HOME INSPECTION REPORT

Street address	City	State / ZIP	Inspection date	Report date
1219 Koko Head Avenue	Honolulu	HI 96816	09/12/2026	09/13/2026

Client(s)	Inspection company	Phone
Ryan and Malia Fujimoto	Makai Home Inspections, LLC	(808) 555-0167

Home inspector	Association and member no.	Inspector signature
Brandon Kealoha	InterNACHI #NACHI24061187	*Brandon Kealoha*

Building	Weather	Temperature	Occupancy	People present
One-story single-wall, built 1952	Sunny, light trade winds	84°F	Occupied, furnished	Buyers, buyer's agent

Standard of practice followed: InterNACHI Home Inspection Standards of Practice

Hawaii does not license or regulate home inspectors, and the state has no form for this report. This was a visual inspection of the readily accessible systems and components in sections 1 through 8, as they were on the inspection date.

Condition terms

Code	Term	Meaning
S	**Satisfactory**	Inspected. Working as intended, with no defect seen.
D	**Defect**	Inspected. A defect that needs repair, or a closer look by the licensed trade named in the system's findings.
SH	**Safety hazard**	A defect that puts people at risk of injury, fire, or shock. Correct it before the home is lived in.
NI	**Not inspected**	Present, but not inspected. The reason is in the system's "Not inspected, because…" row.
NP	**Not present**	Not found at this property.

Summary of findings

Every item marked SH or D, safety hazards first, under the same number it has in its system. A repair request can list these numbers.

No.	Term	System	Finding and location	Who to call, and action
4.1	SH	Plumbing	Solar water heater tank: relief pipe ends 3 ft up.	Licensed plumber to extend the pipe.
5.1	SH	Electrical	No GFCI protection at kitchen, bath, or carport outlets.	Licensed electrician to add GFCI protection.
5.2	SH	Electrical	Bedroom three-prong outlets test ungrounded.	Licensed electrician to ground or protect them.
5.3	SH	Electrical	No smoke alarm in any of the three bedrooms.	Add a smoke alarm in each bedroom.
1.1	D	Structure	Rafters toe-nailed, no hurricane clips seen.	Licensed contractor to evaluate a clip retrofit.
1.2	D	Structure	Signs of possible termite activity at two sills and a crawl space post.	BR-1 or BR-3 licensee for a Termite Inspection Report (PC-9).
2.1	D	Exterior	Rear bedroom jalousie: two louvers missing.	Glass and window contractor to repair.
2.2	D	Exterior	Back steps: wood stringers on soil, soft at the base.	Licensed contractor to rebuild on a concrete pad.
3.1	D	Roofing	Worn shingles; cracked vent boot over a hall stain.	Licensed roofing contractor to repair and advise.
4.2	D	Plumbing	Galvanized supply pipe, low flow at the rear bath.	Licensed plumber to evaluate and replace.
4.3	D	Plumbing	Sewer lateral: roots at two clay pipe joints.	Licensed plumber to clear and quote a repair.
6.1	D	Cooling	Split system drain drips on the wood wall and a post.	Licensed A/C contractor to reroute the drain.

1 Structure and foundation

Component	Type, material, and notes	S	D	SH	NI	NP
Foundation type	Post-and-pier over a dirt crawl space	X				
Post-and-pier footings	4x4 wood posts on precast concrete piers	X				
Crawl space	Dirt floor, dry; 18 to 30 in. clearance	X				
Floor structure	2x8 joists on 4x6 girders, T&G subfloor	X				
Wall framing (single or double wall)	Single wall: 1x10 redwood boards and battens, no studs	X				
Roof and ceiling structure	Open beam: 2x6 rafters, 1x board decking	X				
Roof tie-downs (hurricane clips)	None seen at rafter ends (see 1.1)		X			
Rot or wood-destroying insect signs	Possible termite signs (see 1.2)		X			
Crawl space and attic access	Rear skirting hatch; no attic					
Not inspected, because…	Crawl space under the back corner of bedroom 3: under 24 in. of clearance.					

No.	Term	Component and location	Observation	Who to call, and action
1.1	D	Rafter to wall connections	No hurricane clips or straps seen where the open-beam rafters meet the wall plate. Rafters are toe-nailed only.	Licensed contractor to evaluate adding hurricane clips or straps.
1.2	D	Bedroom 1 and living room front sills; crawl space post under the hall	Pellet-like debris on two window sills, and an earthen tube up one post. These are signs of possible termite activity.	Pest control operator licensed in BR-1 or BR-3 for a Termite Inspection Report (form PC-9).
1.3				

2 Exterior

Component	Type, material, and notes	S	D	SH	NI	NP
Wall cladding	Vertical redwood boards and battens, painted	X				
Trim and flashing	Wood trim; paint worn on the west side	X				
Entry doors	Wood front door; rear door with screen	X				
Windows and jalousies	Aluminum jalousies (see 2.1)		X			
Lanai, decks, steps, and railings	Wood front porch; wood back steps (see 2.2)		X			
Eaves, soffits, and fascia	Open eaves, wood fascia	X				
Grading and drainage	Level lot, drains to the street	X				
Driveways and walks	Concrete, minor cracks	X				
Retaining walls	Lava rock wall at the rear, about 2 ft	X				
Garage or carport	Open one-car carport, steel posts	X				
Not inspected, because…	Back face of the rear rock wall: dense hedge.					

No.	Term	Component and location	Observation	Who to call, and action
2.1	D	Jalousie window, rear bedroom	Two glass louvers missing and several louver clips loose. The window won't close tight.	Glass and window contractor to replace the louvers and clips.
2.2	D	Back steps	Wood stair stringers rest on the soil, and the wood is soft at the base of both.	Licensed contractor to rebuild the steps on a concrete pad.
2.3				

3 Roofing

Component	Type, material, and notes	S	D	SH	NI	NP
Roof covering	Asphalt shingles, about 18 years old (see 3.1)		X			
Gutters and downspouts	Aluminum, front and rear	X				
Flashings	Metal valley and vent flashings	X				
Skylights and solar panels	Two solar water heating panels, south slope	X				
Roof penetrations	Plumbing vent, solar lines (see 3.1)		X			
Leak signs	Dry stain on hall ceiling (see 3.1)		X			
Inspection method	Walked the roof					
Not inspected, because…	Roof deck under the solar panels: covered.					

No.	Term	Component and location	Observation	Who to call, and action
3.1	D	Roof covering and plumbing vent	Granule loss and lifted tabs on the rear slope. The vent boot is cracked, above a dry stain on the hall ceiling.	Licensed roofing contractor to replace the boot, repair the tabs, and advise on a new roof.
3.2				
3.3				

4 Plumbing and wastewater

Component	Type, material, and notes	S	D	SH	NI	NP
Water supply piping	Galvanized steel; copper at the kitchen (see 4.2)		X			
Fixtures and faucets	All working	X				
Functional flow	Low at the rear bath (see 4.2)		X			
Drain, waste, and vent piping	Cast iron and ABS in the crawl space	X				
Functional drainage	Drained normally	X				
Water heater	Solar, 80 gal tank, electric backup	X				
Relief valve and discharge pipe	Pipe ends 3 ft above floor (see 4.1)			X		
Main water shutoff	Valve at the front meter box	X				
Fuel piping and shutoff	None; electric range					X
Wastewater system type (sewer, cesspool, septic)	City sewer; front yard cleanout (see 4.3)		X			
Not inspected, because…	Solar controller and backup element: not tested.					

No.	Term	Component and location	Observation	Who to call, and action
4.1	SH	Solar water heater tank, carport closet	The relief valve discharge pipe ends about 3 ft above the floor, aimed at the closet door.	Licensed plumber to extend the pipe to within 6 in. of the floor.
4.2	D	Water supply piping, rear bath	Original galvanized pipe, with low flow when two fixtures run.	Licensed plumber to evaluate and replace the galvanized pipe.
4.3	D	Sewer lateral, front yard	Camera scope from the cleanout found roots at two clay pipe joints, about 22 and 31 ft out.	Licensed plumber to clear the roots and quote a repair.

5 Electrical

Component	Type, material, and notes	S	D	SH	NI	NP
Service entrance	Overhead drop from the street pole	X				
Service amperage and voltage	100 A, 120/240 V	X				
Main panel and disconnect	Carport wall, 100 A main breaker	X				
Subpanels	None					X
Grounding and bonding	Ground rod at the panel	X				
Breakers and wire sizes	Copper, breakers match wire sizes	X				
Branch circuit wiring	Cloth and NM cable, surface conduit	X				
Receptacles, polarity, ground	Ungrounded bedroom outlets (see 5.2)			X		
GFCI and AFCI protection	No GFCI anywhere (see 5.1)			X		
Lights and switches	All working	X				
Smoke alarms	Hall only (see 5.3)			X		
Not inspected, because…	None.					

No.	Term	Component and location	Observation	Who to call, and action
5.1	SH	Kitchen, bath, carport, and outside outlets	No GFCI protection at any outlet near water.	Licensed electrician to add GFCI protection.
5.2	SH	Bedroom outlets	Three-prong outlets in all three bedrooms test ungrounded.	Licensed electrician to ground them, or add GFCI protection and labels.
5.3	SH	Smoke alarms, bedrooms	One smoke alarm in the hall, none in the bedrooms.	Add a smoke alarm in each bedroom.

6 Cooling and ventilation

Component	Type, material, and notes	S	D	SH	NI	NP
Equipment type and energy	Ductless split, bedroom 1; window unit, bedroom 2	X				
Normal operation	Both cooling	X				
Condensate drain	Drips on the wall (see 6.1)		X			
Ducts and distribution	None; ductless					X
Ceiling and whole-house fans	Ceiling fans in three rooms, working	X				
Not inspected, because…	None.					

No.	Term	Component and location	Observation	Who to call, and action
6.1	D	Split system drain, east wall	The condensate line ends at the wall and drips onto the boards and a post below.	Licensed A/C contractor to route the drain away from the house.
6.2				
6.3				

7 Interiors

Component	Type, material, and notes	S	D	SH	NI	NP
Walls, ceilings, and floors	Painted board walls; fir floors, carpet in bedroom 2	X				
Stairs and railings	None					X
Doors	Wood panel doors	X				
Windows	Jalousies (see 2.1)		X			
Counters and cabinets	Tile counters, wood cabinets	X				
Kitchen appliances	Electric range, hood, refrigerator	X				
Laundry hookups	Washer and dryer in the carport	X				
Water stains	Dry stain, hall ceiling (see 3.1)		X			
Bedroom egress	Windows open in all three bedrooms	X				
Not inspected, because…	Kitchen sink cabinet and hall closet: stored items. Bedroom 2 floor: carpet.					

No.	Term	Component and location	Observation	Who to call, and action
7.1				
7.2				
7.3				

8 Insulation and ventilation

Component	Type, material, and notes	S	D	SH	NI	NP
Attic or roof insulation	None; open-beam roof					X
Attic ventilation	None; no attic					X
Crawl space ventilation	Open lattice skirting	X				
Kitchen exhaust	Recirculating range hood	X				
Bathroom exhaust	None; window only					X
Dryer vent	Dryer in the open carport	X				
Not inspected, because…	None.					

No.	Term	Component and location	Observation	Who to call, and action
8.1				
8.2				
8.3				

About this report

This was a visual inspection of the readily accessible systems and components on the inspection date. It does not find concealed or latent defects, and it is not a warranty or a guarantee, a code inspection, or an estimate of repair costs, remaining life, or market value.

The scope is the one in the signed inspection agreement and the standard of practice named on page 1. Systems the agreement leaves out, such as cesspools, septic systems, catchment water, pools, and environmental tests, are not covered here.

Termites and other wood-destroying insects are outside this inspection. Signs noted here are not a Termite Inspection Report (form PC-9), which only a pest control operator or RME licensed in the BR-1 (Fumigation) or BR-3 (Termite) branch may sign.

Where a finding names a licensed trade, that trade should decide how far the problem goes and how to correct it. Read the whole report, and ask the inspector about anything that is unclear.