



# Big Island PMC Home Visit

Sample report / 13 Jun 2023

**Complete**

Audit Title	<b>Sample report</b>
Conducted on	<b>13 Jun 2023</b>
Prepared by	<b>Debbie Albrecht</b>
Work Order No	<b>1</b>

## Disclaimer

Big Island PMC is not a licensed home inspection service. We perform a visual check of the property, looking for obvious issues.

## Home Interior

Examine all doors, windows and sliders to ensure they are locked and secure

Issue

Windows and lanai unlocked after guest departure. We made sure all windows and doors are secure.

Confirm no tripped breakers in electrical panel

OK

Verify accuracy of temperature and humidity settings and that A/C is functional

OK

Tested and working fine.

At the time of our visit, the inside temperature was:

79

Your thermostat(s) are set to:

79

Test smoke/fire and CO2 detectors

Issue

Smoke detector was beeping when we arrived, so changed the battery.

Investigate any noises, alarms, beeps or odors

Issue

There was a noticeable odor from the septic tank, so added RidX to the system.

Remove garbage mistakenly left by homeowner

OK

Turn on lights and fans throughout house

OK

Check refrigerators and freezers are functioning properly and food has not spoiled

OK

The following appliances were operated:

Dishwasher

Garbage Disposal

Washer/Dryer

Were there any concerns with the appliances?

Issue

The refrigerator has failed. We threw everything out, cleaned, and moved it to the garage. As discussed on the phone, please send me information on one you find online and I'll coordinate the delivery.



Photo 1

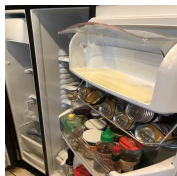


Photo 2



Photo 3



Photo 4

Check phone for dial tone and messages

OK

Visual check for leaks or stains around windows and ceilings

OK

Check for obvious signs of water leaks and under sinks and around toilets

OK

Inspect water heater and filtration systems for leaks

OK

Operate all faucets and flush toilets

Issue

Hallway bathroom - The flush valve of the toilet is not working properly and continuing to try and fill the tank. Dave attempted to removed the debris from it, but didn't resolve the issue and it's plastic, which supports the valve is broken or failed. Please let me know if you want Dave to replace it. He turned the water to the toilet off.



Photo 5



Photo 6

Look for visual evidence of insect or pest infestation

Issue

We noticed evidence of termites from granules on the floor in front of a kitchen cabinet. There is an obvious issue that we need to discuss. Fortunately, this only appears to be at the end of the cabinets, but a certified technician will need to determine the extent of the problem. There were also some dead centipedes found far inside the home. Let's set up a time to discuss a plan in addressing both problems.



Photo 7








Photo 8

Walkthrough of the garage for any obvious concerns with vehicles or items

OK

Operate garage door opener to check drive chain mechanism.

OK

Home Exterior	
Walk perimeter for general security, signs of vandalism or trespassing	OK
Remove newspapers, flyers, packages and debris from front walkway and/or patio and sweep if necessary	OK
Collect mail from street mailbox and process as directed	Possibly important mail
We picked up and delivered your mail from the post office.	
Look for obvious signs of any potential issues with exterior walls, siding, solar panels, roof and gutters that can be seen from the ground level	OK
Check for visual pest infestations	OK
Check hose connections for leaks	OK
Include a photo of the water meter mid-month	OK
Run water on outdoor wet bar, sinks, showers and look for signs of leaks or salt air deterioration.	OK
Look for water or storm damage issues.	OK
Does this property have a yard or landscaping?	On
Check property for erosion or drainage problems	OK
Check for damage caused by fallen trees or limbs	OK
Check if landscape maintenance has been performed	OK
    	
Check property to ensure all yard access is secure	OK
Check if any scheduled repairs/work was completed by the landscaper	OK
The irrigation line has been repaired by the landscaper.	
Does this property have a pool and/or spa?	On

Check pool for algae growth or debris	<b>OK</b>
Check pool equipment for leakage	<b>OK</b>
At the time of our visit, the pool pump was running	<b>Yes</b>
Is power to the spa off?	<b>No</b>
Is the spa drained?	<b>No</b>
Is the spa clean?	<b>Yes</b>
Is outside shower working properly?	<b>Yes</b>

## Additional Services

Check for obvious issues with vehicle if left outside.

OK

Start automobiles and golf cart to maintain engine performance and batteries.

OK

Drive vehicle, check for leaks, and if any concerns with tire pressure (end of monthly visits)

OK

Check vehicles registration and safety inspection current

Issue

The registration will expire next month. I can renew it at the kiosk if you're unable to do so online. The safety inspection will expire in three months. Please advise if you want me to schedule and also get it renewed.

Additional comments

**The ceiling repair is underway! The contractor said they will proceed once the material is delivered. I'll confirm the delivery with Lowe's and meet them for access.**



Photo 14



Photo 15



Photo 16

Signature of Home Watch Inspector

**Debbie Albrecht**  
**14 Jun 2023 6:17 PM HST**

Media summary



Photo 1



Photo 2



Photo 3



Photo 4





Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16