HOME INSPECTION AGREEMENT

Street address	City	State / ZIP	Inspection date	Start time
1219 Koko Head Avenue	Honolulu	HI 96816	09/12/2026	8:30 AM

Client(s)	Phone	Email
Ryan and Malia Fujimoto	(808) 555-0129	malia.fujimoto@kaimukimail.com

Inspection company	Phone	Email
Makai Home Inspections, LLC	(808) 555-0167	brandon@makaihomeinspect.com

Business address	Home inspector	Association and member no.
98-1238 Kaahumanu Street, Suite 205, Pearl City, HI 96782	Brandon Kealoha	InterNACHI #NACHI24061187

Hawaii does not license or regulate home inspectors, and the state has no form for this agreement. This agreement sets the scope, the fee, and the terms of this inspection.

1 Scope of the inspection

The systems and components to be inspected are checked below. The inspector inspects the parts that are readily accessible on the inspection date.

- [x] Foundation, posts, and piers
- [x] Wall framing and roof tie-downs
- [x] Roof covering, flashing, and gutters
- [x] Plumbing and water heater
- [x] Electrical service, panels, and wiring
- [x] Interior walls, floors, doors, and windows
- [x] Lanai, decks, steps, and railings
- [x] Crawl space
- [x] Exterior, grading, and drainage
- [x] Attic and ventilation
- [x] Wastewater system type
- [x] Air conditioning
- [x] Built-in kitchen appliances
- [x] Garage or carport

Optional services, for an added fee:

- [x] Sewer line camera scope
- [ ] Solar panels and inverter
- [ ] Pool and spa
- [ ] Detached buildings

Other services: _____

2 A visual inspection

The inspection is a visual inspection.

The inspector looks at what can be seen and safely reached on the inspection date. The inspector does not move furniture or stored items, remove wall, floor, or ceiling coverings, take systems apart, or enter spaces that are unsafe or blocked. Concealed and latent defects are outside the inspection.

The inspection is not a warranty or a guarantee, a code inspection, or an estimate of repair costs, remaining life, or market value.

Hawaii sets no standard of practice for home inspections. The inspector follows this one:
InterNACHI Home Inspection Standards of Practice

3 The sale timeline HRS § 508D-5

Hawaii law sets the seller's disclosure deadlines, not the inspection's. Under HRS § 508D-5, the seller provides the disclosure statement "No later than ten calendar days from acceptance of a real estate purchase contract," and the buyer then has "fifteen calendar days" to examine it and decide whether to rescind. The seller and buyer may agree in writing to change these periods. Any inspection deadline in the purchase contract is separate.

Purchase contract accepted	Seller's disclosure received	Buyer's 15-day review ends	Report delivery date
09/04/2026	09/08/2026	09/23/2026	09/13/2026

The written report is for the client. The client approves sending a copy to:
Kehaulani Lum, buyer's agent, Waialae Avenue Realty

4 Not part of this inspection

Termites and other wood-destroying insects. The inspector may note damage or signs of them, but this inspection is not a Termite Inspection Report (form PC-9). Only a pest control operator or RME licensed in the BR-1 (Fumigation) or BR-3 (Termite) branch may sign one.

Cesspools, septic systems, and other individual wastewater systems. The inspector notes the system type when it can be found, but does not open, pump, or evaluate a cesspool or tank. A cesspool card for the Department of Health is completed and signed by a licensed engineer, contractor, plumber, or architect.

Mold, asbestos, lead, and other environmental tests, catchment and well water, pools, solar panels, and detached buildings, unless checked as an optional service in section 1.

Left out at the client's request: None

5 Fee

Inspection fee	Optional services	Re-inspection visit	Total fee	Payment due
$525	$225	$175	$750	At the inspection

A return visit to recheck repairs at this property is part of this agreement and is billed at the re-inspection fee.

6 Signatures

☑ The client agrees to sign this agreement and receive the report electronically.

By signing, the client agrees to the scope, fee, and terms above, and confirms receiving this agreement before the inspection.

Ryan Fujimoto — Client signature — 09/10/2026 — Date

Malia Fujimoto — Client signature — 09/10/2026 — Date

Brandon Kealoha — Home inspector signature — 09/10/2026 — Date