUMMARY (SI)
- ROOFING
- EXTERIOR
- STRUCTURE**
- ELECTRICAL
- PLUMBING
- INTERIOR
- REFERENCE

Description

- Configuration:** • [Crawl space](#)
- Foundation material:** • [Masonry block](#)
- Floor construction:** • [Joists](#) • Wood columns • Wood beams • Subfloor - plank
- Exterior wall construction:** • [Wood frame](#) • [Masonry](#)
- Roof and ceiling framing:** • [Rafters/roof joists](#) • [Plank sheathing](#)

Limitations

- Inspection limited/prevented by:** • Wall, floor and ceiling coverings

Recommendations

FOUNDATIONS \ Foundation

- Condition:** • [Spalling, crumbling or broken material](#)

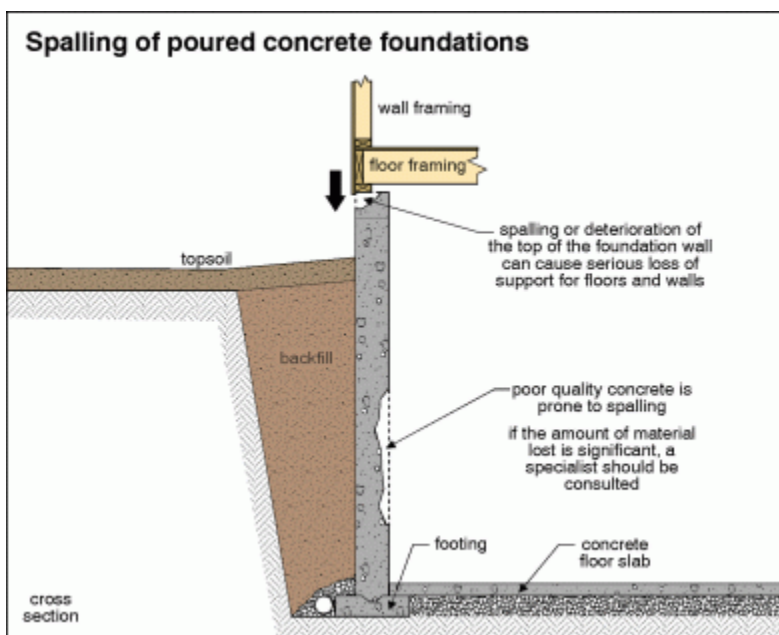
The condition appears to have come from excessive moisture due to the sprinkler system hitting foundation wall.

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

Location: Rear

Task: Further evaluation by a licensed specialist to determine the extent of condition and for any repairs if necessary.

Time: Immediate



[Click on image to enlarge.](#)

STRUCTURE

94-555 Aloha Way, Honolulu, HI January 2, 2010

Report No. 1002, v.2
www.forefrontinspections.com

- SUMMARY (SI)
- ROOFING
- EXTERIOR
- STRUCTURE**
- ELECTRICAL
- PLUMBING
- INTERIOR
- REFERENCE



5.

FLOORS \ Joists

Condition: • [Notches or holes](#)

The joists have been notched out for the older plumbing. The joists should be reinforced at these points.

Implication(s): Weakened structure

Location: Front Crawl Space

Task: Correct the issue.

Time: Immediate



6.

Description

General: • Visual and infrared thermal image of components.

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

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

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location: • [Breakers - exterior wall](#)

System grounding material and type: • [Copper - water pipe and ground rod](#)

Distribution panel rating: • [125 Amps](#)

Distribution panel type and location: • [Breakers - utility room](#)

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

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI- exterior, garage, bathrooms and kitchens

Limitations

Inspection limited/prevented by: • Storage

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Overheating](#)

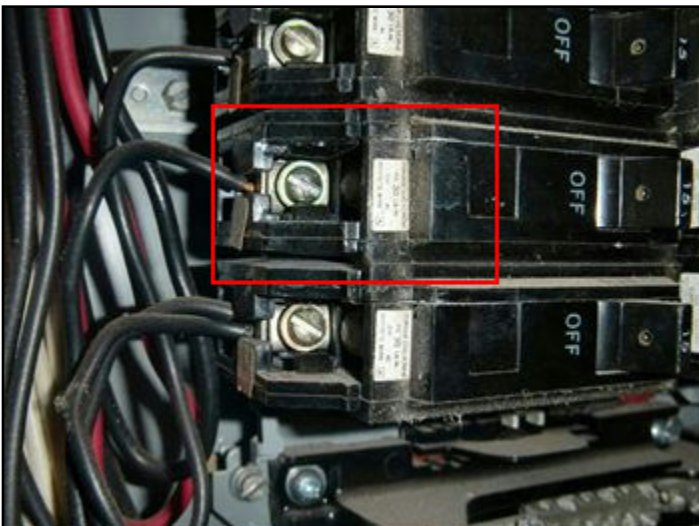
The thermal image is showing signs of overheated wiring. The circuit is labeled for the bedroom outlets. The red areas in the thermal picture indicate higher temperatures and an irregular heat pattern.

Implication(s): Fire hazard

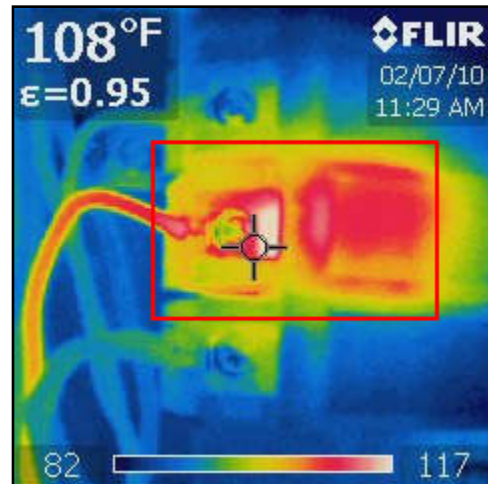
Location: Utility Room

Task: Further evaluation by a licensed specialist to determine the extent of condition and for any repairs if necessary

Time: Immediate



7.



8.

Condition: • [Double taps](#)

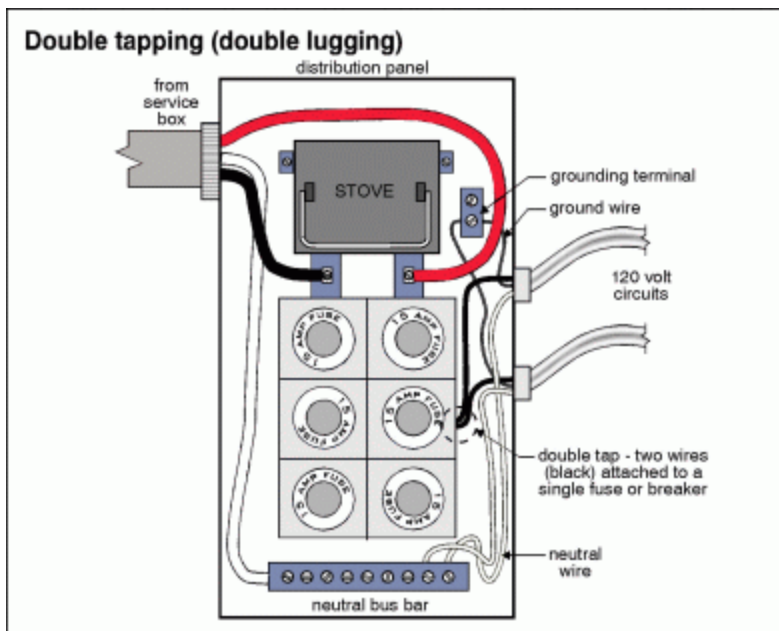
Additional breakers should be added to support additional circuits. Wires can become loose at the connections causing arcing and overheating.

Implication(s): Fire hazard

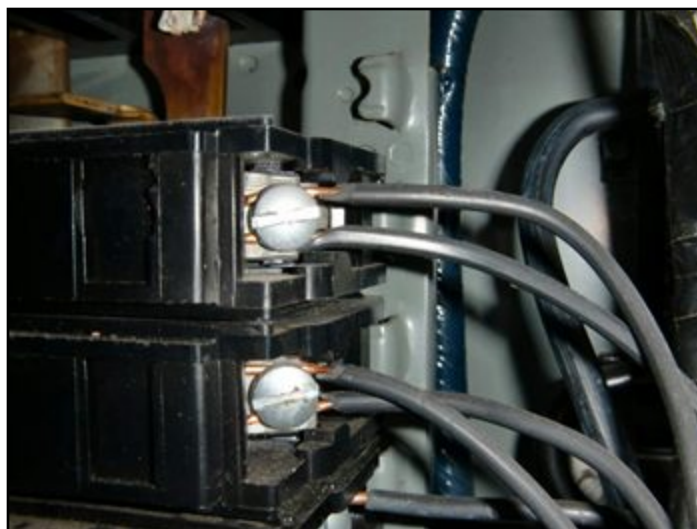
Location: Distribution Panel

Task: Repair by a licensed electrician

Time: Immediate



[Click on image to enlarge.](#)



9.

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Open splices](#)

Implication(s): Electric shock | Fire hazard

Location: Kitchen

Task: Repair by a licensed specialist

Time: Immediate



10.

DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • Missing smoke detectors

smoke detectors should be provided in all living areas and floor levels leading to living areas.

Implication(s): Fire and safety hazard

Location: Second Floor Master Bedroom

Task: Provide

Time: Immediate

Description

General: • Plumbing manifold. Thermal image shows signs of proper installation. Hot lines on left and cold on right matching color coding and labeling.

Water supply source: • Public

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

Supply piping in house: • [Copper](#)

Main water shut off valve at the: • Front of property

Water flow (pressure): • 60 PSI

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

Tank capacity: • 75 gallons

Water heater approximate age: • 2 years

Waste disposal system: • [Public](#)

Waste piping in house: • [ABS plastic](#)

Limitations

Items excluded from a home inspection: • Concealed plumbing

Recommendations

FIXTURES AND FAUCETS \ Toilet

Condition: • [Leak](#)

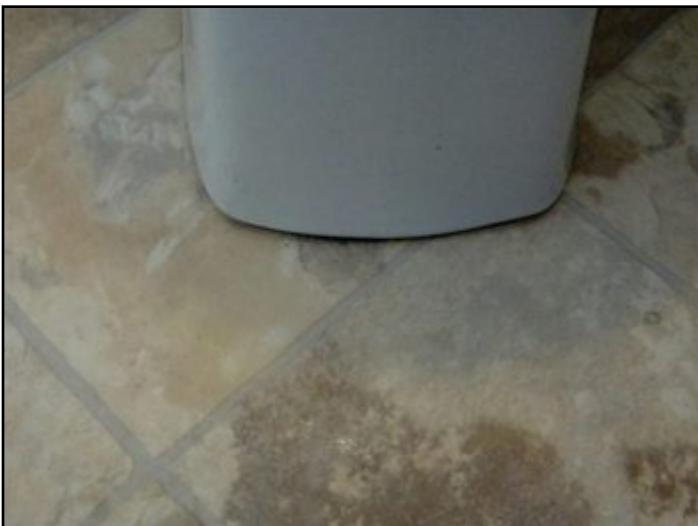
The thermal image shows water leakage in the blue colored areas. The leak is coming from the base of the toilet bowl.

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

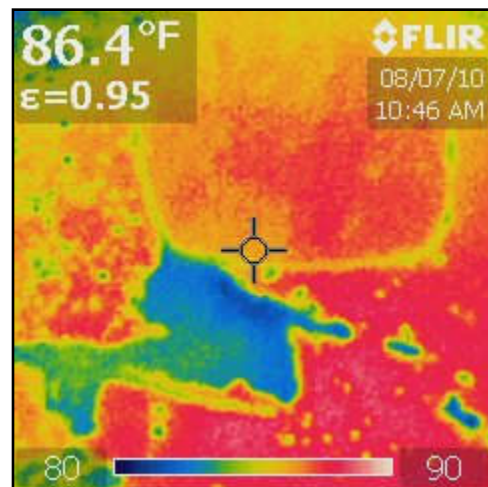
Location: First Floor Hallway Bathroom

Task: Repair by a licensed specialist

Time: Immediate



11. Toilet



12. Toilet (thermal image)

FIXTURES AND FAUCETS \ Hose bibb

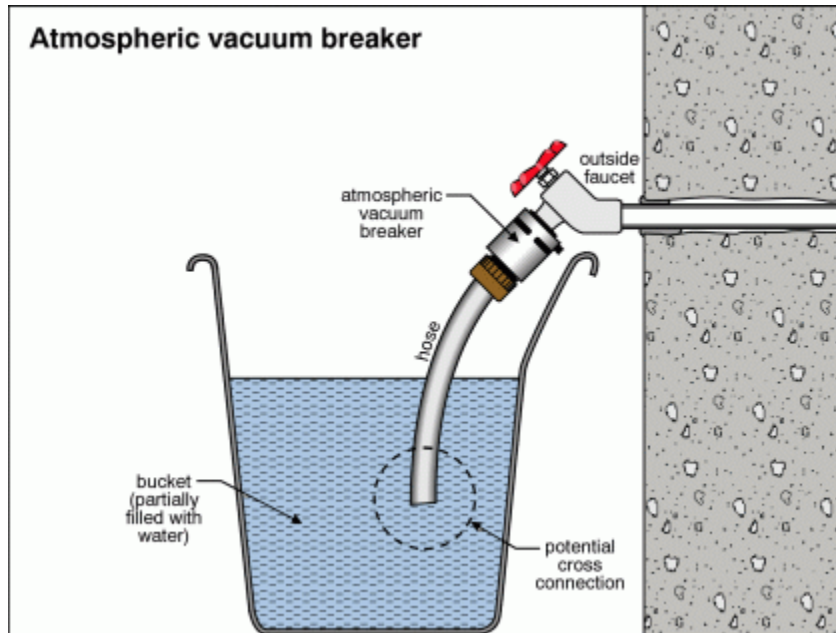
Condition: • [Backflow prevention missing](#)

Implication(s): Contaminated drinking water

Location: Throughout Exterior

Task: Provide

Time: Immediate



[Click on image to enlarge.](#)

Description

- Major floor finishes:** • [Carpet](#) • [Hardwood](#) • Tile
- Major wall and ceiling finishes:** • [Plaster/drywall](#)
- Windows:** • [Fixed](#) • [Sliders](#)
- Glazing:** • [Double](#)
- Exterior doors - type/material:** • Hinged • [Sliding glass](#)

Recommendations

FLOORS \ Wood/laminate floors

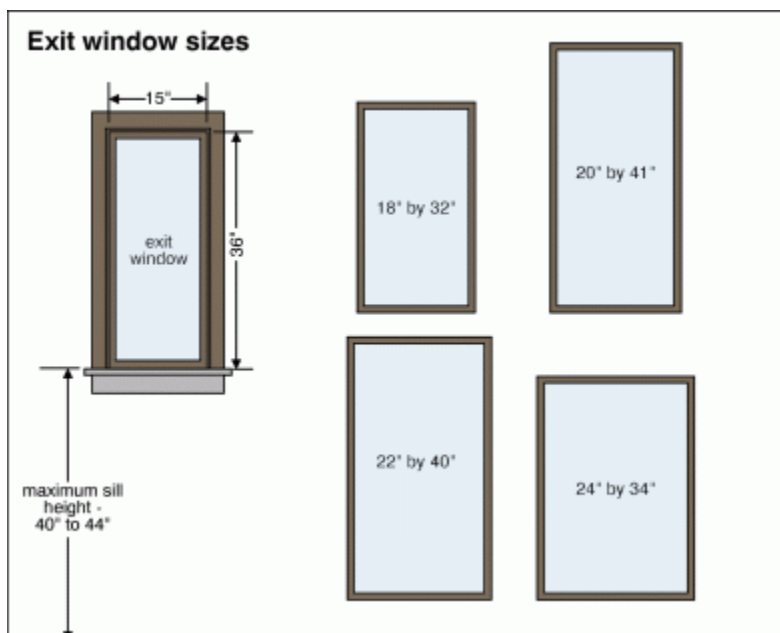
- Condition:** • [Squeaks](#)
- Implication(s):** Noise nuisance
- Location:** Second Floor Hall

WINDOWS \ Hardware

- Condition:** • [Missing](#)
- The window handle is missing.
- Implication(s):** System inoperative or difficult to operate
- Location:** Half Bathroom
- Task:** Provide
- Time:** Discretionary

WINDOWS \ Means of egress

- Condition:** • [Too small](#)
- Implication(s):** Restricted emergency exits
- Location:** Front Bedroom
- Task:** Correct the issue
- Time:** Immediate



Click on image to enlarge.

CRAWLSPACE \ Wet crawlspace - evidence

Condition: • [Dampness on floor or walls](#)

The thermal image shows high levels of moisture in blue. The foundation wall has excessive moisture levels which is seeping through into the crawl space.

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

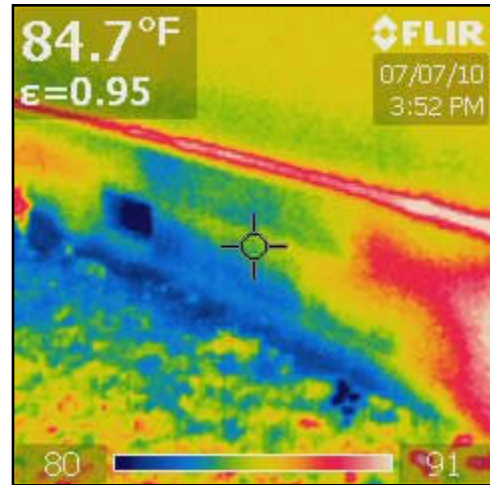
Location: Rear Crawl Space

Task: Improve the condition

Time: Less than 1 year



13. Rear foundation



14. Rear foundation (thermal image)

END OF REPORT

REFERENCE LIBRARY

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www.forefrontinspections.com

SUMMARY (SI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

PLUMBING

INTERIOR

REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)