



DESTINATION MAUI INC.
Property Management

June 16, 2016

Owners
Association of Apartment Owners of Kihei Kai Nani
Kihei, HI 96753

Subject: High-Risk Components Inspection

Aloha Owners:

At the Kihei Kai Nani Board of Directors meeting of May 18, 2016, your Board passed a high-risk component resolution, a copy of which is attached for your reference. During recent years, our Association has experienced many complaints of damage from water components that have deteriorated and cause damage to an owner's unit and surrounding units. To prevent these occurrences and be proactive, the Board of Directors believes that it is in the best interest of the Association to identify these high-risk components that could cause damaged and to implement certain requirements with regard to those high-risk components in accordance with Chapter 514B.

Chapter 514B, Hawaii Revised Statutes, states:

"... the Board of Directors, after notice to all unit owners and an opportunity for owner comment, may determine that certain portions of units, or certain objects or appliances within the units such as washing machine hoses, plumbing fixtures, toilets and water heaters, pose a particular risk of damage to other units or the common elements if they are not properly inspected, maintained, repaired, or replaced by owners ("high-risk components") ... "

The following portions of the units or objects or appliances within the units were designated as high-risk components:

1. All water supply and shutoff valves within the apartment units.
2. All waste outlet toilet seals within the apartment units.
3. All appliance hoses and/or water supply lines within the apartment units.
4. All faucets, toilets, tub/shower head systems and water heaters.

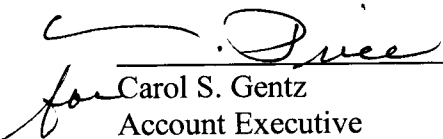
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All units will be inspected by LED Maui inc. using the enclosed Plumbing Inspection & Recommendation Report and will be charged \$85 for this inspection. After your unit is inspected, the completed report will be mailed to you for your reference and action as appropriate.

All unit Owners are being sent this information and are allowed an opportunity to comment. If there are any questions or comments regarding this notice, please put them in writing to the Board in care of our office by July 29, 2016. You may send your comments via email to (dmi@destinationmaui.net) or postal mail. Mahalo for your attention to this matter.

Sincerely,

DESTINATION MAUI, INC.
Managing Agent



Carol S. Gentz
Account Executive

CSG:at

Enclosures

c: Site Manager

BOARD OF DIRECTORS
ASSOCIATION OF APARTMENT OWNERS OF
KIHEI KAI NANI

RESOLUTION ON HIGH-RISK COMPONENTS

WHEREAS, Chapter 514B, Hawaii Revised Statutes, effective July 1, 2006, provides that the Board of Directors, after notice to all unit Owners and an opportunity for Owner comment, may determine that certain portions of the units, or certain objects or appliances within the units such as washing machine hoses, plumbing fixtures, toilets, and water heaters, pose a particular risk of damage to other units or the common elements if they are not properly inspected, maintained, repairs, or replaced by Owners (“high-risk components.”); and

WHEREAS, once the Board has designated items as high-risk components, the Board can require inspection at specified intervals, replacement or repair at specified intervals, replacement or repair to specification of the Board; and

WHEREAS, pursuant to the By-Laws of the Association, the Board of Directors has all powers necessary for the administration of the affairs of the Association; and

WHEREAS, the Board of Directors believes that it is in the best interests of the Association to identify high-risk components and to implement certain requirements with regard to those high-risk components in accordance with Chapter 514B;

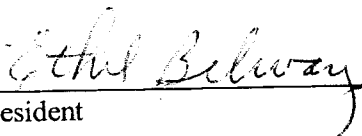
NOW THEREFORE, it is hereby resolved that the Managing Agent shall send out notice to all Owners that subject to review of comments from Owners submitted in writing prior to July 15, 2016, the following portions of the units or objects or appliances within the units shall be designated as high-risk components:

1. All water supply and shutoff valves within the apartments units.
2. All waste outlet toilet seals within the apartment units.
3. All appliance hoses and/or water supply lines within the apartment units.
4. All faucets, toilets, tub/shower head systems and water heaters.

IT IS FURTHER RESOLVED that upon designation of these items as high-risk components, the Board may require:

- (1) Inspection
 - (a) At regular intervals;
 - (b) Upon replacement or repair by the Association or its designee.
- (2) Replacement or repair at specified intervals whether or not the components is deteriorated or defective; and
- (3) Replacement or repair
 - (a) Meeting standards or specifications established by the Board;
 - (b) Including additional components or installations specified by the Board;
 - (c) Using contractors with specific licensing, training, or certification required by the Board.

The undersigned, being the President of the Association of Apartment Owners of Kihei Kai Nani, certifies that the above resolution was adopted by said Board of Directors at its duly called meeting held on May 18, 2016.



President

LED Maui inc.

40 Kupalaiki Loop

Maui Hi 96753

808.870.6105

Plumbing Inspection & Recommendation Report

Kihei Kai Nani Association

Unit Inspected: _____ **Date Inspected:** _____

Owner's name: _____ **Inspected by:** _____

1. Kitchen Sink:

- | | | | |
|--|---------|--------|------------------------|
| <input type="checkbox"/> Faucet | 0- good | 0- bad | 0- needs to be replace |
| <input type="checkbox"/> Drain | 0- good | 0- bad | 0- needs to be replace |
| <input type="checkbox"/> Supply valve | 0- good | 0- bad | 0- needs to be replace |
| <input type="checkbox"/> Supply hoses | 0- good | 0- bad | 0- needs to be replace |
| <input type="checkbox"/> Dishwasher supply | 0- good | 0- bad | 0- needs to be replace |
| <input type="checkbox"/> Ice maker supply | 0- good | 0- bad | 0- needs to be replace |
| <input type="checkbox"/> Smoke alarm | 0- good | 0-bad | 0- needs to be replace |

Recommendation:

2. Bathroom:

- | | | | |
|---|---------|--------|------------------------|
| <input type="checkbox"/> Vanity faucet | 0- good | 0- bad | 0- needs to be replace |
| <input type="checkbox"/> Vanity supply valve | 0- good | 0- bad | 0- needs to be replace |
| <input type="checkbox"/> Supply hoses | 0- good | 0- bad | 0- needs to be replace |
| <input type="checkbox"/> Toilet supply valve | 0- good | 0- bad | 0- needs to be replace |
| <input type="checkbox"/> Toilet hose | 0- good | 0- bad | 0- needs to be replace |
| <input type="checkbox"/> Toilet flushing properly | 0- good | 0- bad | 0- needs to be replace |
| <input type="checkbox"/> Toilet tank parts | 0- good | 0- bad | 0- needs to be replace |
| <input type="checkbox"/> Tub/shower valve | 0- good | 0-bad | 0- needs to be replace |
| <input type="checkbox"/> Water shut off valve | 0- good | 0-bad | 0- needs to be replace |

Recommendation:

3. Washing Machine:

- | | | | |
|--|---------|--------|------------------------|
| <input type="checkbox"/> Supply valves | 0- good | 0- bad | 0- needs to be replace |
| <input type="checkbox"/> Supply hoses | 0- good | 0- bad | 0- needs to be replace |

Recommend that all water supply hoses should be changed to S/S flex lines.

Recommendation:

4. **Water Heater:**

- Supply valve 0- good 0- bad 0- needs to be replace
- Date of installation: _____
- Evidence of leaking 0- yes 0- no

*****Note*** The average life of a Water heater is 8 to 10 years.**

Recommendation:

Rating on over all plumbing fixtures:

Infrared camera report:

Electrical panel:

Please feel free to email or call with any concerns.

Gus: 808.870.6105 cel

808gus@gmail.com.