HOME INSPECTION REPORT

Street address	City	State / ZIP	Inspection date	Report date

Client(s)	Inspection company	Phone

Home inspector	Association and member no.	Inspector signature

Building	Weather	Temperature	Occupancy	People present

Standard of practice followed: _____

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

1 Structure and foundation

Component	Type, material, and notes	S	D	SH	NI	NP
Foundation type						
Post-and-pier footings						
Crawl space						
Floor structure						
Wall framing (single or double wall)						
Roof and ceiling structure						
Roof tie-downs (hurricane clips)						
Rot or wood-destroying insect signs						
Crawl space and attic access						
Not inspected, because…						

No.	Term	Component and location	Observation	Who to call, and action
1.1				
1.2				
1.3				

2 Exterior

Component	Type, material, and notes	S	D	SH	NI	NP
Wall cladding						
Trim and flashing						
Entry doors						
Windows and jalousies						
Lanai, decks, steps, and railings						
Eaves, soffits, and fascia						
Grading and drainage						
Driveways and walks						
Retaining walls						
Garage or carport						
Not inspected, because…						

No.	Term	Component and location	Observation	Who to call, and action
2.1				
2.2				
2.3				

3 Roofing

Component	Type, material, and notes	S	D	SH	NI	NP
Roof covering						
Gutters and downspouts						
Flashings						
Skylights and solar panels						
Roof penetrations						
Leak signs						
Inspection method						
Not inspected, because...						

No.	Term	Component and location	Observation	Who to call, and action
3.1				
3.2				
3.3				

4 Plumbing and wastewater

Component	Type, material, and notes	S	D	SH	NI	NP
Water supply piping						
Fixtures and faucets						
Functional flow						
Drain, waste, and vent piping						
Functional drainage						
Water heater						
Relief valve and discharge pipe						
Main water shutoff						
Fuel piping and shutoff						
Wastewater system type (sewer, cesspool, septic)						
Not inspected, because...						

No.	Term	Component and location	Observation	Who to call, and action
4.1				
4.2				
4.3				

5 Electrical

Component	Type, material, and notes	S	D	SH	NI	NP
Service entrance						
Service amperage and voltage						
Main panel and disconnect						
Subpanels						
Grounding and bonding						
Breakers and wire sizes						
Branch circuit wiring						
Receptacles, polarity, ground						
GFCI and AFCI protection						
Lights and switches						
Smoke alarms						
Not inspected, because…						

No.	Term	Component and location	Observation	Who to call, and action
5.1				
5.2				
5.3				

6 Cooling and ventilation

Component	Type, material, and notes	S	D	SH	NI	NP
Equipment type and energy						
Normal operation						
Condensate drain						
Ducts and distribution						
Ceiling and whole-house fans						
Not inspected, because…						

No.	Term	Component and location	Observation	Who to call, and action
6.1				
6.2				
6.3				

7 Interiors

Component	Type, material, and notes	S	D	SH	NI	NP
Walls, ceilings, and floors						
Stairs and railings						
Doors						
Windows						
Counters and cabinets						
Kitchen appliances						
Laundry hookups						
Water stains						
Bedroom egress						
Not inspected, because…						

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						
Attic ventilation						
Crawl space ventilation						
Kitchen exhaust						
Bathroom exhaust						
Dryer vent						
Not inspected, because…						

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.