



INSPECTION *report*

46-369 Haiku Road , Suite H17
Kaneohe, HI

JOHN PRICE

Wednesday, January 25, 2017

Jason Lewis



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ROOFING

46-369 Haiku Road , Kaneohe, HI January 25, 2017

Report No. 1018, v.2

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

PLUMBING

INTERIOR

Description

General: • Roofing in generally good condition.

Sloped roofing material: • [Metal](#)

Flat roofing material: • Composite Siding

Flat roofing material: • [Roll roofing](#)

Probability of leakage: • Medium

Recommendations / Observations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Near end of life expectancy](#)

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

2. Condition: • [Multiple layers](#)

Implication(s): Shortened life expectancy of material

EXTERIOR

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ROOFING

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INTERIOR

Description

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

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

Wall surfaces and trim: • [Stucco](#)

Soffit and fascia: • [Wood](#)

Driveway: • Asphalt

Walkway: • Concrete

Porch: • Wood

Recommendations / Observations

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

3. Condition: • [Loose](#)

Spindle is loose

Implication(s): Fall hazard

Task: Repair



1. Loose

STRUCTURE

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INTERIOR

Description

General: • Foundation appears to be in good condition.

Configuration: • [Basement](#)

Foundation material: • Concrete

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • [Concrete](#)

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

Roof and ceiling framing: • [Rafters/roof joists](#) • [Plank sheathing](#)

Recommendations / Observations

FOUNDATIONS \ Foundation

4. Condition: • [Rot or insect damage](#)

This appears to be very localized damage.

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

Location: Crawl Space Utility Room

Task: Monitor



2. Rot or insect damage

ROOFING

EXTERIOR

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PLUMBING

INTERIOR

Description

General: • General Condition of electrical panel is good.

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

Main disconnect/service box type and location:

• [Breakers - utility room](#)



3. Breakers - utility room

System grounding material and type: • [Not visible](#)

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 - bathroom](#)

Recommendations / Observations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

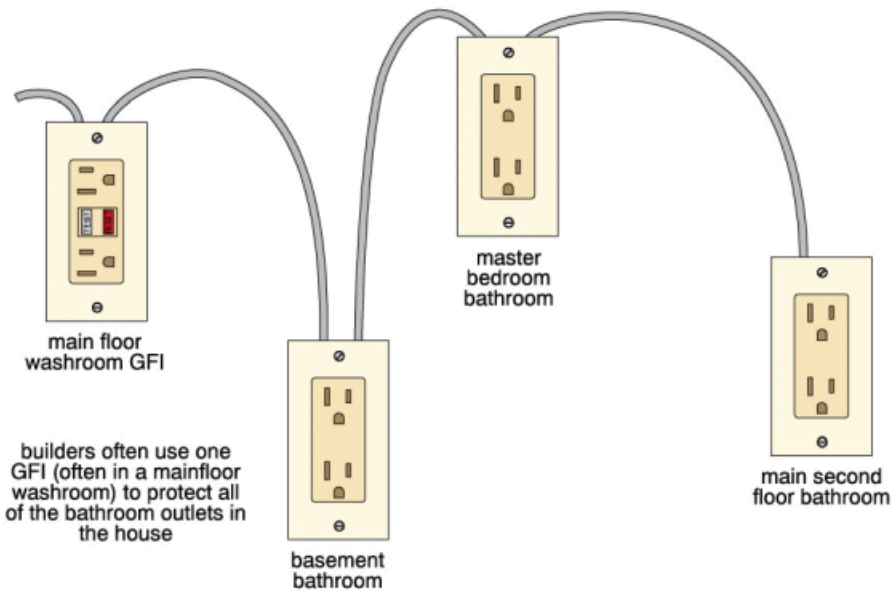
5. Condition: • [No GFCI \(Ground Fault Circuit Interrupter\)](#)

GFCI recommended for kitchen outlets

Implication(s): Electric shock

Task: Improve

GFI's can protect ordinary outlets downstream



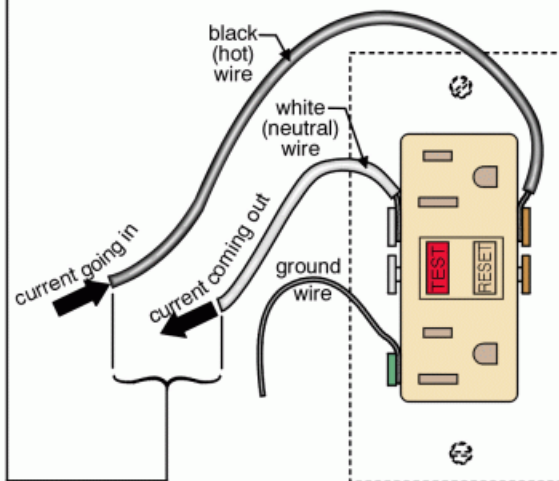
Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

if the GFI is in the panel, the entire circuit will be shut down



COOLING & HEAT PUMP

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ROOFING

EXTERIOR

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COOLING

PLUMBING

INTERIOR

Description

Air conditioning type: • Ceiling Fan

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

PLUMBING

INTERIOR

Description

General: • Older Plumber: Higher maintenance should be expected over time for all pipes and fixtures.

Water supply source: • Public

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

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

Water heater fuel/energy source:

• [Electric](#)



4. *Electric*

Water heater type: • [Conventional](#)

Waste disposal system: • [Public](#)

Waste and vent piping in building: • Steel

Waste and vent piping in building: • [Plastic](#) • [Cast Iron](#)

Recommendations / Observations

General

6. • Faucets and handles for bathroom and kitchen are older and may need higher level of maintenance.

Task: Monitor

WASTE PLUMBING \ Drain piping - performance

7. **Condition:** • [Leak](#)

This appears to be sewage given the smell in the room. Recommend consult with a plumber to repair.

Implication(s): Sewage entering the building

Location: Crawl Space

Task: Repair Further evaluation



5. Leak

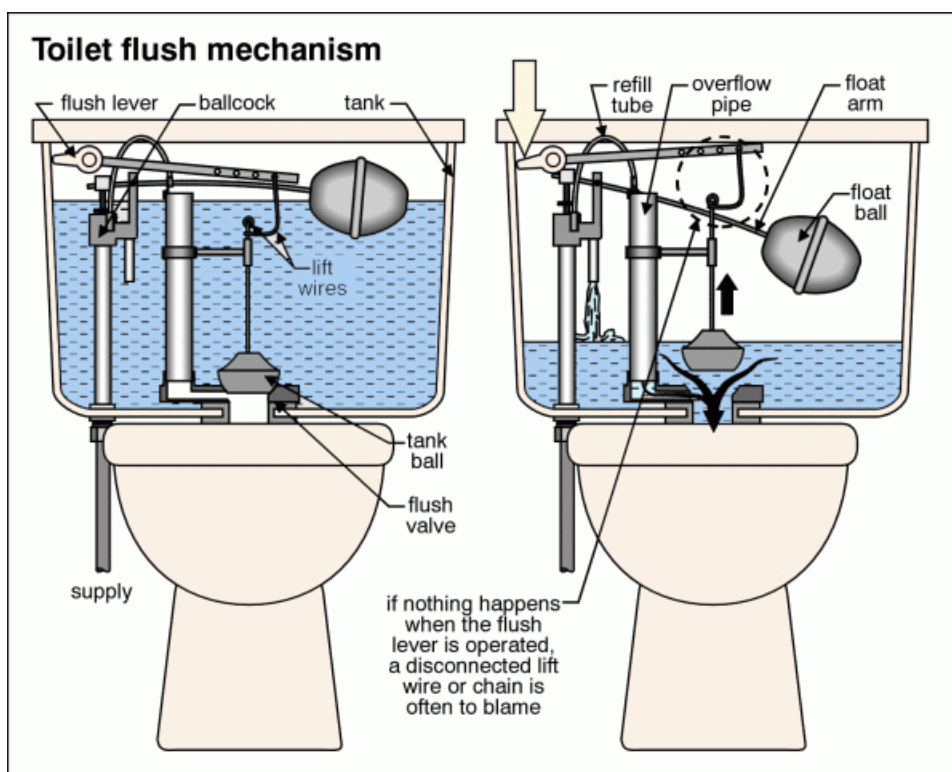
FIXTURES AND FAUCETS \ Toilet

8. Condition: • [Flush mechanism inoperative](#)

Upstairs, master bathroom toilet not operated.

Implication(s): Equipment failure | Sewage entering the building

Task: Further evaluation



PLUMBING

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6. *Flush mechanism inoperative*

INTERIOR

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INTERIOR

Description

General: • Interior finishes are older and showing significant signs of wear and tear.

Major floor finishes: • Vinyl • Tile

Windows: • Jalousie

Windows: • [Fixed](#) • [Sliders](#)

Glazing: • [Single](#)

Exterior doors - type/material: • Sliding glass

Exterior doors - type/material: • [Hollow wood](#)

Oven type: • Conventional

Appliances: • Washing Machine • Dryer

Appliances: • Refrigerator • Dishwasher • Waste disposal • Trash compactor

Kitchen ventilation: • Natural vent

Laundry room ventilation: • Clothes dryer vented to exterior

Recommendations / Observations

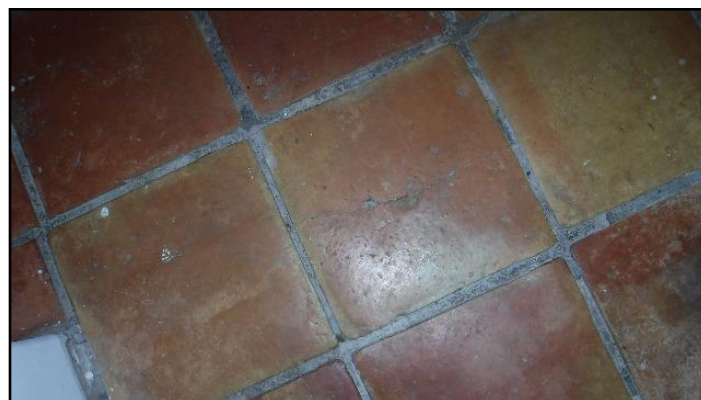
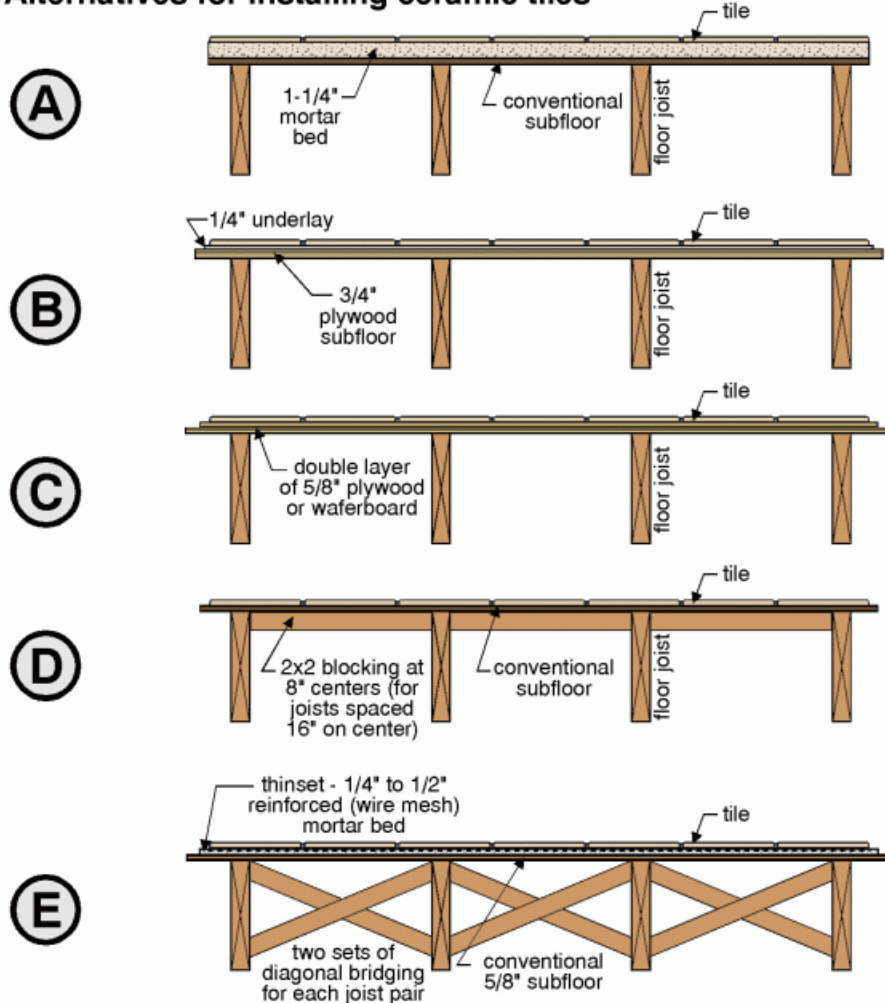
FLOORS \ Ceramic tile, stone, marble, etc

9. Condition: • [Grout missing](#)

Implication(s): Cosmetic defects | Trip or fall hazard

Task: Repair

Alternatives for installing ceramic tiles



7. Grout missing

WALLS \ Plaster or drywall

10. Condition: • High moisture reading

Downstairs bedroom wall tested higher for moisture than is typical. This is most likely due to no ventilation for some time. Continue to monitor.

Task: Monitor

INTERIOR

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8. High moisture reading

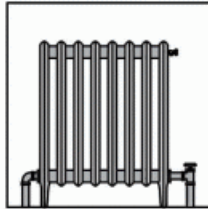
11. Condition: • [Water damage](#)

Mold and high moisture level detected on this closet wall. Toilet sits directly behind this wall.

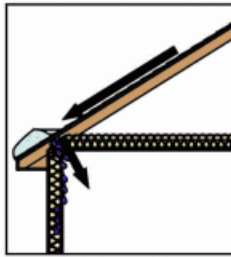
Implication(s): Cosmetic defects

Task: Repair Further evaluation

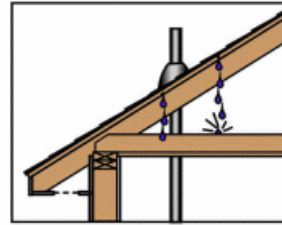
Sources of interior water damage



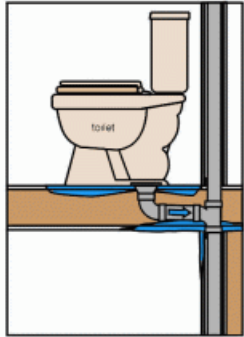
heating leaks



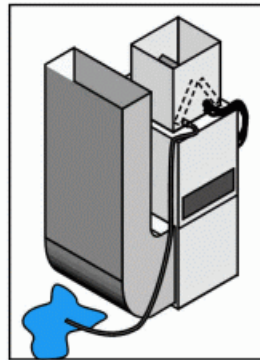
ice damming
and condensation



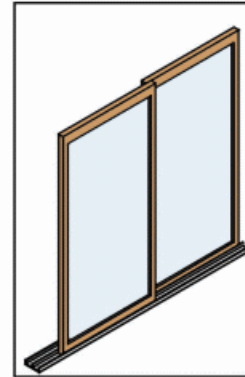
roof or
flashing leaks



plumbing leaks



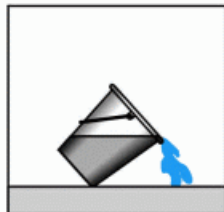
air conditioning leaks



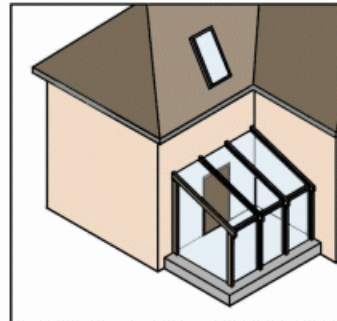
door leaks



melting snow



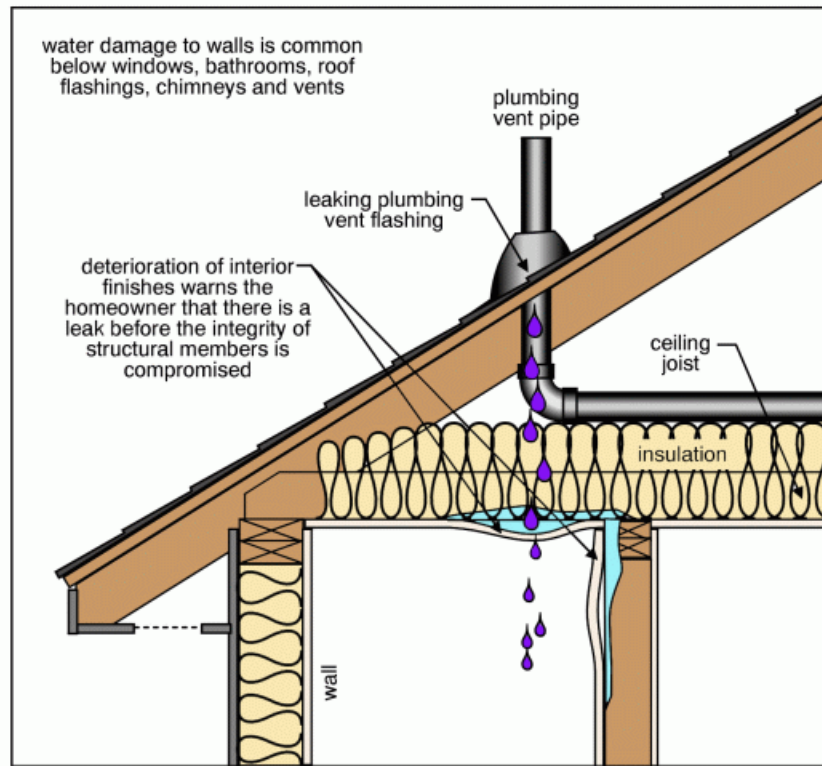
accidental spills



wall, window, solarium and skylight leaks

Common locations for water damage

water damage to walls is common below windows, bathrooms, roof flashings, chimneys and vents



9. Water damage



10. Water damage

CEILINGS \ General

12. Condition: • Stains

Seller can be consulted as to history of water stains on ceiling in basement. Area tested dry at time of inspection.

Implication(s): Cosmetic defects

Task: Monitor

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11. Stains

WINDOWS \ General

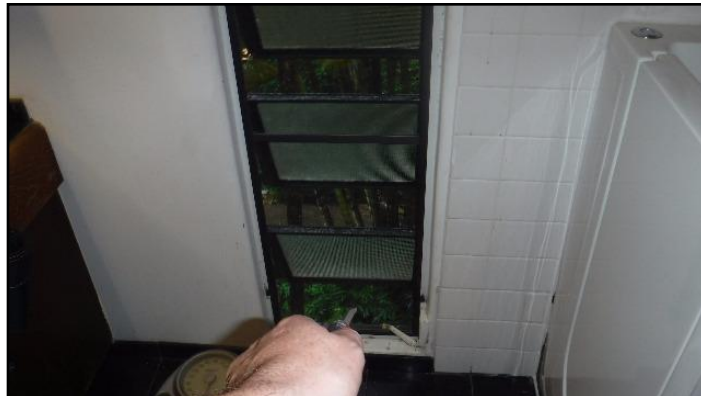
13. Condition: • Inoperable

Jalousies in both bathrooms did not function (open or close).

Implication(s): System inoperative or difficult to operate | Reduced comfort | Restricted emergency exits

Location: Bathroom Master Bathroom

Task: Repair



12. Inoperable

WINDOWS \ Glass (glazing)

14. Condition: • [Broken](#)

Implication(s): Cosmetic defects | Chance of water entering building | Physical injury | Increased heating and cooling costs | Reduced comfort

Location: Master Bedroom

Task: Repair

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13. Broken

APPLIANCES \ Dishwasher

15. Condition: • Inoperative

No water observed to flow while dishwasher operated.

Implication(s): Equipment inoperative

Task: Repair



14. Inoperative

APPLIANCES \ Dryer

16. Condition: • Dryer vent obstructed

Implication(s): Equipment ineffective | Fire hazard

Task: Repair



15. Dryer vent obstructed

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