CONDOMINIUM PUBLIC REPORT

Prepared & Issued by:

Developer FRANCISCO RAMOS BALASI and OFELIA CADIZ BALASI, husband and wife
Address 1722 Kaumualii Street, Honolulu, Hawaii 96819

Project Name (*): "1049 KOPKE"
Address: 1049 & 1051 Kopke Street, Honolulu, Hawaii 96819

Registration No. 5829 (Conversion)
Effective date: December 20, 2005
Expiration date: January 20, 2007

Preparation of this Report:

This report has been prepared by the Developer pursuant to the Condominium Property Act, Chapter 514A, Hawaii Revised Statutes, as amended. This report is not valid unless the Hawaii Real Estate Commission has issued a registration number and effective date for the report.

This report has not been prepared or issued by the Real Estate Commission or any other government agency. Neither the Commission nor any other government agency has judged or approved the merits or value, if any, of the project or of purchasing an apartment in the project.

Buyers are encouraged to read this report carefully, and to seek professional advice before signing a sales contract for the purchase of an apartment in the project.

Expiration Date of Reports: Preliminary Public Reports and Final Public Reports automatically expire thirteen (13) months from the effective date unless a Supplementary Public Report is issued or unless the Commission issues an order, a copy of which is attached to this report, extending the effective date for the report.

Exception: The Real Estate Commission may issue an order, a copy of which shall be attached to this report, that the final public report for a two apartment condominium project shall have no expiration date.

Type of Report:

_____ **PRELIMINARY**: **(yellow)**
The developer may not as yet have created the condominium but has filed with the Real Estate Commission minimal information sufficient for a Preliminary Public Report. A Final Public Report will be issued by the developer when complete information is filed.

__X__ **FINAL**: **(white)**
The developer has legally created a condominium and has filed complete information with the Commission.
[X] No prior reports have been issued.
[ ] This report supersedes all prior public reports.
[ ] This report must be read together with _____

_____ **SUPPLEMENTARY**: **(pink)**
This report updates information contained in the:
[ ] Preliminary Public Report dated: _____
[ ] Final Public Report dated: _____
[ ] Supplementary Public Report dated: _____

And

[ ] Supersedes all prior public reports.
[ ] Must be read together with _____
[ ] This report reactivates the _____ public report(s) which expired on _____

(*) Exactly as named in the Declaration

This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at 586-2643 to submit your request.

FORM: RECO-30 286/986/189/1190/892/0197/1098/0800/0203/0104

Disclosure Abstract: Separate Disclosure Abstract on this condominium project:

[X] Required and attached to this report See Exhibit "F"

[ ] Not Required - Disclosures covered in this report.

Summary of Changes from Earlier Public Reports:

This summary contains a general description of the changes, if any, made by the developer since the last public report was issued. It is not necessarily all inclusive. Prospective buyers should compare this public report with the earlier reports if they wish to know the specific changes that have been made.

[X] No prior reports have been issued by the developer.

[ ] Changes made are as follows:

SPECIAL ATTENTION

This is a CONDOMINIUM PROJECT, not a subdivision. The land area beneath and immediately appurtenant to each unit is designated a LIMITED COMMON ELEMENT and is not a legally subdivided lot. The (dotted) dashed lines on the Condominium Map Bounding the designated number of square feet in each limited common element land area are for illustrative purposes only and should not be construed to be the property lines of legally subdivided lots.

This public report does not constitute approval of the Project by the Real Estate Commission, or any other governmental agency, nor does it ensure that all applicable County codes, ordinances, and subdivision requirements have necessarily been complied with.

THE PROSPECTIVE PURCHASER IS CAUTIONED TO CAREFULLY REVIEW THE CONDOMINIUM DOCUMENTS REFERENCED IN THIS PUBLIC REPORT FOR FURTHER INFORMATION WITH REGARD TO THE FOLLOWING.

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EXHIBIT A: Common Elements
EXHIBIT B: Encumbrances Against Title
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EXHIBIT D: Summary of the Provisions of the Escrow Agreement
EXHIBIT E: Summary of Sales Contract
EXHIBIT F: Disclosure Abstract
EXHIBIT G: City & County of Honolulu, Dept of Planning & Permitting Investigative Report dated May 5, 2005
EXHIBIT H: Notice of Termination of Rental Agreement and Offer of Sale of Unit
EXHIBIT I: Architect's Condition Report, Home Inspection and Declaration of Developer

General Information On Condominiums

A condominium is a special form of real property. To create a condominium in Hawaii, the requirements of the Condominium Property Act, Chapter 514A, Hawaii Revised Statutes, must be complied with. In addition, certain requirements and approvals of the County in which the project is located must be satisfied and obtained.

Some condominium projects are leasehold. This means that the land or the building(s) and other improvements are leased to the buyer. The lease for the land usually requires that at the end of the lease term, the lessees (apartment owners/tenants) deliver their interest in the land to the lessor (fee property owner). The lease also usually requires that the lessees either (1) convey to the lessor the building(s) and other improvements, including any improvements paid for by the lessees; or (2) remove or dispose of the improvements at the lessee's expense. Leases for individual apartments often require that at the end of the lease term, the lessee deliver to the lessor the apartment, including any improvements placed in the apartment by the lessee.

If you are a typical condominium apartment owner, you will have two kinds of ownership: (1) ownership in your individual apartment; and (2) an undivided interest in the common elements.

"Common elements" are the areas of the condominium project other than the individual apartments. They are owned jointly by all apartment owners and include the land, either in fee simple or leasehold, and those parts of the building or buildings intended for common use such as foundations, columns, roofs, halls, elevators, and the like. Your undivided interest in the common elements cannot be separated from ownership of your apartment.

In some condominium projects, some common elements are reserved for the exclusive use of the owners of certain apartments. These common elements are called "limited common elements" and may include parking stalls, patios, lanais, trash chutes, and the like.

You will be entitled to exclusive ownership and possession of your apartment. Condominium apartments may be individually bought, sold, rented, mortgaged or encumbered, and may be disposed of by will, gift, or operation of law.

Your apartment will, however, be part of the group of apartments that comprise the condominium project. Study the project's Declaration, Bylaws, and House Rules. These documents contain important information on the use and occupancy of apartments and the common elements as well as the rules of conduct for owners, tenants, and guests.

Operation of the Condominium Project

The Association of Apartment Owners is the entity through which apartment owners may take action with regard to the administration, management, and operation of the condominium project. Each apartment owner is automatically a member of the Association.

The Board of Directors is the governing body of the Association. Unless you serve as a board member or an officer, or are on a committee appointed by the board, your participation in the administration and operation of the condominium project will in most cases be limited to your right to vote as an apartment owner. The Board of Directors and officers can take certain actions without the vote of the owners. For example, the board may hire and fire employees, increase or decrease maintenance fees, borrow money for repair and improvements and set a budget. Some of these actions may significantly impact the apartment owners.

Until there is a sufficient number of purchasers of apartments to elect a majority of the Board of Directors, it is likely that the developer will effectively control the affairs of the Association. It is frequently necessary for the developer to do so during the early stages of development and the developer may reserve certain special rights to do so in the Declaration and Bylaws. Prospective buyers should understand that it is important to all apartment owners that the transition of control from the developer to the apartment owners be accomplished in an orderly manner and in a spirit of cooperation.

I. PERSONS CONNECTED WITH THE PROJECT

Developer: FRANCISCO RAMOS BALASI and OFELIA CADIZ BALASI, husband & wife
Name*
1722 Kaumualii Street
Business Address
Honolulu, Hawaii 96819
Phone: (808) 841-7565 (Business)

Names of officers and directors of developers who are corporations; general partners of a partnership; partners of a Limited Liability Partnership (LLP); or manager and members of a Limited Liability Company (LLC) (attach separate sheet if necessary):
N/A

Real Estate Broker*: Joe Pacquing
dba Granventure Realty
Name
2153 North King Street, Suite 110
Business Address
Honolulu, Hawaii 96819
Phone: (808) 845-5918 (Business)

Escrow: Developers Escrow Services, Inc.
Name
2024 North King Street, Room 211
Business Address
Honolulu, Hawaii 96819
Phone: (808) 848-2216 (Business)

General Contractor*: N/A
Name
Business Address
Phone: None (Business)

Condominium Managing Agent*: Self-managed by the Association of Apartment Owners
Name
Business Address
Phone: None (Business)

Attorney for Developer: Vernon T. Tashima, Esq.
Name
220 South King Street, Suite 888
Business Address
Honolulu, Hawaii 96813
Phone: (808) 521-2951 (Business)

* For Entities: Name of corporation, partnership, Limited Liability Partnership (LLP), or Limited Liability Company (LLC)

II. CREATION OF THE CONDOMINIUM; CONDOMINIUM DOCUMENTS

A condominium is created by recording in the Bureau of Conveyances and/or filing with the Land Court a Declaration of Condominium Property Regime, a Condominium Map (File Plan), and the Bylaws of the Association of Apartment Owners. The Condominium Property Act (Chapter 514A, HRS), the Declaration, Bylaws, and House Rules control the rights and obligations of the apartment owners with respect to the project and the common elements, to each other, and to their respective apartments. The provisions of these documents are intended to be, and in most cases are, enforceable in a court of law.

A. Declaration of Condominium Property Regime contains a description of the land, buildings, apartments, common elements, limited common elements, common interests, and other information relating to the condominium project.

The Declaration for this condominium is:

[ ] Proposed

[X] Recorded - Bureau of Conveyances: Document No. 2005-202279
Book _____ Page _____

[ ] Filed - Land Court: Document No. _____

The Declaration referred to above has been amended by the following instruments [state name of document, date and recording/filing information]:

B. Condominium Map (File Plan) shows the floor plan, elevation and layout of the condominium project. It also shows the floor plan, location, apartment number, and dimensions of each apartment.

The Condominium Map for this condominium project is:

[ ] Proposed

[X] Recorded - Bureau of Conveyances Condo Map No. 4087

[ ] Filed - Land Court Condo Map No. _____

The Condominium Map has been amended by the following instruments [state name of document, date and recording/filing information]:

C. Bylaws of the Association of Apartment Owners govern the operation of the condominium project. They provide for the manner in which the Board of Directors of the Association of Apartment Owners is elected, the powers and duties of the Board, the manner in which meetings will be conducted, whether pets are prohibited or allowed and other matters which affect how the condominium project will be governed.

The Bylaws for this condominium are:

[ ] Proposed

[X] Recorded - Bureau of Conveyances: Document No. 2005-202280
Book _____ Page _____

[ ] Filed - Land Court: Document No. _____

The Bylaws referred to above have been amended by the following instruments [state name of document, date and recording/filing information]:

D. **House Rules**. The Board of Directors may adopt House Rules to govern the use and operation of the common elements and limited common elements. House Rules may cover matters such as parking regulations, hours of operation for common facilities such as recreation areas, use of lanais and requirements for keeping pets. These rules must be followed by owners, tenants, and guests. They do not need to be recorded or filed to be effective. The initial House Rules are usually adopted by the developer.

The House Rules for this condominium are:

[ ] Proposed [X] Adopted [ ] Developer does not plan to adopt House Rules

E. **Changes to Condominium Documents** Changes to the Declaration, Condominium Map, and Bylaws are effective only if they are duly adopted and recorded and/or filed. Changes to House Rules do not need to be recorded or filed to be effective.

1. Apartment Owners: Minimum percentage of common interest which must vote for or give written consent to changes:

	Minimum Set by Law	This Condominium
Declaration (and Condo Map)	75%*	75%
Bylaws	65%	65%
House Rules	---	Approved by Board of Directors

* The percentages for individual condominium projects may be more than the minimum set by law for projects with five or fewer apartments.

2. Developer:

[ ] No rights have been reserved by the developer to change the Declaration, Condominium Map, Bylaws or House Rules.

[X] Developer has reserved the following rights to change the Declaration, Condominium Map, Bylaws or House Rules:

To grant, adjust easements; to file "as built" amendment; changing parking stalls; to comply with governmental and mortgage requirements.

III. THE CONDOMINIUM PROJECT

A. Interest to be Conveyed to Buyer:

[X] Fee Simple: Individual apartments and the common elements, which include the underlying land, will be in fee simple.

[ ] Leasehold or Sub-leasehold: Individual apartments and the common elements, which include the underlying land will be leasehold.

Leases for the individual apartments and the underlying land usually require that at the end of the lease term, the lessee (apartment owner/tenant) deliver to the lessor (fee property owner) possession of the leased premises and all improvements, including improvements paid for by the lessee.

Exhibit _____ contains further explanations regarding the manner in which the renegotiated lease rents will be calculated and a description of the surrender clause provision(s).

Lease Term Expires:_____ Rent Renegotiation Date(s): _____

Lease Rent Payable: [ ] Monthly [ ] Quarterly
[ ] Semi-Annually [ ] Annually

Exhibit _____ contains a schedule of the lease rent for each apartment per: [ ] Month [ ] Year

For Sub-leaseholds:

[ ] Buyer's sublease may be canceled if the master lease between the sublessor and fee owner is: [ ] Canceled [ ] Foreclosed

[ ] As long as the buyer is not in default, the buyer may continue to occupy the apartment and/or land on the same terms contained in the sublease even if the master lease is canceled or foreclosed.

[ ] Individual Apartments in Fee Simple; Common Interest in the Underlying Land in Leasehold or Sub-leasehold:

Leases for the underlying land usually require that at the end of the lease term, the lessees (apartment owners/tenants) deliver to the lessor (fee property owner) their interest in the land and that they either (1) remove or dispose of the building(s) and other improvements at the lessee's expense; or (2) convey the building(s) and improvements to the lessor, often at a specified price.

Exhibit _____ contains further explanations regarding the manner in which the renegotiated lease rents will be calculated and a description of the surrender clause provision(s).

Lease Term Expires: _____ Rent Renegotiation Date(s): _____

Lease Rent Payable: [ ] Monthly [ ] Quarterly
[ ] Semi-Annually [ ] Annually

Exhibit _____ contains a schedule of the lease rent for each apartment per: [ ] Month [ ] Year

[ ] Other:

IMPORTANT INFORMATION ON LEASEHOLD CONDOMINIUM PROJECTS

The information contained in this report is a summary of the terms of the lease. For more detailed information, you should secure a copy of the lease documents and read them thoroughly.

If you have any legal questions about leasehold property, the lease documents or the terms of the lease and the consequences of becoming a lessee, you should seek the advice of an attorney.

There are currently no statutory provisions for the mandatory conversion of leasehold condominiums and there are no assurances that such measures will be enacted in the future.

In leasehold condominium projects, the buyer of an apartment will acquire the right to occupy and use the apartment for the time stated in the lease agreement. The buyer will not acquire outright or absolute fee simple ownership of the land. The land is owned by the lessor or the leased fee owner. The apartment owner or lessee must make lease rent payments and comply with the terms of the lease or be subject to the lessor's enforcement actions. The lease rent payments are usually fixed at specific amounts for fixed periods of time, and are then subject to renegotiation. Renegotiation may be based on a formula, by arbitration set in the lease agreement, by law or by agreement between the lessor and lessee. The renegotiated lease rents may increase significantly. At the end of the lease, the apartment owners may have to surrender the apartments, the improvements and the land back to the lessor without any compensation (surrender clause).

When leasehold property is sold, title is normally conveyed by means of an assignment of lease, the purpose of which is similar to that of a deed. The legal and practical effect is different because the assignment conveys only the rights and obligations created by the lease, not the property itself.

The developer of this condominium project may have entered into a master ground lease with the fee simple owner of the land in order to develop the project. The developer may have then entered into a sublease or a new lease of the land with the lessee (apartment owner). The developer may lease the improvements to the apartment owner by way of an apartment lease or sublease, or sell the improvements to the apartment owners by way of a condominium conveyance or apartment deed.

B. Underlying Land:

Address: 1049 and 1051 Kopke Street
Honolulu, Hawaii 96819

Tax Map Key (TMK): (1) 1-3-004:081

[ ] Address [ ] TMK is expected to change because _____

Land Area: 8,851 [X] square feet [ ] acre(s) Zoning: R-3.5

Fee Owner: FRANCISCO RAMOS BALASI and
OFELIA CADIZ BALASI, husband and wife
Name
1722 Kaumualii Street
Address
Honolulu, Hawaii 96819

Lessor: N/A
Name

Address

C. **Buildings and Other Improvements**:

1. [ ] New Building(s)
[X] Conversion of Existing Building(s)
[ ] Both New Building(s) and Conversion

2. Number of Buildings: 2 Floors Per Building: 1

[ ] Exhibit _____ contains further explanations.

3. Principal Construction Material:

[ ] Concrete [ ] Hollow Tile [X] Wood

[ ] Other _____

4. Uses Permitted by Zoning:

		No. of Apts.	Use Permitted By Zoning	
[X]	Residential	2	[X] Yes	[ ] No
[ ]	Commercial		[ ] Yes	[ ] No
[ ]	Mix Res/Comm		[ ] Yes	[ ] No
[ ]	Hotel		[ ] Yes	[ ] No
[ ]	Timeshare		[ ] Yes	[ ] No
[ ]	Ohana		[ ] Yes	[ ] No
[ ]	Industrial		[ ] Yes	[ ] No
[ ]	Agricultural		[ ] Yes	[ ] No
[ ]	Recreational		[ ] Yes	[ ] No
[ ]	Other		[ ] Yes	[ ] No

Is/Are this/these use(s) specifically permitted by the project's Declaration or Bylaws?
[X] Yes [ ] No

5. Special Use Restrictions:

The Declaration and Bylaws may contain restrictions on the use and occupancy of the apartments. Restrictions for this condominium project include but are not limited to:

[X] Pets: None except "guide dog" for disabled persons are permitted, and such other animal as may be allowed by the association

[ ] Number of Occupants: _____

[ ] Other: _____

[ ] There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Elevators: 0 Stairways: 0 Trash Chutes: 0

Bldg / Unit Type	Quantity	BR/Baths	Net Living Area (sf)*	Net Other Area (sf) (Identify)
One-1051 Kopke	1	4/2	971 sq ft	
Two-1049 Kopke	1	4/2	971 sq ft	

Total Number of Apartments: 2

*** Net Living Area is the floor area of the apartment measured from the interior surface of the apartment perimeter walls.**

Other documents and maps may give floor area figures which differ from those above because a different method of determining the floor area may have been used.

Boundaries of Each Apartment:

The limits of the respective buildings are the buildings' perimeter walls, and shall include pipes, wires, conduits, ducts or other utility lines located within each building.

Permitted Alterations to Apartments:

Alterations of an apartment may be made with the approval of the Board of Directors and the written consent of the holders of all liens affecting the apartment.

Apartments Designated for Owner-Occupants Only:
Fifty percent (50%) of **residential** apartments must be so designated; developer has a right to substitute similar apartments for those apartments already designated. Developer must provide this information either in a published announcement or advertisement as required by section 514A-102, HRS; or include the information here in this public report and in the announcement (see attachment 11a). Developer has elected to provide the information in a published announcement or advertisement.

7. Parking Stalls:

Total Parking Stalls: 4

	Regular Covered	Regular Open	Compact Covered	Compact Open	Tandem Covered	Tandem Open	TOTAL
Assigned (for each unit)	0	2	0	0	0	0	4
Guest	0	0	0	0	0	0	0
Unassigned	0	0	0	0	0	0	0
Extra for Purchase	0	0	0	0	0	0	0
Other N/A	0	0	0	0	0	0	0
Total Covered & Open:	4		0		0		4

Each apartment will have the exclusive use of at least 2 parking stall(s). Buyers are encouraged to find out which stall(s) will be available for their use.

[ ] Commercial parking garage permitted in condominium project.

[ ] Exhibit _____ contains additional information on parking stalls for this condominium project.

8. Recreational and Other Common Facilities:

[ ] There are no recreational or common facilities.

[ ] Swimming pool [ ] Storage Area [ ] Recreation Area

[ ] Laundry Area [ ] Tennis Court [ ] Trash Chute/Enclosure(s)

[X] Other: Site 3, area 1,596 sq. ft., being the common driveway, subject to waterline easement

9. Compliance With Building Code and Municipal Regulations; Cost to Cure Violations (See Exhibit "G")

[X] There are no violations. [ ] Violations will not be cured.

[ ] Violations and cost to cure are listed below: [ ] Violations will be cured by _____ (Date)

10. Condition and Expected Useful Life of Structural Components, Mechanical, and Electrical Installations (For conversions of residential apartments in existence for at least five years): (See Exhibit "I")

The present condition of said units as to the plumbing, mechanical and electrical installations appear to be in operating condition; no visible evidence of unstable structural components. No representations made as to the expected useful life.

11. Conformance to Present Zoning Code (See Exhibit "G")

a. [X] No variances to zoning code have been granted.

[ ] Variance(s) to zoning code was/were granted as follows:

b. Conforming/Non-Conforming Uses, Structures, Lot

In general, a non-conforming use, structure, or lot is a use, structure, or lot which was lawful at one time but which does not now conform to present zoning requirements.

	Conforming *	Non-Conforming	Illegal
Uses	X		
Structures	X		
Lot	X		

If a variance has been granted or if uses, improvements or lot are either non-conforming or illegal, buyer should consult with county zoning authorities as to possible limitations which may apply.

Limitations may include restrictions on extending, enlarging, or continuing the nonconformity, and restrictions on altering and repairing structures. In some cases, a nonconforming structure that is destroyed or damaged cannot be reconstructed.

The buyer may not be able to obtain financing or insurance if the condominium project has a non-conforming or illegal use, structure, or lot.

D. **Common Elements, Limited Common Elements, Common Interest:**

1. Common Elements: Common Elements are those parts of the condominium project other than the individual apartments. Although the common elements are owned jointly by all apartment owners, those portions of the common elements which are designated as limited common elements (see paragraph 2 below) may be used only by those apartments to which they are assigned. The common elements for this project, as described in the Declaration, are:

[X] described in Exhibit "A".

[ ] as follows:

---

* See Exhibit "G", City and County of Honolulu, Department of Planning and Permitting Investigative Report letter dated May 5, 2005.

2. Limited Common Elements: Limited Common Elements are those common elements which are reserved for the exclusive use of the owners of certain apartments.

[ ] There are no limited common elements in this project.

[X] The limited common elements and the apartments which use them, as described in the Declaration, are:

[ ] described in Exhibit _____.

[X] as follows: Each unit will have, as a limited common element, the ground upon which it is located and a portion of the surrounding yard space as follows:

Building/Unit Address	Site	Sq. Ft.
Bldg One – 1051 Kopke St.	1	3,606
Bldg Two – 1049 Kopke St.	2	3,649

NOTE: Land areas referenced herein are not legally subdivided lots.

3. Common Interest: Each apartment will have an undivided fractional interest in all of the common elements. This interest is called the "common interest." It is used to determine each apartment's share of the maintenance fees and other common profits and expenses of the condominium project. It may also be used for other purposes, including voting on matters requiring action by apartment owners. The common interests for the apartments in this project, as described in the Declaration, are:

[ ] described in Exhibit _____.

[X] as follows:

Building/Unit Address		% of Undivided Interest
Bldg One – 1051 Kopke St		50%
Bldg Two – 1049 Kopke St		50%
	Total	100%

E. Encumbrances Against Title: An encumbrance is a claim against or a liability on the property or a document affecting the title or use of the property. Encumbrances may have an adverse effect on the property or your purchase and ownership of an apartment in the project.

Exhibit "B" describes the encumbrances against the title contained in the title report dated October 20, 2005 and issued by First American Title Company.

Blanket Liens:

A blanket lien is an encumbrance (such as a mortgage) on the entire condominium project that secures some type of monetary debt (such as a loan) or other obligation. A blanket lien is usually released on an apartment-by-apartment basis upon payment of specified sums so that individual apartments can be conveyed to buyers free and clear of the lien.

[X] There are no blanket liens affecting title to the individual apartments.

[ ] There are blanket liens which may affect title to the individual apartments.

Blanket liens (except for improvement district or utility assessments) must be released before the developer conveys the apartment to a buyer. The buyer's interest will be affected if the developer defaults and the lien is foreclosed prior to conveying the apartment to buyer.

Type of Lien	Effect on Buyer's Interest and Deposit if Developer Defaults or Lien is Foreclosed Prior to Conveyance

F. Construction Warranties:

Warranties for individual apartments and the common elements, including the beginning and ending dates for each warranty, are as follows:

1. Building and Other Improvements: NONE

2. Appliances: BLDG ONE – 1051 Kopke: range, refrigerator and water heater
BLDG TWO – 1049 Kopke: range, refrigerator and water heater

There are no warranties for any of the above-mentioned appliances.

G. **Status of Construction and Date of Completion or Estimated Date of Completion:**

The two one-story, single-family, detached dwellings, identified as:

Building One – 1051 Kopke Street
Building Two – 1049 Kopke Street

Both buildings were construction in 1955 and were re-posted on an 8,851 square foot R-3.5 Residential zoned lot in 2001.

See Investigative Report dated May 5, 2005 from the City and County of Honolulu, Department of Planning and Permitting, marked as Exhibit "G".

H. **Project Phases:**

The developer [X] has [ ] has not reserved the right to add to, merge, or phase this condominium.

Summary of Developer's plans or right to perform for future development (such as additions, mergers or phasing):

The Developer reserves the right to add to, delete from, and/or modify the project or any part thereof, including without limitation, the right to merge with other projects, or by adding later phases to the project.

IV. CONDOMINIUM MANAGEMENT

A. Management of the Common Elements: The Association of Apartment Owners is responsible for the management of the common elements and the overall operation of the condominium project. The Association may be permitted, and in some cases may be required, to employ or retain a condominium managing agent to assist the Association in managing the condominium project.

Initial Condominium Managing Agent: When the developer or the developer's affiliate is the initial condominium managing agent, the management contract must have a term of one year or less and the parties must be able to terminate the contract on notice of 60 days or less.

The initial condominium managing agent for this project, named on page five (5) of this report, is:

[ ] not affiliated with the Developer
[X] self-managed by the Association of Apartment Owners
[ ] the Developer or Developer's affiliate
[ ] Other: _____

B. Estimate of Initial Maintenance Fees:

The Association will make assessments against your apartment to provide funds for the operation and maintenance of the condominium project. If you are delinquent in paying the assessments, a lien may be placed on your apartment and the apartment may be sold through a foreclosure proceeding.

Initial maintenance fees are difficult to estimate and tend to increase as the condominium ages. Maintenance fees may vary depending on the services provided.

Exhibit "C" contains a schedule of estimated initial maintenance fees and maintenance fee disbursements (subject to change).

The Developer has not conducted a reserve study in accordance with HRS 514A-83.6 and the replacement reserve rules Subchapter 6, Title 16, Chapter 107, Hawaii Administrative Rules, as amended.

C. Utility Charges for Apartments:

Each apartment will be billed separately for utilities except for the following checked utilities which are included in the maintenance fees:

[ ] None [ ] Electricity (____ Common Elements only ____ Common Elements & Apartments)

[ ] Gas (____ Common Elements only ____ Common Elements & Apartments)

[ ] Water [ ] Sewer [ ] Television Cable

[X] Other Common driveway

V. MISCELLANEOUS

A. **Sales Documents Filed With the Real Estate Commission:**

Sales documents on file with the Real Estate Commission include but are not limited to:

[X] Notice to Owner Occupants, Exhibit "H"

[X] Specimen Sales Contract
Exhibit "E" contains a summary of the pertinent provisions of the sales contract.

[X] Escrow Agreement dated June 6, 2005
Exhibit "D" contains a summary of the pertinent provisions of the escrow agreement.

[ ] Other _____

B. **Buyer's Right to Cancel Sales Contract:**

1. Rights Under the Condominium Property Act (Chapter 514A, HRS):

Preliminary Report: Sales made by the developer are not binding on the prospective buyer. Sales made by the developer may be binding on the developer unless the developer clearly states in the sales contract that sales are not binding. A prospective buyer who cancels the sales contract is entitled to a refund of all moneys paid, less any escrow cancellation fee up to $250.00.

Supplementary Report to a Preliminary Report: Same as for Preliminary Report.

Final Report or Supplementary Report to a Final Report: Sales made by the developer are binding if:

A) The Developer delivers to the buyer a copy of:
   1) Either the Final Public Report **OR** the Supplementary Public Report which has superseded the Final Public Report for which an effective date has been issued by the Real Estate Commission; **AND**
   2) Any other public report issued by the developer prior to the date of delivery, if the report was not previously delivered to the buyer and if the report has not been superseded;

B) The buyer is given an opportunity to read the report(s); **AND**

C) One of the following has occurred:
   1) The buyer has signed a receipt for the report(s) and waived the right to cancel; or
   2) Thirty (30) days have passed from the time the report(s) were delivered to the buyer; or
   3) The apartment is conveyed to the buyer within 30 days from the date the report(s) were delivered to the buyer.

Material Change: Binding contracts with the Developer may be rescinded by the buyer if:

A) There is a material change in the project which directly, substantially, and adversely affects (1) the use or value of the buyer's apartment or its limited common elements; or (2) the amenities available for buyer's use; **AND**

B) The buyer has not waived the right to rescind.

If the buyer rescinds a binding sales contract because there has been a material change, the buyer is entitled to a full and prompt refund of any moneys the buyer paid.

2. Rights Under the Sales Contract: Before signing the sales contract, prospective buyers should ask to see and carefully review all documents relating to the project. If these documents are not in final form, the buyer should ask to see the most recent draft. These include but are not limited to the:

A) Condominium Public Reports issued by the developer which have been issued an effective date by the Hawaii Real Estate Commission.
B) Declaration of Condominium Property Regime, as amended.
C) Bylaws of the Association of Apartment Owners, as amended.
D) House Rules, if any.
E) Condominium Map, as amended.
F) Escrow Agreement.
G) Hawaii's Condominium Property Act (Chapter 514A, HRS, as amended) and Hawaii Administrative Rules, (Chapter 16-107, adopted by the Real Estate Commission, as amended).
H) Other _____

Copies of the condominium and sales documents and amendments made by the developer are available for review through the developer or through the developer's sales agent, if any. The Condominium Property Regime law (Chapter 514A, HRS) and the Administrative Rules (Chapter 107) are available online. Please refer to the following sites:

Website to access official copy of laws: www.capitol.hawaii.gov
Website to access unofficial copy of laws: www.hawaii.gov/dcca/hrs
Website to access rules: www.hawaii.gov/dcca/har

This Public Report is a part of Registration No. 5829 filed with the Real Estate Commission on October 31, 2005.

Reproduction of Report. When reproduced, this report must be on:
[ ] YELLOW paper stock [X] WHITE paper stock [ ] PINK paper stock

C. **Additional Information Not Covered Above**

Hazardous Materials

The developer neither prepared nor commissioned a Phase 1 Environmental Site Assessment and makes no representations or warranties whatsoever. The developer has made no independent investigation as to asbestos or other hazardous substances in the apartments or in, under, or around the Project, including but not limited to, radioactive materials, organic compounds known as polychlorinated biphenyls, chemicals known to cause cancer or reproductive toxicity, pollutants, contaminants, hazardous wastes, toxic substances, and any and all other substances or materials defined as or included in the definition of "hazardous substances", "hazardous wastes", "hazardous materials" or "toxic substances" under, or for the purposes of, hazardous materials laws. Buyer acknowledges that in light of the age of the Project, there may be asbestos and other hazardous substances in the apartments, or in, under or around the Project. Because of the possible presence of such substances, Buyer should have the apartment inspected to determine the extent (if any) of such contamination and any necessary remedial action. The developer will not correct any defects in the apartments or in the Project or anything installed or contained therein and Buyer expressly releases the developer from any liability to Buyer if any hazardous materials are discovered.

Lead Warning Statement

Pursuant to federal law, 42, U.S.C. 4852 (d), the Residential Lead-Based Paint Reduction Act, "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant woman. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase."

NOTICE TO TENANTS: See Exhibit "H"

D. The developer declares subject to the penalties set forth in section 514A-49(b) that this project is in compliance with all county zoning and building ordinances and codes, and all other county permitting requirements applicable to the project, pursuant to Act 251 (SLH 2000) [Section 514A-1.6] (The developer is required to make this declaration for issuance of an effective date for a final public report.)

E. The developer hereby certifies that all the information contained in this Report and the Exhibits attached to this Report and all documents to be furnished by the developer to buyers concerning the project have been reviewed by the developer and are, to the best of the developer's knowledge, information and belief, true, correct and complete.

FRANCISCO RAMOS BALASI and OFELIA CADIZ BALASI, husband and wife
Printed Name of Developer

By: Francisco Ramos Balasi SEP 27 2005
Duly Authorized Signatory* Date

FRANCISCO RAMOS BALASI, Developer/Owner
Printed Name & Title of Person Signing Above

By: Ofelia Cadiz Balasi SEP 27 2005
Duly Authorized Signatory* Date

OFELIA CADIZ BALASI , Developer/Owner
Printed Name & Title of Person Signing Above

Distribution:

Department of Finance, City and County of Honolulu

Planning Department, City and County of Honolulu

Must be signed for a: corporation by an officer; partnership or Limited Liability Partnership (LLP) by the general partner; Limited Liability Company (LLC) by the manager or member; and for an individual by the individual.

EXHIBIT "A"

COMMON ELEMENTS

The common element will include the limited common elements and all other portions of the land and improvements other than the apartment, the land on which it is located and all elements mentioned in the Condominium Property Act which are actually constructed on the land herein described, and specifically shall include, but are not limited to:

a) Land herein described in Exhibit "A" [attached to the Declaration] in fee simple.

b) Site 3, area 1,596 sq. ft., being the common driveway leading to Kopke Street, a public street, subject to waterline easement.

c) All electrical equipment, wiring and other appurtenant installations, including power and light, water, sewer and gas lines; all pipes, wires, conduits or other utility or service lines, including TV cable, if any, which are utilized by or serve more than one building.

END OF EXHIBIT "A"

EXHIBIT "B"

1. Real Property Tax Assessments for the fiscal year 2005-2006:

Tax Map Key No:	(1) 1-3-004:081 (portion)
Class No:	1
1st Installment:	$2,099.82, PAID (8/20)
2nd Installment:	$2,099.81, PAYABLE (2/20)

2. Title to all mineral and metallic mines reserved to the State of Hawaii.

3. Easement (5 feet wide) for waterline purposes, in favor of Lot B, containing an area of 409 square feet, as described in or disclosed by the Deed recorded as Book 5218 Page 401 of Official Records.

4. Reservation, as set forth or disclosed by the Corrected Deed recorded as Book 5434 Page 440 of Official Records.

5. 5 feet wide road setback line along the southeasterly side of Kopke Street as described in or disclosed by the instrument recorded November 10, 2004 as Regular System Document No. 2004-228050 of Official Records.

6. Grant of Easement for utility purpose, in favor of Hawaii Electric Company, Inc., a Hawaii corporation, and Hawaiian Telcom, Inc., (formerly known as Verizon Hawaii, Inc., formerly known as GTE Hawaiian Telephone Company, Incorporated) recorded September 13, 2005 as Regular System Document No. 2005-1836214 of Official Records.

7. Regular System Condominium Map No. 4087.

8. The terms and provisions contained in or incorporated by reference in the Declaration of Condominium Property Regime. Said Declaration was recorded October 05, 2005 as Regular System Document No. 2005-202279 of Official Records.

9. The terms and provisions contained in or incorporated by reference in the Condominium By-Laws. Said By-Laws were recorded October 05, 2005 as Regular System Document No. 2005-202280 of Official Records

END OF EXHIBIT "B"

EXHIBIT "C"

ESTIMATE OF INITIAL MAINTENANCE FEES
AND
ESTIMATE OF MAINTENANCE FEE DISBURSEMENTS

Estimate of Initial Maintenance Fees:

Apartment	Monthly Fee x 12 months =	Yearly Total
BUILDING ONE – 1051 Kopke Street	4.17 x 12 months =	50.00
BUILDING TWO – 1049 Kopke Street	4.17 x 12 months =	50.00

The Real Estate Commission has not reviewed the estimates of maintenance fee assessments and disbursements for their accuracy or sufficiency

Estimate of Maintenance Fee Disbursements:

	Monthly Fee x 12 months = Yearly Total
Utilities and Services	
Air Conditioning	
Electricity	
[ ] common elements only	
[ ] common elements and apartments	
Elevator	
Gas	
[ ] common elements only	
[ ] common elements and apartments	
Refuse Collection	
Telephone	
Water and Sewer	
Maintenance, Repairs and Supplies	
Building	
Grounds	
Management	
Management Fee	
Payroll and Payroll Taxes	
Office Expenses	
Insurance	
Reserves(*)	
Taxes and Government Assessments	
Audit Fees	
Other - COMMON DRIVEWAY	4.17 per unit x 12 = 50.00
TOTAL	

I, Francisco Ramos Balasi, ~~as agent for/and/or employed by~~ _____, the condominium ~~managing agent~~/developer for the "1049 KOPKE" condominium project, hereby certify that the above estimates of initial maintenance fee assessments and maintenance fee disbursements were prepared in accordance with generally accepted accounting principles.

Francisco Ramos Balasi
Signature

SEP 27 2005
Date

(*) Mandatory reserves assessment and collection in effect beginning 1994 budget year. The Developer is to attach to this exhibit an explanation whether, in arriving at the figure for "Reserves", the Developer has conducted a reserve study in accordance with §514A-83.6, HRS, and the replacement reserve rules, Subchapter 6, Title 16, Chapter 107, Hawaii Administrative Rules, as amended.

Pursuant to §514A-83.6, HRS, a new association created after January 1, 1993, need not collect estimated replacement reserves until the fiscal year which begins after the association's first annual meeting.

EXHIBIT "D"

SUMMARY OF THE PROVISIONS OF THE ESCROW AGREEMENT

Among other provisions of the Escrow Agreement, the Agreement provides that:

Disbursement from the escrow fund may be made to pay for construction costs upon certification and approval for payment by an architect or engineer, and approved by Seller's lender. However, the agreement further provides that no disbursement of Purchaser's funds shall be made until (a) Escrow is notified by Seller that Real Estate Commission has issued an effective date for a Final Public Report, superseding all prior reports, on the project and that each purchaser has been given a copy of said Final Public Report; (b) purchaser executes the form of Receipt for Public Report and Notice of Right to Cancel and waives his right to cancel; and (c) the completion of construction of the project and the forty-six day lien period has expired or Seller has posted a Surety Bond or submits title insurance with lien waivers.

Further, Purchaser shall be entitled to a refund of Purchaser's funds, and Escrow shall pay the funds to Purchaser, without interest and less Escrow's cancellation fee upon receipt by Escrow of a written request from Seller to return to Purchaser the funds of such Purchaser then held hereunder by Escrow.

Subject to such deduction as may be provided in the Sales Contract, and an escrow cancellation fee, the purchaser shall be entitled to a return of his funds, and Escrow shall pay such funds to the purchaser, without interest, upon purchaser's written request, and, if any, one of the following events has occurred:

(a) Seller has instructed Escrow in writing to return to the purchaser the funds of the purchaser then being held hereunder by Escrow; or

(b) Seller has notified Escrow in writing of the Seller's exercise of the option to rescind the Sales Contract pursuant to any right of rescission stated herein or otherwise available to the seller; or

(c) With respect to a purchaser whose funds were obtained prior to the issuance of the Final Public Report, the purchaser has exercised his right to cancel the contract pursuant to Section 514A-62, Hawaii Revised Statutes, as amended; and, upon any such cancellation, purchaser shall be entitled to a prompt refund of all monies paid, less any escrow cancellation fee and other costs associated with the purchase, up to a maximum of $250.00; or

(d) A purchaser has exercised his right to rescind the contract pursuant to Section 514A-63, Hawaii Revised Statutes, as amended, or

(e) If, in accordance with Part VI, Chapter 514A, Hawaii Revised Statutes:

i) no sales contract is offered to purchaser who was placed on the Developer's reservation list of owner-occupants, or upon a request from a person who is on the final reservation list but who has elected not to execute a sales contract; or

ii) the purchaser has been unable to obtain adequate financing, or a commitment for adequate financing, for his unit within fifty (50) calendar days following the end of the ten (1) calendar-day period during which the Developer is limited to selling to owner-occupants.

Upon the return of said funds to the purchaser as aforesaid, Escrow shall return to seller such purchaser's Sales Contract and any conveyancing documents theretofore delivered to Escrow pursuant to such Sales Contract. Other documents delivered to Escrow relating to the sale of the units identified in such Sales Contracts will be returned to the person from whom or entity from which they were received.

(f) In the event of default of the purchaser, purchaser's initial deposits shall be retained by Seller, as liquidated damages.

END OF EXHIBIT "D"

EXHIBIT "E"

SUMMARY OF SALES CONTRACT

The pertinent provisions of the Hawaii Association of Realtor's Standard Form DROA, being the sale contract for this project are as follows:

1) Warranty Deed:

Seller agrees to convey the property with warranties, free and clear of encumbrances except certain matters of records which do not materially affect the value of the property.

2) In case of default:

A. By Buyer: Seller may (a) bring action for damages for breach of contract; (b) retain the initial deposit and all additional deposits provided for herein, as liquidated damages; and (c) Buyer shall be responsible for any cost incurred in accordance with the contract.

B. By Seller: Buyer may (a) bring action against Seller for damages for breach of contract; (b) file and maintain an action against Seller for specific performance of this contract; and (c) Seller shall be responsible for any cost incurred in accordance with this contract.

3. Time is of the Essence:

This contact provides that if either Seller or Buyer cannot perform his obligation for reasons beyond his control by the closing date, the closing date may be extended for not more than 30 days, by giving escrow notice in writing.

END OF EXHIBIT "E"

DISCLOSURE ABSTRACT

I. NAME OF PROJECT: "1049 KOPKE"
LOCATION: 1049 and 1051 Kopke
Honolulu, Hawaii 96819
TMK NO: (1) 1-3-004:081 ZONING: R-3.5

TYPE: Conversion of two (2) existing dwelling units identified as:
(1) Building One – 1051 Kopke Street
(2) Building Two – 1049 Kopke Street
Total Units ... 2

COMMON ELEMENT: Site 3, area 1,596 sq. ft., common driveway leading to Kopke Street, a public street for Buildings One and Two.

II. FEE OWNERS: FRANCISCO RAMOS BALASI and OFELIA CADIZ BALASI, husband/wife
Mailing Address: 1722 Kaumualii Street
Honolulu, Hawaii 96819
Phone: (808) 841-7565

ESCROW COMPANY: DEVELOPERS ESCROW SERVICES, INC.
2024 North King Street, Room 211
Honolulu, Hawaii 96819
Tel: 848-2216
Liz Umetsu, Escrow Officer

REAL ESTATE BROKER: GRANVENTURE REALTY
2153 North King Street, Suite 110
Honolulu, Hawaii 96819
Tel: (808) 845-5918
Joe Pacquing, Principal Broker

GENERAL CONTRACTOR: None

ARCHITECT: DR. JAMES HENRY HUTCHINGS, Ph.D., AIA, PE
2609 Ala Wai Boulevard, Suite 804
Honolulu, Hawaii 96815
Tel: (808) 926-7164

III. MAINTENANCE FEES: See attached schedule marked, Exhibit "C"

DISCLOSURE ABSTRACT

"1049 KOPKE"

IV. ---------- **WARRANTIES** ----------

A) Building and Other Improvements:
Construction - NONE

B) Appliances: Building One – 1051 Kopke: range, refrigerator and water heater
Building Two – 1049 Kopke: range, refrigerator and water heater

There are no warranties for any of the above mentioned appliances.

V. MIXED USED PROJECT; Residential & Hotel:
YES [ ] (Number of Apartments in each category) NO [X]
A. Residential N/A
B. Hotel N/A

VI. COMMERCIAL OR NON-RESIDENTIAL DEVELOPMENT:
YES [ ] NO [X]

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 523-4432 • FAX: (808) 527-6743
DEPT. INTERNET: www.honoluludpp.org • INTERNET: www.honolulu.gov

MUFI HANNEMANN
MAYOR

HENRY ENG, FAICP
DIRECTOR

DAVID K. TANOUE
DEPUTY DIRECTOR

2004/ELOG-2565(AS)

May 5, 2005

Mr. Vernon T. Tashima
Attorney at Law
Suite 888, Central Pacific Plaza
220 South King Street
Honolulu, Hawaii 96813

Dear Mr. Tashima:

Subject: Condominium Conversion Project
1049 Kopke Street
Tax Map Key (TMK): 1-3-004: 081

This is in response to your letter dated November 8, 2004 requesting verification that the structures located at the above-mentioned property met all applicable code requirements at the time of construction.

Investigation revealed that the two one-story single-family detached dwellings with six all-weather-surface off-street parking spaces met all applicable code requirements when they were re-posted on this 8,851-square foot R-3.5 Residential zoned lot in 2001.

Investigation also revealed the following:

1. On May 16, 2000, Park Dedication No.2000/PARK-20 was approved for a three-lot subdivision.

2. On September 17, 2004, a subdivision (File No. 2004/SUB-25) was approved to subdivide Lot A (25,643 square feet) into 3 lots: Lot A-1 of 8,851 square feet, A-2 of 7,921 square feet and A-3 of 8,871 square feet. The two dwellings are located on Lot A-1, TMK 1-3-004: 081.

No variances or special permits were granted to allow deviation from any applicable codes.

For your information, the Department of Planning and Permitting cannot determine all legal nonconforming uses or structures as a result of the adoption or amendment of any ordinances or codes.

Conversion to a condominium property regime (CPR) is not recognized by the City and County as an approved subdivision. CPR delineates ownership; it does not create separate lots of record for subdivision and zoning purposes.

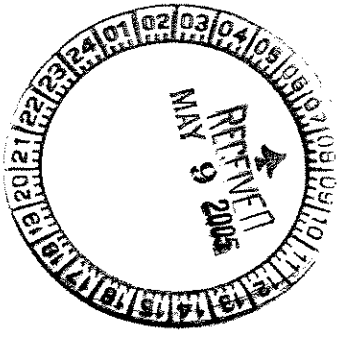
If you have any questions regarding this matter, please contact Mr. Ivan Matsumoto of our Commercial and Multi-family Code Enforcement Branch at 527-6341.

Sincerely yours,

for HENRY ENG, FAICP
Director of Planning and Permitting

HE:ft

Doc 368467



NOTICE OF TERMINATION OF RENTAL AGREEMENT
AND
OFFER OF SALE OF UNIT

"1049 / 1051 KOPKE STREET"

TO: ALAN & GINA ALCARAZ
1051 KOPKE STREET
HONOLULU, HI 96819

Notice is hereby given that the undersigned rental owners/landlord intend to convert the dwelling unit which you occupy to a condominium property regime under the provisions of chapter 514A.

The Rental Agreement dated September 10, 2005 covering your dwelling unit shall be terminated one hundred twenty (120) days after your receipt of this notice.

Also, pursuant to Section 514A-105, Hawaii Revised Statutes, we offer to sell said unit to you upon your submission of an Owner-Occupant Affidavit and an earnest money deposit in an amount designated by the undersigned. For a copy of the Affidavit and for information regarding the earnest money deposit, please call or contact ANGELITA PALACOL (RA) of GRANVENTURE REALTY, 2153 N. King Street, Suite 110, Honolulu, HI 96819, between 8:00 AM and 5:00 PM, Monday through Friday and between 9:00 AM and 2:00 PM on Saturday, or at telephone no. (808) 845-5918 / (808) 224-6526-Cell

FRANCISCO BALASI

BY _____
Owners/Landlord

OFELIA BALASI

BY _____
Owners/Landlord

NOTICE OF TERMINATION OF RENTAL AGREEMENT
AND
OFFER OF SALE OF UNIT

"1049 / 1051 KOPKE STREET"

TO: DOMINADOR & CORAZON GALVEZ
1049 KOPKE STREET
HONOLULU, HI 96819

Notice is hereby given that the undersigned rental owners/landlord intend to convert the dwelling unit which you occupy to a condominium property regime under the provisions of chapter 514A.

The Rental Agreement dated January 10, 2005 covering your dwelling unit shall be terminated one hundred twenty (120) days after your receipt of this notice.

Also, pursuant to Section 514A-105, Hawaii Revised Statutes, we offer to sell said unit to you upon your submission of an Owner-Occupant Affidavit and an earnest money deposit in an amount designated by the undersigned. For a copy of the Affidavit and for information regarding the earnest money deposit, please call or contact ANGELITA PALACOL (RA) of GRANVENTURE REALTY, 2153 N. King Street, Suite 110, Honolulu, HI 96819, between 8:00 AM and 5:00 PM, Monday through Friday and between 9:00 AM and 2:00 PM on Saturday, or at telephone no. (808) 845-5918 / (808) 224-6526-Cell

FRANCISCO BALASI

BY _____
Owners/Landlord

OFELIA BALASI

BY _____
Owners/Landlord

Dr. James Henry Hutchings, Ph.D. AIA. PE
2609 Ala Wai Blvd. Suite 804
Honolulu, Hawaii 96815

STATEMENT AS TO THE CONDITION OF
Structural and Mechanical/Electrical Installations
For Property Located at: 1049 Kopke Street ,T.M.K (1) 1-3- 004:081
C O N D O M I N U M P R O J E C T

The undesigned having conducted a full visual inspection of the above property as indicated by the attached Home Inspection Report, declares that the individual buildings located at: 1049 Kopke Street, Honolulu, Honolulu, Hawaii designated for a proposed conversion into a condominium project, do make the following report, based upon my visual inspection'

1. There were no visible evidence of unstable structural components, and any damages to structural materials appeared to have been repaired.

2. The mechanical installation which consisted of water and sewer line connections. All supply piping, valves, and waste piping observed, appeared to be in operation condition.

3. The electrical installation, including meter boxes, circuit breakers, and installations within the individual units appeared to be in operating condition.

Dated: August 23, 2005, Honolulu Hawaii

Signed:

Dr. James Henry Hutchings Ph.D. AIA, PE
Registered Architect
License No. 6308

JAMES HENRY HUTCHINGS
REGISTERED PROFESSIONAL ARCHITECT
No. 6308
HAWAII, U.S.A.

Dr. James Henry Hutchings, Ph.D. AIA. PE
2609 Ala Wai Blvd. Suite 804
Honolulu, Hawaii 96815

Home Inspection Report

Client Name Mr. & Mrs Eric C. Palacol

Present Address 1049-1051 Kopke Street Honolulu Hawaii

City, State, Zip Honolulu, Hawaii 96819

PROPERTY LOCATION: Kalihi , TMK (1) (2) 1-3-004: 081

Date & Time of Inspection Aug 23, 2005 1430 hrs , Weather Condition Clear ,Outside Temp 82

The attached Home Inspection Report reflects the items which were inspected throughout the 2 buildings

JAMES HENRY HUTCHINGS
REGISTERED PROFESSIONAL ARCHITECT
No. 6308
HAWAII, U.S.A.

Part I The Home Inspection Report

Each inspection item in this report is categorized as follows:

AC (Acceptable): The item or system is *performing its designed function at the time of the inspection.* Be aware that an item or system may be somewhat *aged and/or deteriorated* yet still perform the function for which it is designed. *There is no assurance that the item or system will continue to function.*

NP (Not Present): The item or system *does not exist* in the structure or was visually concealed at the time and date of the inspection.

NI (Not Inspected or Limited inspection): The item or system *was not inspected* due to safety concerns, inaccessibility/ concealment or seasonal conditions. "*Limited Inspection*" indicates that the item or system is not an integral part of this inspection, however, it was observed and evaluated to a limited extent.

SD (Significantly Deficient): The item or system *failed to operate or perform its intended function (inoperative), was structurally deficient, was unsafe, and/or hazardous at the date and time of the inspection.* Includes item(s) or system(s) near the end of their service lives.

Structural Components (SC)

	AC	NP	NI	SD	
					Age of Structure: 45yrs **Type of Building:** ☑ single ☐ townhouse ☐ condo ☐ other _____
					Type of Construction: ☑ woodframe ☐ masonry - ☐ basement ☐ crawl space ☐ concrete slab _____
					Roof Style: ☑ gable ☐ mansard ☐ flat ☐ shed ☐ hip ☐ other _____
1	☐	☐	☐	☐	**Wall Structure:** ☑ dimensional wood ☐ solid masonry ☐ other _____
2	☐	☐	☐	☐	**Support Columns:** ☐ exterior ☑ wood ☑ masonry ☐ steel ☐ other _____
					☐ interior ☐ wood ☐ masonry ☐ steel ☐ other _____
3	☐	☐	☐	☐	**Foundation Walls:** ☐ poured Concrete ☑ masonry block ☐ brick ☐ stone ☐ wood ☐ other _____
					_____% concealed by finish/insulation - ☐ vertical/diagonal/horizontal cracks ☐ bowing/differential
4	☐	☐	☐	☐	**Floor Structure:**
					Support Beams: ☐ steel ☑ wood ☐ support walls - ____% observed _____
					Joists: ☑ dimensional wood ☐ open web floor ☑ wood "I" joists ☐ rough sawn wood _____
					☐ poured concrete - ____% concealed by finish/insulation _____
					☐ crawl space – ☐ entered ☑ not entered _____
					Sub-flooring: ☑ plywood ☐ dimensional wood ☐ manufactured material _____
5	☐	☐	☐	☐	**Structural Settlement** ☑ normal ☐ minor ☐ major ☐ severe _____
6	☐	☐	☐	☐	**Ceiling Structure:** ☑ flat ☐ cathedral ☐ other _____
7	☐	☐	☐	☐	**Roof Structure**: Framing: ☑ wood trusses ☐ rafters ☐ other _____
					Sheathing: ☑ plywood/manufactured material ☐ dimensional wood ☐ FRTP-brand _____
					Attic(s): ☐ entered ☐ not entered - ____% observed - Reason _____
					Attic storage: ☐ heavy ☐ light ☐ not floored ☐ not recommended for storage _____
8	☐	☐	☐	☐	**Garage/Carport:** ☐ attached ☐ detached ☐ lower level _____
					Garage Door: ☐ single ☐ double - Material: ☐ wood ☐ metal ☐ fiberglass _____
					Floors: ☐ minor cracks ☐ differential movement _____
					Automatic door Opener - Reverse Mechanism: ☐ mechanical ☐ electronic _____
9	☐	☐	☐	☐	**Water Penetration/Abnormal Condensation/mold/mildew**: ☐ past ☐ present ☐ not known _____
					Location:
					☐ attic_____ ☐ crawlspace_____ basement _____ ☐ living area _____

SEE IMPORTANT STRUCTURAL MESSAGES – PART II OF THIS REPORT!!

	AC	NP	NI	SD	
					Wall Surfaces:
1	☑	☐	☐	☐	#1 Location: ☑ front ☐ side(s) ☑ rear - Material: VERTICAL P/N SIDING
2	☐	☐	☐	☐	#2 Location: ☐ front ☐ side(s) ☐ rear - Material: _____
3	☐	☐	☐	☐	#3 Location: ☐ front ☐ side(s) ☐ rear - Material: _____
4	☐	☐	☐	☐	**Wall Flashings:** Location: ☑ doors ☑ windows ☐ wall/roof junctures - ☐ concealed – observed for leakage only ____ Materials: ☐ metal ☑ vinyl ☐ caulking ☐ other _____
5	☐	☐	☐	☐	**Wall Trim:** Location: ☑ doors ☑ windows ☐ corners ☐ other _____ Materials: ☐ metal ☐ vinyl ☑ wood ☐ other _____
6	☐	☐	☐	☐	**Entryway Doors:** ☑ front ☑ side(s) ☐ rear - Type: ☑ wood ☐ metal ☐ fiberglass ☐ other _____
7	☐	☐	☐	☐	**Patio Doors:** Location: ☐ front ☐ side(s) ☐ rear ☐ upper level ☐ lower level _____ Type: ☐ slider ☐ French _____ Material: ☐ aluminum ☐ vinyl ☐ wood ☐ insulated glass ☐ single pane _____
8	☐	☐	☐	☐	**Exterior (Prime)Windows** ☐ double hung ☐ casement ☐ awning ☐ sliding ☐ screens/storm _____ windows (not part of this inspection) ☐ valances ☐ fixed pane ☐ sills/trim ☐ frames ☐ caulking / glazing - Material: Frames: ☐ wood ☐ metal ☐ vinyl – ☐ single pane glass ☐ insulated glass _____
9	☐	☐	☐	☐	**Deck(s)/Balcony(s):** ☐ front ☐ side(s) ☐ rear _____ Material: ☐ treated wood ☐ redwood ☐ cedar ☐ other _____ Construction: ☐ attached to house for support ☐ free standing - ☐ support columns ☐ railing(s) ☐ 4" vertical baluster spacing ☐ unsafe wide spacing ☐ unsafe ladder type spacing _____
10	☐	☐	☐	☐	**Stoops/Steps/Areaways/Porches:** ☑ front ☐ side(s) ☐ rear _____ Material: ☑ treated wood ☐ masonry brick ☐ concrete ☐ flagstone ☐ metal ☐ other _____
11	☐	☐	☐	☐	**Hand Rails:** ☑ wood ☐ metal ☐ other _____
12	☐	☐	☐	☐	**Stairwell to Basement:** ☐ Concrete ☐ brick ☐ masonry block ☐ wood ☐ cracked ☐ movement
13	☐	☐	☐	☐	**Eaves/Soffits/Fascias:** (observed from ground level): ☐ front ☑ side(s) ☐ rear _____ Eaves/Soffits Materials: ☑ wood ☐ aluminum ☐ vinyl ☐ vented _____ Fascia Materials: ☐ aluminum vinyl clad wood ☑ wood ☐ vinyl ☐ other _____
14	☐	☐	☐	☐	**Grading/Drainage:** ☑ positive slope away from foundation walls ☐ well defined swales _____ ☐ neutral slope ☐ negative slope ☐ evidence of water ponding at foundation _____
15	☐	☐	☐	☐	**Trees/Shrubbery/Vegetation:** ☐ contacting house ☐ overgrown ☐ decay damage ☐ unsafe _____
16	☐	☐	☐	☐	**Fencing:** (Limited Inspection) ☑ wood ☐ metal - ☐ decay damage ☐ loose at ground ☐ unsafe _____ ☐ Ownership not determined _____
17	☐	☐	☐	☐	**Outbuildings (other than garage/carport):** (Limited Inspection) _____
18	☐	☐	☐	☐	**Driveway:** ☑ concrete ☐ asphalt ☐ gravel - ☐ grading ☐ cracks/settlement ☐ concrete spalling _____ ☑ Neutral slope ☐ Negative slope ☐ slopes toward house _____
19	☐	☐	☐	☐	**Patio(s)** - Location: ☐ front ☐ side(s) ☐ rear – Material: ☐ wood ☐ concrete ☐ paver/brick _____ Condition: ☐ cracked ☐ settled ☐ slopes toward house _____
20	☐	☐	☐	☐	**Sidewalk/Walkway:** ☐ concrete ☐ brick ☐ flagstone - ☐ differential movement/settlement _____
21	☐	☐	☐	☐	**Window Wells:** ☐ covers ☐ internal drains _____
22	☐	☐	☐	☐	**Retaining Walls:** ☐ brick ☐ block ☐ concrete ☐ stone ☐ wood ☐ other _____ ☐ mortar joints ☐ dry ☐ weep holes - ☐ differential movement _____

SEE IMPORTANT EXTERIOR MESSAGES – PART II OF THIS REPORT!!

Roof System (RO)

	AC	NP	NI	SD	
					Roof Coverings:
1	☑	☐	☐	☐	Location:_____ Materials:_____ Est Age:_____
2	☐	☐	☐	☐	Location:_____ Materials:_____ Est Age:_____
3	☐	☐	☐	☐	Location:_____ Materials:_____ Est Age:_____
4	☐	☐	☐	☐	Location:_____ Materials:_____ Est Age:_____

How Observed: ☐ Not observed ☐ w/ladder at eaves ☑ from ground w/binoculars ☐ from windows ☐ walked - ____% observed – limitations:_____

5	☐	☐	☐	☐	**Roof Leaks/Damage/Condensation:** ☐ some signs ☐ extensive ☐ unsafe _____ Location: ☐ shingles ☐ skylights ☐ flashing ☐ chimney ☐ ridge caps ☐ soffits/rakes _____
6	☐	☐	☐	☐	**Flashing:** ☐ aluminum ☑ galvanized ☐ copper – ☐ Concealed – observed for leakage only_____
7	☐	☐	☐	☐	**Chimney:** ☐masonry ☐ metal ☐ in chase ☐ clean before using - ____% observed ☐ deteriorated chimney cap ☐ deteriorated brick/mortar _____
8	☐	☐	☐	☐	**Roof Drainage System:** ☐ aluminum ☐ galvanized ☐ copper ☐ vinyl ☐ other NONE ☐ debris in gutters ☐ not aligned/loose ☐ deteriorated - ☐ splash blocks ☐ extensions _____

SEE IMPORTANT ROOF MESSAGES – PART II OF THIS REPORT!!

Plumbing (PL)

	AC	NP	NI	SD	
1	☐	☐	☐	☐	**Water Service/Waste discharge:** ☐ public ☑ private (not part of this inspection) _____
2	☐	☐	☐	☐	**Service to House:** ☐ copper ☐ galvanized ☑ PVC ☐ polybutylene ☐ lead ☐ unknown _____
3	☐	☐	☐	☐	**Main Water Supply Shut-off Location:** _____
4	☐	☐	☐	☐	**Interior Water Supply Pipes:** ☐ copper ☑ galvanized ☐ PVC ☐ polybutylene ☐ unknown _____
5	☐	☐	☐	☐	**Adequate Functional Flow:** ☐ yes ☐ no - Tested at: ☐ hose bibb ☐ lower level ☐ upper level
6	☐	☐	☐	☐	**Drain/Waste/Vents:** ☐ copper ☐ galvanized ☐ lead ☐ PVC/ABS ☐ cast iron ☐ unknown ☐ slow drain/leaks _____
7	☐	☐	☐	☐	**Domestic Water Heater:** ☐ gas ☐ oil ☑ electric ☐ integral with heating system _____ Capacity: _____ gallons Age: _____ Ample for _____ people Pressure/temperature relief valve and extension _____
8	☐	☐	☐	☐	**Fuel Storage/Distribution Systems:** ☐ Oil tank in basement ☐ Oil tank is underground ☐ LP gas tank is above ground ☐ LP tank is below ground ☐ Electric _____
9	☐	☐	☐	☐	**Bathroom #1 Location:** _____ ☑ built-in tub ☐ leg tub ☑ shower stall ☐ whirlpool ☐ shower in tub _____ ☐ ceramic tile in mortar ☐ in mastic ☐ fiberglass/plastic surround ☐ re-caulk _____ ☐ commode: ☐ plumbing leaks ☐ loose at floor ☐ flush mechanism _____ ☐ general plumbing leaks ☐ faucets ☐ drains_____ Ventilation: ☐ fan ☐ window - Floor Covering: _____
10	☐	☐	☐	☐	**Bathroom #2 Location:** _____ ☑ built-in tub ☐ leg tub ☑ shower stall ☐ whirlpool ☐ shower in tub _____ ☐ ceramic tile in mortar ☐ in mastic ☐ fiberglass/plastic surround ☐ re-caulk - _____ ☐ commode: ☐ plumbing leaks ☐ loose at floor ☐ flush mechanism _____ ☐ general plumbing leaks ☐ faucets ☐ drains_____ Ventilation: ☐ fan ☐ window - Floor Covering: _____

PLUMBING CONTINUED ON NEXT PAGE

❒ built-in tub ❒ leg tub ❒ shower stall ❒ whirlpool ❒ shower in tub_____

❒ ceramic tile in mortar ❒ in mastic ❒ fiberglass/plastic surround ❒ recaulk - _____

❒ commode: ❒ plumbing leaks ❒ loose at floor ❒ flush mechanism _____

❒ general plumbing leaks ❒ faucets ❒ drains _____

Ventilation: ❒ fan ❒ window - Floor Covering: _____

12 ❒ ❒ ❒ ❒ **Bathroom #4 Location** _____

❒ built-in tub ❒ leg tub ❒ shower stall ❒ whirlpool ❒ shower in tub _____

❒ ceramic tile in mortar ❒ in mastic ❒ fiberglass/plastic surround ❒ recaulk - _____

❒ commode: ❒ plumbing leaks ❒ loose at floor ❒ flush Mechanism _____

❒ general plumbing leaks ❒ faucets ❒ drains _____

Ventilation: ❒ fan ❒ window - Floor Covering: _____

Clothes Washer: Present ❒ yes ❒ no (not part of this inspection) _____

Clothes Dryer: Present ❒ yes ❒ no - vented - ❒ gas ❒ electric - not part of this inspection

13 ❒ ❒ ❒ ❒ **Plumbing Cross Connections** _____

Fire/Lawn Sprinkler System Present: ❒ yes ❒ no (not part of this inspection) _____

Water Conditioning System(s) Present: ❒ yes ❒ no (not part of this inspection) _____

14 ❒ ❒ ❒ ❒ **Outside Hose Faucets:** ❒ Winterized - not tested _____

15 ❒ ❒ ❒ ❒ **Sump/Sump Pump:** ❒ Sealed unit/cover - not tested _____

16 ❒ ❒ ❒ ❒ **Laundry Tub:** ❒ faucets ❒ drain ❒ lift pump _____

SEE IMPORTANT PLUMBING MESSAGES – PART II OF THIS REPORT!!

Electrical (EL)

AC NP NI SD

1 ❒ ❒ ❒ ❒ **Electrical Service Entrance to building:** ☑ overhead ❒ underground ❒ multi-unit service

2 ❒ ❒ ❒ ❒ **Service Cable - Size/Amps:** Material - ❒ Copper ❒ Aluminum - Size/Amps: _____

3 ❒ ❒ ❒ ❒ **Panel Box/Sub panel(s):** Amps:_____ Location(s) _____

Contains: ❒ fuses ❒ circuit breakers - ❒ Grounded/Bonded - Volts: _____

4 ❒ ❒ ❒ ❒ **Branch Conductors:** ❒ copper ❒ aluminum (120V single strand, 10 or 12 Ga) ❒ Romax ❒ BX

❒ Conduit ❒ knob&tube _____

5 ❒ ❒ ❒ ❒ **Electrical Outlets/Switches/Lighting Fixtures (Representative Number):** ❒ 2-prong ☑ 3-prong ____

6 ❒ ❒ ❒ ❒ **Ground Fault Circuit Interrupters Tested:** _____

Location: ❒ kitchen ❒ baths ❒ garage ❒ exterior ❒ crawl space ❒ basement ❒ other _____

7 ❒ ❒ ❒ ❒ **Smoke Detectors Present/Tested:** Location(s) _____

SEE IMPORTANT ELECTRICAL MESSAGES - PART II OF THIS REPORT!!

Heating System (HS)

AC NP NI SD

1 **Heating System (s) location:** #1 primary_____ #2 secondary _____

Fuel: Primary/Secondary - ❒ natural gas ❒ propane ❒ oil ❒ electric _____

Heating Method(s): ❒ forced air furnace ❒ gravity hot water boiler ❒ forced hot water boiler

❒ steam boiler ❒ radiant heat ❒ electric baseboard ❒ heat pump _____

2 ❒ ❒ ❒ ❒ **Capacity(BTU): primary:**_____ **secondary:**_____ **Est. Age:**___ **Normal Operating Controls**____

3 ❒ ❒ ❒ ❒ **Energy Source(s):** ❒ fuel oil ❒ public gas ❒ LP gas ❒ electric ❒ other _____

HEATING SYSTEM CONTINUED ON NEXT PAGE

rust accumulation - ☐ heavy ☐ moderate ☐ light____ % Observed _____

☐ flame tested - ☐ mirror checked - ☐ smoke tested - ☐ Signs of perforation _____

Humidifier: ☐ atomizer ☐ evaporator - present ☐ yes ☐ no - (Not part of this inspection) _____

5 ☐ ☐ ☐ ☐ **Filter(s):** ☐ washable ☐ disposable ☐ electronic - filter size: _____

6 ☐ ☐ ☐ ☐ **Vent system/Draft control/Automatic Safety Controls** _____

7 ☐ ☐ ☐ ☐ **Mechanical/distribution:** ☐ ducts/piping/plenums ☐ supports ☐ insulation ☐ dampers _____

8 ☐ ☐ ☐ ☐ **Supplemental Heat:**

Location: _____ Type of system: _____

Location: _____ Type of system: _____

9 ☐ ☐ ☐ ☐ **Installed Heat Source in Each Room** _____

10 ☐ ☐ ☐ ☐ **General Condition of Heating System(s) - Number of systems present:** _____

11 ☐ ☐ ☐ ☐ **Differential Air Temperature at plenums(heat pumps):** input _____ output _____

12 ☐ ☐ ☐ ☐ **Chimney /flue/vent** (for heating system(s), excludes interior of flues) _____

Cooling System (CS)

	AC	NP	NI	SD	
1	☐	☐	☐	☐	**Cooling System (s) location: #1** primary _____ **#2** secondary _____
					Cooling Method: ☐ central air ☐ thru-wall units ☐ gas chiller ☐ heat pump: _____
2	☐	☐	☐	☐	**Condensing Unit (s) - Capacity (rated input/output BTU)** _____ **Est. Age:** _____
3	☐	☐	☐	☐	**Normal Operating Controls:** - Location: _____
4	☐	☐	☐	☐	**Installed Cooling Source in Each Room** _____
5	☐	☐	☐	☐	**General Condition of Cooling System (s) - Number of systems present:** _____
6	☐	☐	☐	☐	**Differential Air Temperature at Plenums:** input _____ output _____
7	☐	☐	☐	☐	**Filter(s):** ☐ washable ☐ disposable ☐ electronic - filter size: _____
8	☐	☐	☐	☐	**Mechanical/Distribution:** ☐ ducts/piping/plenums ☐ supports ☐ insulation ☐ fan/coil unit(s) _____

SEE IMPORTANT HEATING AND COOLING MESSAGES – PART II OF THIS REPORT!!

Kitchen and Appliances (KA)

	AC	NP	NI	SD	
1	☑	☐	☐	☐	**Cabinets/Countertops:** _____
2	☑	☐	☐	☐	**Lighting/Electrical Outlets:** ☐ GFI protected: _____
3	☐	☐	☐	☐	**Disposer:** (Limited Inspection) Est Age: _____
4	☐	☐	☐	☐	**Sink Type:** ☐ single ☑ double ☐ stainless steel ☐ porcelain - ☐ plumbing leaks _____
5	☐	☐	☐	☐	**Dishwasher** - ☐ air gap - (Limited Inspection) Est. age _____
6	☐	☐	☐	☐	**Range/Oven:** ☐ gas ☑ electric - (Limited Inspection) Est. age _____
7	☐	☐	☐	☐	**Refrigerator:** ☑ ice maker - (Limited Inspection) Est. age _____
8	☐	☐	☐	☐	**Ventilation:** ☐ Ducted to exterior ☐ Recirculating ☐ Operable window _____
9	☐	☐	☐	☐	**Other Appliances:** (Limited Inspection) _____
10	☐	☐	☐	☐	**Floor:** ☑ tile ☐ sheet goods ☐ hardwood ☐ ceramic ☐ carpet _____

SEE IMPORTANT KITCHEN MESSAGES – PART II OF THIS REPORT!!

	AC	NP	NI	SD	
1	☐	☐	☐	☐	**Floors:** ☐ hardwood ☐ softwood ☐ plywood ☐ wall-to-wall carpet ☐ other_____
2	☐	☐	☐	☐	**Walls:** plaster on ☑ gypsum lath ☐ wood lath - ☐ masonry ☐ drywall ☐ wood_____
3	☐	☐	☐	☐	**Ceilings:** plaster on ☑ gypsum lath ☐ wood lath - ☐ masonry ☐ drywall ☐ wood
4	☐	☐	☐	☐	**Interior trim:**
5	☐	☐	☐	☐	**Steps/Stairways:** ☐ handrails:
6	☐	☐	☐	☐	**Interior Doors (representative number):** ☑ inside passage ☑ closet ☐ hardware
7	☐	☐	☐	☐	**Windows: (interior view):** ☐ water penetration between panes(insulated glass) ☐ decay damage ☐ cracked/broken panes ☐ open/close as designed
8	☐	☐	☐	☐	**Doors: (ext./int. views):** ☐ water penetration ☐ decay damage ☐ open/close as designed

SEE IMPORTANT INTERIOR MESSAGES – PART II OF THIS REPORT!!

Insulation and Ventilation (IV)

	AC	NP	NI	SD	
1	☐	☐	☐	☐	**Attic Insulation:** ☐ fiberglass ☐ batts ☐ loose ☐ cellulose ☐ rockwool Installed in: ☐ rafters ☐ floors - average inches:_____Approx. "R" rating:_____
2	☐	☐	☐	☐	**Vapor Retarders/Barriers in ☐ Attic ☐ Basement ☐ Crawlspace**
3	☐	☐	☐	☐	**Attic Ventilation:** ☐ window(s) ☐ attic fan ☐ whole-house fan ☐ gable vents ☐ ridge/soffit vents____ ☐ turbine fan(s) ☐ roof vent(s)
4	☐	☐	☐	☐	**Foundation Insulation/Ventilation (crawl Space)** **Kitchen/Bath/Laundry Venting Systems:** See specific sections of report
5	☐	☐	☐	☐	**Mold/fungus Present** (not part of this inspection): Location(s)

SEE IMPORTANT INSULATION AND VENTILATION MESSAGES – PART II OF THIS REPORT!!

Fireplaces and solid fuel burning appliances (FP)

	AC	NP	NI	SD	
	☐	☐	☐	☐	**Fireplace:** Location(s): **Flue Liner Type:** ☐ terra cotta ☐ metal ☐ masonry – no liner ☐ % observed **Type of unit(s)** ☐ wood ☐ gas - ☐ masonry ☐ metal prefabricated ☐ woodburning insert ☐ free-standing wood stove ☐ pellet stove
1	☐	☐	☐	☐	**Fireplace Chimney /flue/vent** - clearance (limited interior observation due to access/visibility - not part of this inspection).
2	☐	☐	☐	☐	**Accumulation in flue(s) of:** ☐ soot ☐ creosote ☐ other obstructions (not part of this inspection)_____

SEE IMPORTANT FIREPLACE MESSAGES – PART II OF THIS REPORT!!

NOTES:

6 ☐ ☐ ☐ ☐ ☐ **Fencing:** ☐ wood ☐ metal - ☐ decay damage ☐ loose at ground ☐ unsafe _____

7 ☐ ☐ ☐ ☐ ☐ **Outbuildings (other than garage/carport):** (Cursory Inspection) _____

8 **Comments:** _____

9 _____

10 _____

General Comments

Items/Systems

Some important Items/Systems which may require possible repair or replacement within three years based on appearance, condition, age and typical life expectancy.

DECLARATION OF DEVELOPERS AS TO CONDITION OF BUILDING

Subject: "1049 KOPKE"

Declarant: FRANCISCO RAMOS BALASI and OFELIA CADIZ BALASI, Owners/Developers

The undersigned Developers hereby make the following declaration as to the condition of Building One and Building Two, residential units at 1049 and 1051 Kopke Street, Honolulu, Hawaii, which are being submitted to the provisions of Chapter 514A, HRS (Condominium Property Act).

1. Based on a report issued by Dr. James Henry Hutchings, Ph.D. AIA. PE, Registered Architect, License No. 6308, there is no visible evidence of unstable structural components, and any damages to structural materials.

2. The mechanical installation consisting of water and sewer line connections, all supply piping, valves, and waste piping observed, appear to be in good condition.

3. The electrical installation, including meter boxes, circuit breakers, and installations within the individual units appear to be in operating condition.

DATED: Honolulu, Hawaii, SEP 27 2005

FRANCISCO RAMOS BALASI

OFELIA CADIZ BALASI

"Developers"