TERMITE INSPECTION REPORT

EXISTING CONSTRUCTION

1. REALTOR/ESCROW CO.:
Kahala Escrow Services, Inc.

2. DATE REPORT PREPARED:
09/23/2026

3. ESCROW #:
KE-26-08814

4. SOLE/ENTITY NAME/ADDRESS (Include ZIP code):
Lanakila Termite & Pest Control, Inc.
1830 Dillingham Boulevard
Honolulu, HI 96819
(808) 555-0142

SOLE/ENTITY PCO Lic. No.: PCO-1514

5. NAME OF INSPECTOR:
Kawika Mendoza

(a) PCO/RME Lic. No.: _____
☐ BR-1 ☐ BR-3

(b) PCFR Lic. No.: PCFR-4182
☐ BR-1 ☑ BR-3

Name of Licensed PCO/RME Supervisor:
Glenn Takushi

PCO/RME Lic. No.: PCO-1287
☐ BR-1 ☑ BR-3

6. NAME, ADDRESS AND TELEPHONE NUMBER OF PERSON ORDERING INSPECTION:
Dennis and Joyce Nakamura (sellers)
1219 Koko Head Avenue
Honolulu, HI 96816
(808) 555-0136

7. ADDRESS OR LOCATION OF BUILDING OR PROPERTY INSPECTED:
1219 Koko Head Avenue
Honolulu, HI 96816 (Kaimuki)
TMK (1) 3-3-019:042
Main house only

8. INSPECTION DATE:
09/22/2026

9. (a) DATE OF LAST TREATMENT FOR BUILDING OR PROPERTY INSPECTED:
None known (sellers have owned since 2009)

(b) SOURCE OF INFORMATION FOR LAST TREATMENT:
Seller's disclosure statement dated 09/08/2026

(c) WAS SELLER'S DISCLOSURE STATEMENT RECEIVED?
☑ YES ☐ NO

10. SELLER'S/OWNER'S NAME:
Dennis and Joyce Nakamura

11. BUYER'S NAME:
Ryan and Malia Fujimoto

SCOPE OF INSPECTION

12. This report documents the results and scope of an inspection of the above address for the presence of termites. This report does not include identification or detection of microorganisms. This report is made on the basis of a visual inspection of areas which were accessible to the inspector at the time of the inspection. As to such areas which were obstructed, enclosed or concealed from the view of the inspector, or any area of the structure for which inspection may result in damage, removal or defacement of part of the existing structure, this report does not, and should not be construed to present any finding and/or opinion as to the presence or absence of termites. Areas which were obstructed, enclosed or concealed may include the following: fixed ceilings, spaces between double walls, stored articles of personal property, hidden joists or rafters, under and behind floor and wall coverings, floor and wall cabinets, furniture and appliances, including crawl spaces of less than 24" from the bottom of the floor joist to the surface below. The PCO should list in the Report of Findings, those obstructed, enclosed or concealed areas in which no inspection could be conducted.

13. This inspection report is not, and should not be construed as:
(a) Constituting a guarantee or warranty (implied or expressed) as to the absence of termites in the inspected structure (see Section 460J-19(b), Hawaii Revised Statutes); or
(b) Presenting any opinion as to the structural integrity of the building due to termite infestation, or the necessity or cost of repair. If visible damage to the structure(s) is noted below, further investigation by qualified professional construction or engineering persons may be warranted; or
(c) Constituting a finding and/or opinion as to the potential for subsequent termite infestation as to accessible or inaccessible areas.

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Print Name of Licensee: Lanakila Termite & Pest Control, Inc. Date: 09/23/2026

SCOPE OF INSPECTION (cont'd)

14. The information contained in this report is considered to be reliable for not more than fifteen (15) days subsequent to the date of inspection. This report shall not be assigned, sold or otherwise transferred to third persons without the express written consent of the Licensee noted above.

15. The above named Licensee shall not be liable or responsible for damages due to subsequent termite infestation in and to areas of the building or property inspected UNLESS the presence of termites in such areas was visible to the inspector at the time of the inspection (Section 460J-19(b), Hawaii Revised Statutes).

16. Other than for inspection purposes, neither the Licensee nor the inspector has now, or contemplates having, any financial, ownership, or possessory interest in the property inspected. Neither Licensee nor inspector is associated with any party to a transaction involving the transfer of an interest in the property.

17. If available, the seller's disclosure statement should be supplied prior to this report.

REPORT OF FINDINGS

18. **General description of the building or premises inspected** (i.e. residential or commercial; number of buildings, appurtenant structures, etc.)

Residential. One single-story, single-wall wood frame house built in 1952, about 1,150 sq. ft., with 3 bedrooms and 1 bath, on post-and-pier footings over a dirt crawl space.
Wood front porch and wood back steps. Open carport with steel posts and no wood framing. No other buildings on the lot.

19. **Were any areas of the building or premises obstructed, enclosed, or otherwise concealed from inspection?**

☑ YES ☐ NO

Describe those areas and state the reasons any accessible area was not inspected.

Crawl space under the back (mauka) corner of bedroom 3, about 6 ft by 5 ft: less than 24 in. from the bottom of the floor joists to the soil. Not entered; viewed with a light from about 8 ft away. Shown hatched on the diagram.
Kitchen sink cabinet and hall closet: stored items not moved. Bedroom 2: wall-to-wall carpet; floor surface not visible.
No attic: open-beam ceilings throughout, viewed from below.

20. **Was visible evidence of termite infestation observed?** ☑ YES ☐ NO

Due to the cryptic nature of termites it may not be possible to determine conclusively whether or not termites are present simply based on visible evidence of termite infestation. Destructive testing or damage to the premises may be necessary to detect infestations.

(a) Drywood Yes, frass at 2 window sills Subterranean Yes, live Formosan tubes

(b) Describe location(s). Also note on a diagram of the building or premises attached to the report.

A. Drywood termite frass pellets on the window sill of bedroom 1 (front wall), with kick-out holes in the sill trim.
B. Drywood termite frass pellets on the front window sill of the living room.
C. Live Formosan subterranean termites in mud tubes on the crawl space post under the hall, from the soil up to the girder. Probing found soft wood at the base of the post.

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Print Name of Licensee: Lanakila Termite & Pest Control, Inc. Date: 09/23/2026

21. **Is further action for control of drywood and/or subterranean termites recommended?** ☑ YES ☐ NO

(a) Recommendations:

1. Tent fumigate the entire house for drywood termites.
2. Treat the soil at the crawl space post under the hall for Formosan subterranean termites and remove the mud tubes.
3. Correct the earth-to-wood contact at the back steps.
4. Remove the wood planter box touching the siding on the ewa side wall.

(b) **State whether any existing conditions of the premises contain the potential for future termite infestation.**
Examples of some conditions conducive to termite infestation are: earth-to-wood contact, leaking roof, or roof damage, wood debris in crawl space and excessive moisture or water exposure. The PCO does not and cannot advise as to the presence or absence of any other damage to the structure or premises, or in inaccessible areas including, but not limited to retaining walls, hidden (concealed) construction joints, stucco siding below grade, bath traps, plumbing blockouts and penetrations or damage caused by fire, water, rot, moisture, microorganisms, humidity, flood, leaks or storms.

Yes. D. Earth-to-wood contact: the back step stringers sit about 2 in. into the soil.

E. A wood planter box filled with soil sits against the siding on the ewa side wall, by bedroom 3.

22. **Additional Comments:**

Inspected by Kawika Mendoza (PCFR-4182, BR-3) under the supervision of Glenn Takushi (PCO-1287), who signs this report.

Seller's disclosure statement received and reviewed before the inspection. It lists no past termite treatment.

Tapped and probed window and door frames, baseboards, the porch, the back steps, and every accessible crawl space post and girder.

23. **Copies of this report have been provided to:** ◉ Realtor/Escrow ◉ Owner/Seller ◉ Purchaser

24. Glenn Takushi — 09/23/2026

Signature of Authorized Licensee PCO/RME — Date

☐ BR-1 OR ☑ BR-3

(CONTINUED ON PAGE 4)

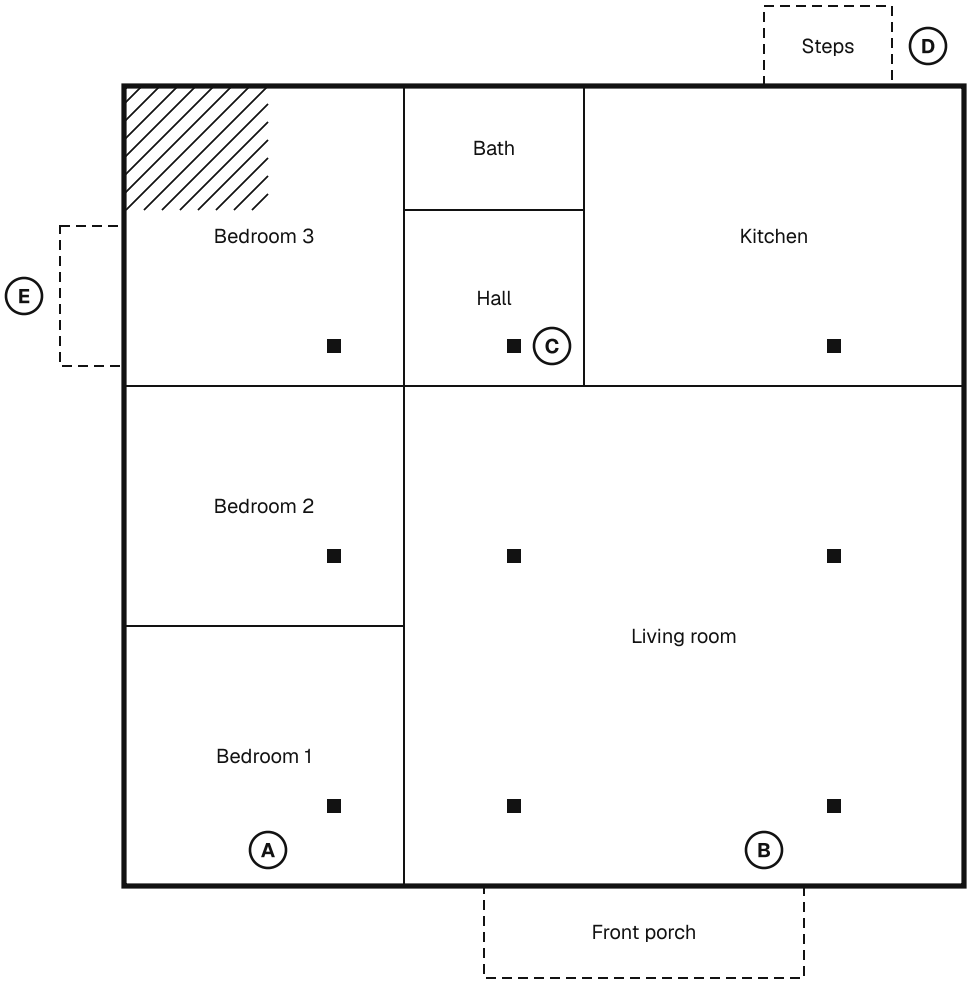
Print Name of Licensee: Lanakila Termite & Pest Control, Inc. Date: 09/23/2026

DIAGRAM OF STRUCTURE INSPECTED

Add diagram of structure inspected below. Diagrams typically are not drawn to scale. The diagram should have a description of the building; i.e., 3 bedroom structure, floors, etc. Describe by location on diagram and in writing appropriate areas of infestation.

Single-story, 3 bedroom, 1 bath single-wall house (built 1952), about 1,150 sq. ft.,
on post-and-pier footings over a dirt crawl space. Not drawn to scale.

MAUKA IS UP



KOKO HEAD AVENUE (FRONT)

A	Drywood frass pellets and kick-out holes, window sill, bedroom 1 (front)
B	Drywood frass pellets, front window sill, living room
C	Live Formosan subterranean termites in mud tubes, crawl space post under hall
D	Earth-to-wood contact, back step stringers
E	Wood planter box touching siding, ewa side wall
Hatched	Crawl space under 24 in. from floor joists to soil; not inspected
Squares	Crawl space posts on concrete piers

This material can be made available for individuals with special needs. Please call the Licensing Branch Manager at (808) 586-3000 to submit your request.