

For more information and appointments contact us at

**808-306-9664**

or [bsh@buildingspecshawaii.com](mailto:bsh@buildingspecshawaii.com)



- Pre-Listing Inspections
- New Home Inspections
- Pre-Purchase Inspections
- Property Management Inspections
- Insurance Inspections
- Commercial Inspections
- Environmental Testing (Mold sampling)
- Thermal Inspections



# BUILDING SPECS HAWAII

INSPECTION SOLUTIONS

*"Educating You About Your Home"*  
**BuildingSpecsHawaii.com**

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## What YOU can expect from our home inspection

Finding the right home inspection company is one of the most crucial steps in your home purchase process. Building Specs Hawaii, LLC (BSH) is locally-owned and operated. BSH is proud to be the top home inspection company on the island of Oahu for over 15 years.

### The Building Specs Hawaii Advantage

- Inspectors adhere to the **ASHI Standards of Practice and Code of Ethics (American Society of Home Inspectors)**
- Inspections available 7 days a week
- A team of highly qualified and trained inspectors
- Clients receive unlimited customer phone consultation after the inspection
- We offer same-day comprehensive state-of-the-art on-site reporting that is digitally generated with every inspection
- Quick Response Time



Building Specs Hawaii president and owner Barry Wong's extensive background and knowledge as a Licensed General Contractor helps to give his company and his team of skilled inspectors an advantage to better service you.



The Building Specs Advantage

### Plumbing

- Report on visible leaks
- Inspect Water Heater and presence of temperature pressure relief valve
- Observe Supply Line and Main Shut-Off
- Check for proper venting
- Operate outdoor Hose Bibs
- Check traps for leaks, improper venting and corrosion
- Inspect visible supply, drain and waste components
- Evaluate function flow and drainage

### Electrical

- Report on Grounding
- Report on Panel and Service size, and presence of over-current protection
- Inspect condition of visible wiring
- Evaluate existing Ground Fault Circuit Interrupters
- Report on the presence of Aluminum Branch wiring
- Observe condition of Electric Panel and Components
- Evaluate receptacle polarity

### Roof & Eaves

- Report on substandard repairs
- Report missing, damaged shingles and signs of wear
- Inspect conditions of flashings, valleys, skylights, vents and roof penetrations.
- Evaluate attics and ventilation
- Inspect eaves, overhangs and soffits
- Report on overall structural and conditions of visible framing components

### Foundation & Structure

- Inspect condition of framing and structure and report any visible defects
- Check floors for severe settlement
- Inspect all exposed materials
- Inspect exposed areas of slab or floor for signs of visible water infiltration
- Inspect any accessible crawl space or basement for visible signs of moisture
- Report condition of mortar joints for visible cracking or deterioration

### Cooling

- Observe condition of venting
- Inspect air conditioner
- Observe overflow pan and drain
- Evaluate condition of condensation drain
- Report presence and condition of filter

### Grounds

- Evaluate grading immediate to house
- Note areas where siding is improperly in contact with grade
- Report on visible damage to house caused by trees and shrubs
- Inspect condition of retaining walls adjacent to house
- Report on signs of soil erosions
- Observe drainage around house
- Inspect condition of stoops and stairs

### Exterior

- Report on overall condition of windows and doors
- Inspect condition of exterior caulking, protective paints, stains and sealants
- Inspect condition of weather stripping
- Inspect locking mechanisms for proper operation
- Report on the presence of any Exterior Insulated Finishing systems (EIFS)
  - Report on material and overall condition of exterior surfaces, sidings and components

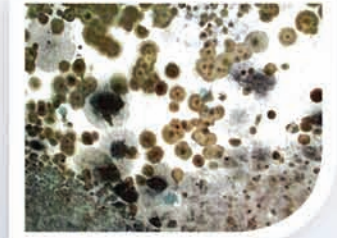
### Interior

- Observe Kitchen and Appliances operation
- Report on Bathrooms and Fixtures
- Operation of Windows and Doors
- Verify functions of lights and switches, accessible electrical receptacles
- Report on Attic conditions, framing and venting
- Identify rooms and report on operation and function

## Additional Services

### Mold Inspection Sampling Mold? What Next?

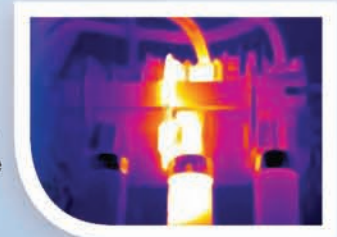
Mold inspections and sampling are needed when excessive moisture or water accumulates indoors. This is when mold growth will commonly occur.



Some molds have potentially harmful health consequences to the individuals exposed to it. Surface and air sampling can be performed. Sampling is performed to the Industry Standards. In the inspection, mold sampling are taken then analyzed at certified lab. This process can help identify if there are hidden areas in the home where mold may exist. Also included in the inspection is a visual evaluation of areas that are prone to moisture infiltration and mold growth.

### Thermal Inspection

Infrared imaging gives us the ability to see temperature variations not visible to the human eye. Temperature variations could mean a number of things



such as moisture leaks or infiltration that may lead to decay, damages and mold growth. Thermal scans of the electrical system within the home can identify hot spots or overheating circuits & wires that can lead to failure or fires. These are among the numerous other property concerns and issues that could be identified through infrared imaging. Let us help you identify problems beforehand so you can buy or sell with confidence.