

GENERAL CONDITION REPORT

Subject Property: Ewa Oceanside
91-069 Fort Weaver Road, Ewa Beach, HI
TMK: 9-1-005:011

Date of Report: January 25, 2006

Prepared by: Hawaii Architects, Inc.
James Matichuk, Architect,

Basis of Report

This report is based on a visual observation of the subject property and the existing dwelling on the property. Each dwelling has been inspected.

General

The existing dwelling are over 50 years old, and are single wall dwellings constructed on a raised floor with a crawlspace, with concrete footings and wood columns and framing. The dwelling were all inhabited and are homes for the residents living in them. Over the years the residences have sustained termite damage which is evident (no active termite activity was evident), however, in general the structural components appear safe. The electrical and plumbing components are in working condition but some required repair work.

Conclusions

Based on the age of the structures and general overall condition of the buildings and even though the dwellings are currently being lived they are in poor condition. The buildings (including the structural components) and the building systems (including the plumbing and electrical installations) are in need of updating.

Disclaimer

The above is based on our general observations of the existing conditions of those portions of the buildings that are exposed to view. No surveys or testing was done, and no calculations were performed. The above should not be interpreted as a comprehensive analysis or assessment regarding the condition of the dwellings, the structures or the adequacies of the various systems. No representation or warranties of any kind are being made as the useful life of the structural components or of the plumbing and electrical installations materials to the use and enjoyment of the dwellings.

Hawaii Architects, Inc.

By: 

James Matichuk, Arch. Reg. No. 6533