Typing “plumber near me” into a search bar usually happens at one of two moments. Either something has already gone wrong, or you are trying to prevent something from going wrong before it becomes expensive, disruptive, or unsafe. A sink is backing up. A water heater is acting strangely. A tenant has reported a leak. A restaurant restroom is out of service during business hours. In those moments, the closest name is not always the right name.

Plumbing is not casual work. In Honolulu, plumbing systems are governed by the City and County of Honolulu plumbing code, which applies broadly to the design, installation, alteration, repair, relocation, replacement, addition, use, and maintenance of plumbing systems. That matters because many plumbing jobs are not just service calls. They may involve code requirements, permits, inspections, licensed tradespeople, and coordination with city processes. A good plumber understands that before touching a pipe.

Whether you are looking for a plumber Honolulu homeowners can trust, a plumber Oahu property manager can call repeatedly, or an emergency plumber for a problem that cannot wait until morning, the decision should come down to more than availability. You want proof of licensing, a clear understanding of the work, a realistic discussion of permits, and enough professionalism to know the person on site will not create a bigger problem than the one you started with.

Start with licensing, not price

Price matters, but it should not be the first filter. The first question is whether the plumber is properly licensed for the work. Honolulu’s Department of Planning and Permitting states that electrical and plumbing work must be performed by contractors licensed by the State of Hawaii. Hawaii also maintains a professional licensing system with a dedicated Board of Electricians and Plumbers, and license status can be checked through the state’s online database, including expiration dates and disciplinary history.

That is not a technicality. Licensing is one of the few objective ways a homeowner or business owner can separate a legitimate plumbing contractor from someone who simply owns tools and answers the phone. Plumbing touches potable water, drainage, wastewater, gas appliances in some cases, water-heating equipment, and building systems that affect neighboring units or nearby properties. If the work is poor, the consequences may not show up right away. A slow leak behind a wall, an improperly repaired drain, or an unpermitted alteration can become a problem long after the invoice is paid.

When calling a plumber, ask for the company name as it appears on the license, the license number, and who will be responsible for the work. A professional should not hesitate. If the answer is vague, or if you are told licensing “doesn’t matter for this kind of job,” slow down. Some minor troubleshooting may be simple, but Honolulu’s plumbing rules are broad, and the city can verify that inspected work was performed by a licensed plumbing journey worker and/or contractor.

There is a difference between a low quote and a risky quote. A low quote from a licensed contractor who has inspected the issue, explained the scope, and identified whether permits are needed may be perfectly reasonable. A low quote from someone who avoids those questions is a gamble.

Know when a permit may be part of the job

Permits are often where property owners get surprised. A person may think, “I’m only replacing something,” or “It’s just a repair,” and assume no permit is involved. In Honolulu, permits are required for plumbing-related work

such as installing, removing, altering, repairing, or replacing plumbing, drainage piping, fixtures, gas appliances, and water-heating or water-treating equipment. That language covers a lot of common service categories.

This does not mean every call turns into a complicated project. It does mean you should expect a competent plumber to know when a permit may apply, when inspection may be required, and when the work touches systems regulated by the city. If a contractor talks as if permits are always unnecessary, that is a warning sign. If the contractor says they need to confirm the permit requirements based on the exact scope, that is often the more professional answer.

Water heater repair, for example, can range from diagnosing a performance issue to replacing equipment. Drain cleaning can be a simple clearing of a blockage, or it can uncover damaged drainage piping. Leak detection may lead to opening walls, repairing piping, or replacing components. Sewer line repair can involve wastewater infrastructure and city review. Commercial plumbing can involve larger capacity questions, tenant improvements, fixtures, drainage, and water-service considerations. The label on the service call does not determine the rules. The actual work does.

A serious plumber will discuss this early enough that you can make an informed decision. You should know whether the quoted price includes permitting, whether permit fees are separate, who submits the paperwork, and whether scheduling inspections could affect the timeline. Avoid treating permits as paperwork that can be sorted out later. Later is when costs rise, occupancy schedules slip, and buyers, insurers, property managers, or inspectors begin asking questions no one can answer cleanly.

What to ask before you schedule

The phone call before the appointment tells you a lot. You are not trying to interrogate the dispatcher or technician. You are trying to learn whether the company operates with enough structure to protect your property and your time.

Ask direct questions, then listen for direct answers. A reputable plumbing company may not be able to diagnose everything over the phone, but it should be able to explain its process, licensing, service availability, and how it handles code-related work.

1. Are you licensed in Hawaii for plumbing work, and can I verify the license before scheduling?
2. Who will perform or supervise the work, and is that person qualified for the type of service I need?
3. Based on what I’m describing, might this require a permit or inspection in Honolulu?
4. How do you price the visit, diagnosis, emergency response, repair work, and any follow-up?
5. If the job changes once you inspect it, will I receive an updated scope before work continues?

Those five questions usually reveal whether you are dealing with a professional operation or a loose arrangement. The answers do not have to sound polished. In fact, overly slick answers can be less useful than plain ones. What matters is that the company understands its obligations and communicates them before money changes hands.

Emergency calls need more discipline, not less

An emergency plumber is often called under pressure. Water may be spreading, a drain may be unusable, or a business may be losing revenue by the hour. Urgency is real, but urgency should not erase judgment. The faster the situation moves, the more important it becomes to document what is happening, verify who is coming, and understand what the first visit is meant to accomplish.

There is a practical difference between stopping immediate damage and completing a permanent repair. A plumber may arrive to control the situation, make the area safer, restore limited function, or identify the failure. The final repair may require parts, permitting, inspection, or additional work. That is not necessarily poor service. Sometimes it is the correct sequence. Trouble starts when everyone assumes an emergency visit includes everything, only to learn later that the initial charge covered response and diagnosis, not full restoration.

If you are calling after hours, ask whether the quoted amount is a dispatch fee, a diagnostic fee, a minimum labor charge, or an estimate for the complete repair. Those are not the same thing. Also ask what happens if the plumber determines the work requires a permit, a second technician, or coordination with city processes. A company that answers calmly under pressure is often safer than one that promises too much too quickly.

For property managers and business owners, it helps to have an approved plumber before the emergency happens. A commercial plumber who already understands your building, access procedures, fixture locations, and after-hours contact chain can save valuable time. For homeowners, even keeping the number of a licensed plumber you have already vetted can prevent a rushed decision at the worst possible moment.

Drain cleaning is a service, not a diagnosis by itself

Drain cleaning is one of the most common reasons people search for a plumber near me. A slow shower drain, a backed-up kitchen sink, or a toilet that will not clear can make the whole house feel out of order. The tempting answer is to get the drain open as quickly as possible and move on.

Sometimes that is enough. A localized blockage may be cleared and never return. But repeated drain problems deserve more attention. If the same fixture clogs again and again, or multiple fixtures are affected, the issue may be farther down the drainage system. If a plumber clears the line but cannot explain what likely caused the stoppage, you may be buying temporary relief rather than a solution.

This is where experience matters. A careful plumber pays attention to which fixtures are affected, how quickly water backs up, whether the problem is isolated or building-wide, and whether the drainage issue points toward a larger piping concern. If sewer line repair becomes a possibility, the conversation should shift from simple cleaning to investigation, code requirements, and potential permitting.

Do not be embarrassed to describe exactly what happened. Tell the plumber when the problem started, whether it affects hot water, cold water, one drain, several drains, or fixtures on different levels, and whether anyone has tried chemical products or previous repairs. The more accurate the history, the less time the technician spends guessing.

Water heater repair deserves careful handling

Water-heating equipment sits at the intersection of comfort, safety, energy use, and plumbing code. In Honolulu, permits are required for work involving water-heating or water-treating equipment when it falls within the covered activities such as installing, removing, altering, repairing, or replacing. That makes water heater repair a category where assumptions can be costly.

A homeowner may describe the problem as “no hot water,” but the cause can vary. A business may report inconsistent hot water during peak use. A multi-unit property may have complaints that appear random. The plumber’s job is not simply to swap parts. It is to determine what the work requires and whether the scope triggers permitting or inspection.

Before scheduling water heater service, ask whether the company handles both diagnosis and code-compliant repair or replacement. If replacement is discussed, ask whether permitting is included in the process. If the

plumber recommends repair, ask what condition they observed and what result you should reasonably expect. Repairing older equipment can make sense in some cases, but replacing may be more practical when recurring issues, compliance concerns, or system condition make repair a short-term patch. The right answer depends on the actual equipment and site conditions, so be cautious of anyone who decides before inspecting.

Commercial properties should be especially careful. Hot water demand, fixture count, business operations, and tenant requirements can complicate what appears to be a simple equipment issue. A commercial plumber should be comfortable discussing not only the immediate repair, but also whether the work affects other systems, users, or city requirements.

Leak detection should focus on evidence

Leaks are stressful because the visible symptom rarely tells the whole story. A stain, soft flooring, musty smell, running meter, or unexplained water use may point to a plumbing problem, but the source can be difficult to confirm without careful inspection. Leak detection is valuable because it narrows the search before unnecessary demolition or guesswork takes over.

A good plumber approaches leak detection like an investigation. They ask when the symptom appears, whether it changes when fixtures are used, whether it is associated with hot or cold water, and whether the property has had prior plumbing repairs. They may need access to fixtures, walls, ceilings, crawl spaces, utility areas, or neighboring units depending on the building. The point is to build enough evidence to recommend a repair scope that makes sense.

This is also where communication matters. If opening a wall, repairing pipe, replacing a section, or altering plumbing becomes necessary, the work may fall under city permitting requirements. The plumber should explain where detection ends and repair begins. Those are often related, but they are not always the same service. Detection may identify a likely source. Repair may require a separate authorization, additional labor, materials, and code consideration.

Property owners sometimes want certainty before allowing access or approving diagnostic time. That is understandable, but plumbing does not always offer certainty from the doorway. The better standard is reasonable, documented judgment. A plumber should be able to say what they checked, what they found, what remains uncertain, and what they recommend next.

Sewer line repair brings added responsibility

Sewer line repair is not the place to improvise. Wastewater systems affect sanitation, property function, and public infrastructure. Honolulu wastewater guidance emphasizes protecting sewer infrastructure, and sewer connection and related wastewater issues involve city review and permitting processes. If a plumbing company treats sewer work as no different from clearing a sink trap, keep looking.

The first question is whether the issue is truly a sewer line problem. Backups, odors, slow drainage, or repeated stoppages may raise suspicion, but the repair scope should be based on investigation. Once sewer repair is on the table, the plumber should be able to discuss permitting, inspection, access, and how the work may affect occupants or business operations.

For homeowners, the disruption can be significant. For commercial properties, it can affect restrooms, kitchens, tenants, customers, and compliance obligations. The cheapest proposal may not account for all of that. Look for a contractor who explains sequence. What must happen before work starts? What approvals are needed? What parts of the property may be affected? How will the site be left each day if the repair spans more than one visit?

A responsible plumber does not make sewer line repair sound effortless when it is not. They make it understandable. That is the difference.

Commercial plumbing is a different level of coordination

A commercial plumber must think beyond the fixture in front of them. Commercial plumbing work may affect employees, tenants, customers, public restrooms, food service areas, equipment rooms, building schedules, and property management requirements. It may also involve larger water-service and permitting considerations. The Honolulu Board of Water Supply handles water-service and permitting-related matters for projects, and larger commercial developments can require more complex review of water-system capacity.

Not *sewer line repair cost* every commercial service call is a development project, of course. A clogged restroom drain or leaking fixture may be straightforward. But commercial settings tend to punish vague planning. A repair that is tolerable in a single-family home can become a major operational problem in a retail, office, restaurant, healthcare, hospitality, or multi-tenant environment.

When scheduling commercial plumbing service, be clear about access, hours, tenant rules, shutoff limitations, and documentation needs. If water must be shut off, who approves it? If restrooms are affected, are there occupancy or customer-service issues to manage? If the work requires permits or inspections, who coordinates with the owner, tenant, contractor, and city? A strong commercial plumber will ask these questions before the job becomes chaotic.

For property managers, consistency has value. Using the same qualified plumber over time creates a history of what has been repaired, what was recommended, and where recurring problems exist. That history can prevent repeated spending on symptoms while the underlying issue remains unresolved.

Local availability matters, but “near me” is only a starting point

Searching for a plumber Oahu residents can reach quickly makes sense. Travel time can matter, especially during active leaks, drain backups, or after-hours calls. Local familiarity can also help when a plumber routinely works with Honolulu code requirements, city permitting, and the realities of island logistics.

Still, proximity should not outweigh competence. The nearest plumber who is not licensed, does not understand permit obligations, or cannot explain the scope is not a bargain. The right question is not just “Who is closest?” It is “Who is close enough, qualified enough, and organized enough to handle this correctly?”

A professional company should be able to provide a realistic arrival window or scheduling expectation. If they cannot come immediately, they should not pretend otherwise. If the problem is urgent, they may advise whether the situation requires emergency response or can be scheduled during normal hours. That honesty helps you make better decisions.

There is also a trade-off between speed and specialization. For a simple fixture issue, many qualified plumbers may be appropriate. For sewer line repair, complex leak detection, water heater replacement, or commercial plumbing, it may be worth waiting for the right crew if the situation is stable. The key is understanding whether the problem is actively causing damage or simply causing inconvenience. Active damage changes the timeline.



Read reviews carefully, but do not let them make the decision for you

Reviews can help, but they are imperfect. A five-star rating may reflect friendliness and punctuality, not necessarily code compliance or technical judgment. A negative review may reflect a real service failure, or it may reflect a customer who did not understand the cost of proper work. Read for patterns.

Look for comments about communication, cleanliness, follow-through, permit handling, and whether the final bill matched the approved scope. For emergency plumber services, see whether customers mention response time and clarity about after-hours charges. For drain cleaning, see whether recurring issues were addressed or simply cleared temporarily. For water heater repair, look for signs that the company explained options rather than forcing a replacement or patch.

Reviews should support your decision, not replace your checks. Licensing, permit awareness, written scope, and clear pricing remain more important than a handful of glowing comments.

Pricing should be clear enough to compare

Plumbing pricing can vary because jobs vary. Access, urgency, materials, diagnosis time, permitting, inspection, and the condition of existing systems all affect cost. A responsible plumber may be cautious about quoting a final repair before seeing the issue. That caution is reasonable. What is not reasonable is refusing to explain how charges work.

Before scheduling, clarify the financial structure. Is there a service call charge? Does it include diagnosis? Are emergency rates different? Is drain cleaning priced differently from repair work? Will you approve the price

before the plumber proceeds beyond inspection? If permits are required, are they included or separate? These questions protect both sides.

A written estimate does not need to be complicated. It should identify the work to be performed, major exclusions, price, and conditions that could change the scope. For larger jobs, especially sewer line repair, water heater replacement, or commercial work, vague language is risky. “Fix plumbing” is not a scope. “Repair leak” may still be too vague if it does not identify location, materials, access, restoration exclusions, or permit handling.

Be wary of a quote that is dramatically lower than others without a clear reason. Sometimes a contractor is more efficient. Sometimes they missed part of the job. Sometimes they are excluding permits, inspection, restoration, or follow-up. The only way to know is to ask.

A short pre-appointment checklist

Before the plumber arrives, a few minutes of preparation can make the visit more productive. You do not need to diagnose the problem yourself. You just need to provide access, history, and decision-making authority.

1. Clear the area around the affected fixture, water heater, cleanout, or access point if it is safe to do so.
2. Write down when the problem started, what fixtures are affected, and whether it has happened before.
3. Confirm who can approve additional work if the scope changes during the visit.
4. Ask the company to bring or provide license information if you have not already verified it.
5. Keep photos, prior invoices, or property records available if they relate to the issue.

That preparation saves time on site. It also gives the plumber better information, which can reduce guesswork and help distinguish a one-time repair from a recurring system problem.

Be careful with work that affects shared or public systems

Single-family homes can have complicated plumbing, but shared systems add another layer. Condominiums, apartments, commercial buildings, mixed-use properties, and tenant spaces often involve common piping, building rules, association requirements, or owner approvals. A leak in one unit may originate in another. A drain blockage may affect multiple occupants. A shutoff may interrupt service beyond the area where the repair is happening.

In these settings, communication is part of the plumbing job. The plumber may need to coordinate with building management, confirm access, identify shutoff locations, and document findings. If the work touches drainage piping, fixtures, water-heating equipment, or other regulated components, Honolulu code and permitting requirements may apply based on the scope.

Do not assume the tenant, owner, manager, and plumber all understand the same boundaries. Spell out who owns the affected system, who is paying, who authorizes work, and who receives documentation. Many disputes start because the technical repair was handled faster than the administrative side.

The best plumbers explain risk without using fear

Plumbing problems can make people anxious, and some contractors exploit that. They present every issue as urgent, every repair as mandatory, and every delay as dangerous. Other contractors go too far the other way and minimize legitimate concerns to close a quick job. The better plumber explains risk in plain language.

If a leak is active, they say so. If a repair can wait, they say that too. If a drain cleaning may only be temporary, they explain why. If a water heater issue may involve permitting, they address it before work starts. If sewer line repair needs city review or inspection, they do not hide it until after demolition begins.

This kind of judgment is especially important in Honolulu because plumbing work exists within a formal code and permitting environment. The goal is not to make every job sound complicated. The goal is to treat regulated work with the respect it requires.

What a good service experience feels like

A good plumbing service call usually has a certain rhythm. The company gathers enough information to schedule appropriately. The plumber arrives, verifies the problem, inspects the relevant area, and explains findings in terms you can understand. Before doing significant work, they clarify price and scope. If the work may require a permit or inspection, they raise that issue. Afterward, they describe what was done, what remains to be watched, and whether further work is recommended.

The best experiences are not always the cheapest or fastest. They are the ones where you know what happened and why. You are not left with a repaired fixture and unanswered questions. You are not surprised by an invoice that includes items never discussed. You are not told after the fact that something should have been permitted.

For homeowners, that means confidence. For businesses, it means operational control. For property managers, it means documentation and fewer repeat problems. For anyone searching “plumber near me,” it means the search ended with a professional rather than a gamble.

Choose the plumber who can handle both the pipe and the process

Plumbing is physical work, but good plumbing service is also procedural. The pipe must be repaired, the drain cleared, the leak found, or the water heater restored. At the same time, the work must fit the applicable code, licensing, permit, and inspection requirements. In Honolulu, those requirements are not optional background details. They are part of the job.

Before scheduling service, verify licensing through Hawaii’s professional licensing system, ask whether the work may require a permit, clarify pricing, and make sure the contractor understands the type of service you need. A plumber Honolulu property owners rely on should be able to handle routine repairs, emergency calls, drain cleaning, leak detection, water heater repair, sewer line repair, and commercial plumber needs with the right level of care for each situation.

The nearest plumber may solve the immediate problem. The right plumber protects the property after they leave.

Name: P&S Plumbing

Address: 1714 Homerule St Bay 1, Honolulu, HI 96819, United States

Phone: 808-842-0345

Website: https://www.psplumbinghawaii.com/locations/honolulu/

Email: info@psplumbinghawaii.com

Hours:

Sunday: Open 24 hours
Monday: Open 24 hours
Tuesday: Open 24 hours
Wednesday: Open 24 hours
Thursday: Open 24 hours
Friday: Open 24 hours
Saturday: Open 24 hours
Time zone: Hawaii-Aleutian Time

Open-location code / Plus code: 84F8+HP Honolulu, Hawaii, USA

Map/listing URL: https://www.google.com/maps/search/?api=1&query=Google&query_place_id=ChIJl_3qEMhvAHwRtgTEMKE27zE

Embed iframe:

Socials: https://www.facebook.com/psplumbinghonolulu/
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https://soundcloud.com/p-s-plumbing-honolulu

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ChatGPT Perplexity Claude Google AI Mode Grok

P&S Plumbing provides plumbing services from its Honolulu location on Homerule Street.

The official Honolulu page lists drain cleaning, plumbing repairs, water heater repair, water heater installation, sewer line repair, and 24-hour emergency plumbing services.

P&S Plumbing serves residential and commercial customers across Honolulu and Oahu, including Kalihi, Kakaako, Ala Moana, Waikiki, Moiliili, Makiki, Manoa, Aliamanu, Aiea, Pearl City, Waipahu, Ewa Beach, Kapolei, Hawaii Kai, and nearby communities.

The Honolulu shop is listed at 1714 Homerule St Bay 1, Honolulu, HI 96819, near Kalihi and local routes serving

central Honolulu.

The official website lists Hawaii State License Number CT-35710 and describes the company as licensed and insured.

Customers can contact P&S Plumbing for drain cleaning, hydro jetting, leak detection, water heater service, sewer line repair, fixture repair and installation, kitchen plumbing, bathroom plumbing, commercial plumbing, residential plumbing, and emergency plumbing needs.

For plumbing service in Honolulu and Oahu, call 808-842-0345 or visit https://www.psplumbinghawaii.com/locations/honolulu/

The public map listing uses plus code 84F8+HP Honolulu, Hawaii, USA and can help customers find P&S Plumbing near Homerule Street in Honolulu.

Popular Questions About P&S Plumbing

What does P&S Plumbing provide in Honolulu?

P&S Plumbing provides drain cleaning, plumbing repairs, water heater repair and installation, sewer line repair, hydro jetting, leak detection, fixture repair and installation, bathroom plumbing, kitchen plumbing, residential plumbing, commercial plumbing, and 24-hour emergency plumbing services.

Where is P&S Plumbing located in Honolulu?

P&S Plumbing is listed at 1714 Homerule St Bay 1, Honolulu, HI 96819, United States. The official website also lists the address as 1714 Homerule Street 1, Honolulu, HI 96819.

What phone number should Honolulu customers call?

The official Honolulu page and contact page list 808-842-0345 for Honolulu-Oahu service.

What is the email address for P&S Plumbing?

The email address is info@psplumbinghawaii.com.

What are P&S Plumbing's Honolulu hours?

The official Honolulu page and supplied listing show P&S Plumbing as open 24 hours a day, seven days a week, Hawaii-Aleutian Time.

Is P&S Plumbing licensed?

The official Honolulu page lists Hawaii State License Number CT-35710. Customers can confirm license status directly with the relevant Hawaii licensing authority before hiring.

Does P&S Plumbing offer emergency plumbing in Honolulu?

Yes. The official Honolulu page lists 24-hour emergency plumbing services for urgent plumbing issues.

Does P&S Plumbing handle water heaters?

Yes. The official Honolulu page lists water heater repair, water heater installation, tankless water heater installation, solar water heater installation, and traditional water heater installation.

Does P&S Plumbing provide commercial plumbing?

Yes. The official Honolulu page lists commercial plumbing services along with residential plumbing services.

How do I contact P&S Plumbing?

Call 808-842-0345, visit https://www.psplumbinghawaii.com/locations/honolulu/, or use the map URL: https://www.google.com/maps/search/?api=1&query=Google&query_place_id=ChIJl_3qEMhvAHwRtgTEMKE27zE. Social profiles: Facebook, X, YouTube, and SoundCloud.

Landmarks Near Honolulu, HI

Homerule Street: The street listed for P&S Plumbing's Honolulu location and a practical reference point for finding the shop.

Kalihi: A central Honolulu area near Homerule Street with homes, businesses, warehouses, and local service routes.

Dillingham Boulevard: A major nearby corridor serving Kalihi, Iwilei, Honolulu Harbor, and surrounding business areas.

Nimitz Highway: A key Honolulu route connecting the airport, harbor, downtown, and central business districts.

H-1 Freeway: A major Oahu highway used to reach Honolulu neighborhoods and communities across the island.

Honolulu Harbor: A major commercial waterfront landmark near downtown and industrial service areas.

Daniel K. Inouye International Airport: A major transportation landmark west of central Honolulu and near key Oahu service routes.

Downtown Honolulu: A central business and residential district served by local plumbing contractors.

Chinatown Honolulu: A nearby historic district with restaurants, shops, apartments, and older plumbing infrastructure.

Iwilei: A nearby commercial and industrial area with warehouses, retail properties, and service businesses.

Kaka'ako: A growing residential, retail, and commercial district southeast of downtown Honolulu.

Ala Moana Center: A major Honolulu retail landmark and citywide reference point.

Waikiki: A major visitor, hotel, condo, and residential area within P&S Plumbing's broader Honolulu service area.

Moanalua: A Honolulu community listed within P&S Plumbing's broader Oahu service-area references.

Pearl Harbor area: A major Oahu landmark west of Honolulu and near residential and commercial service routes.

For drain cleaning, plumbing repairs, water heater service, sewer line repair, hydro jetting, leak detection, fixture installation, commercial plumbing, residential plumbing, or 24-hour emergency plumbing near these Honolulu and Oahu landmarks, contact P&S Plumbing at 808-842-0345 or visit https://www.psplumbinghawaii.com/locations/honolulu/