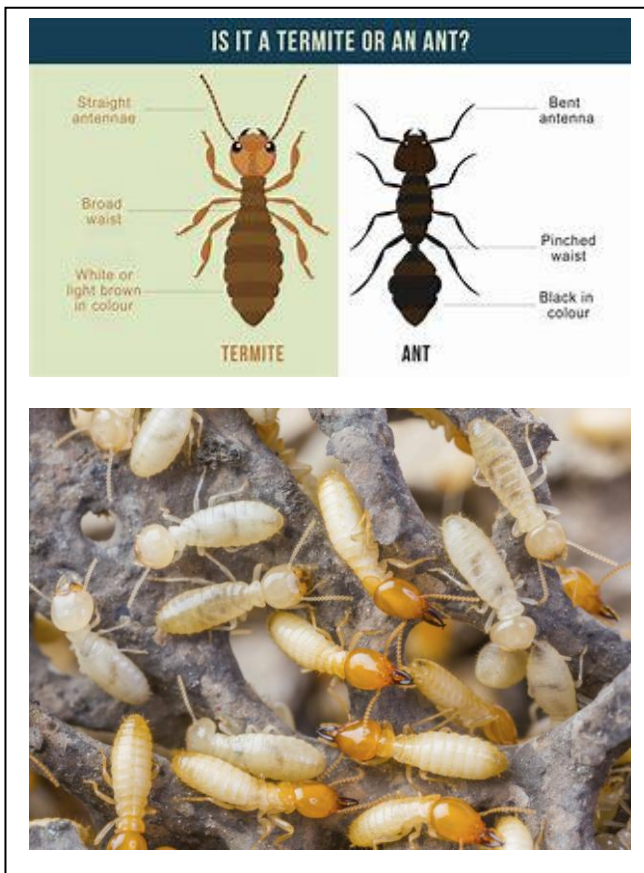


# Kanaloa at Kona - Termite Assessment

## July 2023

### Frequently Asked Questions

**What Are Termites?** Termites are insects that feed on wood, which is the primary building material at Kanaloa. They look similar to ants but are more closely related to cockroaches, and they live within colonies. There are around 50 species worldwide with three being the most commonly found in homes. Two broad categories of concern are dry-wood termites and subterranean (also called ground) termites.



**Dry-wood Termite Colonies** are located inside wood and are typically much smaller than subterranean termite colonies. The maximum dry-wood termite colony size is approximately 4,800 termites. These colonies live entirely inside the wood and do not make contact with the soil.

**Subterranean Termite Colonies** develop in the soil below ground. In the U.S., a subterranean termite colony typically contains between 60,000 and 1 million termites.

**Does Kanaloa have termites?** Yes. Virtually all Kanaloa buildings and structures have confirmed termite activity and/or damage. Our buildings are around 40 year old wooden structures. Termites love us! Recent inspections have shown that the observable termite activity at Kanaloa is dry-wood termites. There also is historic occurrence of ground termites which are considerably more invasive and destructive than dry-wood termites.

**Why are termites a threat to my home?** Termite infestation can be devastating. When termite infestations remain undiscovered, serious, costly damage can occur to buildings. If large enough, single termite colonies can eat up to 6 pounds of wood in a year. Termites will likely compromise structural timber if more than one termite colony infests your home. Although the structural integrity of a building is the most important thing to protect from termites, they can also eat other wooden objects, including your furniture!

**Are termites a health risk?** Termites aren't known to pose any significant health risk to humans. However, they can cause extensive damage to buildings and paper/cellulose based objects within them.

**What does Kanaloa do as routine prevention?** Historically, we have utilized routine inspections and spot treatment to manage termite activity. Our current service provider is Terminix. Termite damage doesn't occur rapidly. It typically takes months or years for significant termite damage to occur. Detecting termite damage can be difficult because termite-infested wood often looks normal from the outside.

**What can I do to avoid/eliminate termites at Kanaloa?** Termites are difficult to find in a home because they eat walls from the inside out and can hollow out wood studs within walls without emerging. Termites do not have many ways to defend themselves, so they tunnel directly into the wood and stay there.

There are no effective large-scale DIY options for treating termites. Commercial pest control management companies have access to the materials and products necessary to eliminate termites.

Termites can build colonies in the interior and exterior of a home, including within furniture. One good way to spot

evidence of termites it to look for frass, small bits of feces (similar to sawdust) in areas where they have nested and fed. Another way is to look for termite swarms or discarded wings. Other signs of termite damage can include ceilings, walls, and floors with sagging or missing pieces, blistering or buckling of floors, discolored drywall, loose tiles, and moldy scents.

**How do I know if I have termite activity?** First, assume that you probably do have or have had termite activity and damage. Look for frass (termite droppings). These are pushed out as the critters move through the tunnel's they are creating. Frass can pile up like a cinder cone or mound. This is the most telltale method a layperson can use to identify termite activity.

If you are not on island and have a cleaning service, we recommend working with them to make sure the frass is not dusted up or vacuumed and that it is promptly reported to you and/or Kanaloa maintenance. Leaving the evidence in place is important to the professionals (currently Terminix) to make sure infestations are treated promptly and accurately.

Frass is harder to see for exterior activity and likely will fall on the ground (same color) if the activity is in a windowsill or belly band. If you are in an upper unit, you can sometimes see evidence of frass on lower windowsills and the exterior belly bands. In these locations, it will likely appear as a sprinkling rather than a mound.

**Will insurance cover termite damage?** Generally not, as it is considered a preventable condition.

**Is spot treatment the only way to get rid of termites?** No, in addition to spot treatment, tenting, also known as structural fumigation is the most common other option. Tenting is extremely effective in getting rid of a stubborn termite infestation or one that is difficult to access.

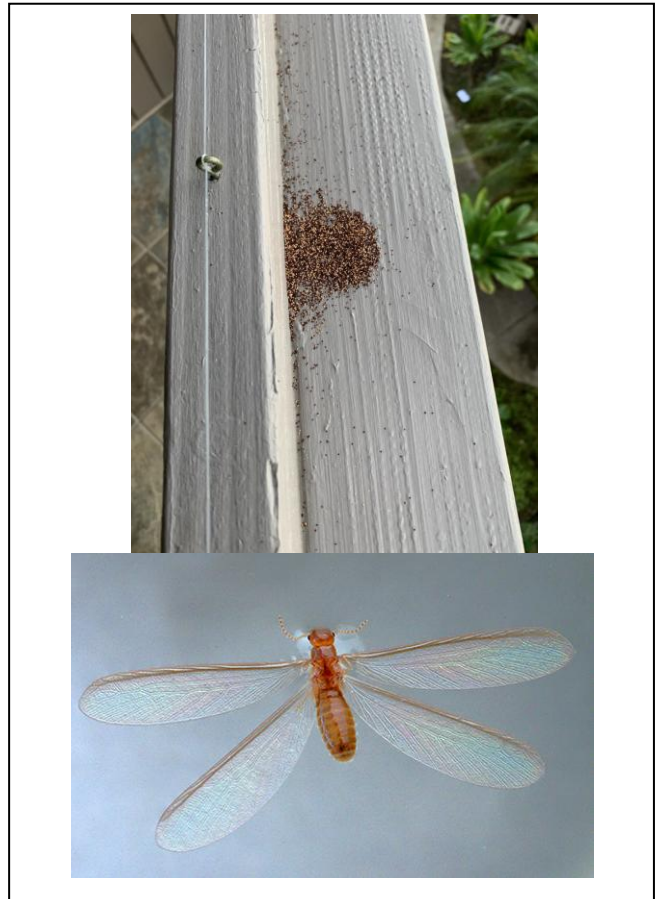
**Is termite tenting really necessary?** Tenting is considered the only way to truly get rid of all termites in your home. Still, it is costly, involves some risk, and requires a lot of planning and preparation.

**How long does termite tenting take?** The entire termite tenting process lasts about four to five days for larger homes/structures such as Kanaloa. This includes the set up, roughly 6 hours of fumigation and the waiting period of 24 to 72 hours after termite tenting. Typically, it takes at least six hours for the fumigant to leave the structure

after termite treatment. After removing the tents, the fumigator will test each room of the house using a sensitive fumigant clearance device. This step is to make sure that the air is clean for safe re-entry.

#### **How long does the effect of termite tenting last?**

Termite tenting protects your home from termites for between four and ten years, but yearly inspections are strongly recommended. Some experts recommend performing termite tenting every 5 to 10 years.



**Is tenting a hassle?** Yep, sure is. However, if you have a bad case of termite infestation, the only (and best) option may be for tented fumigation. This is the most thorough way to get rid of termites and stop them from doing any more damage to the structural integrity of your home. Tenting can be disruptive and expensive, however, no less than the disruption and cost of repairing structural damage caused by untreated termite infestations.

**Should tenting be a last resort?** Most professional termite exterminators advise only using tenting fumigation when you have an extremely high infestation level or if you keep dealing with return termites.

**Do all Kanaloa buildings/structures need to be tented?** While all buildings would benefit from tenting treatment, no determination has been made yet as to whether some buildings could continue to be properly serviced with spot treatment.

**What Does Tenting Cost?** The cost is still being determined, but an estimate is around \$12,500 per four unit building. Six unit buildings will be somewhat more. Carports, maintenance, laundry, etc, should be significantly less.

**Is there a Guarantee or Warranty?** Specific details will be dependent on the vendor and options selected, but an example is: no cost re-tenting if re-infestation is discovered within two years and no cost spot treatment for years 3 – 5.

**Termite Tenting Overview** During termite tenting, the occupants of the home, including plants and pets, must vacate for several days due to fumigation dangers. Pest control professionals drape the house in heavy sheets of vinyl-coated nylon tarps, and secure these with tape and plastic sheeting to form a tent around the home. They pump the tent full of gas, which kill termites, as well as virtually any other living thing within the structure. Ground termites that have invaded the building will be exterminated however additional treatment will likely be needed if external ground termites are present.

The fumigant will circulate throughout the structure to reach the cracks and crevices within the wood, where termites have tunneled and live. Termites breathe in this gas which depletes their oxygen supply, affects their nervous system, and causes their death.

The fumigation provider will provide a detailed list of the pre-treatment procedures that need to be followed. Fumigation is harmful to humans, animals and plants, so it is important to take the proper steps to ensure everyone's safety.

Food and other consumables can either be moved off-site or double sealed in special Nylofume bags that will be provided by the fumigator. This includes not only your food but all medicine, tobacco, dental products, and pet food.

The only consumable products that do not need to be sealed are those that are in unopened bottles, cans, and

jars with the original seal intact. The fumigator will do an inspection to make sure that all the necessary items have been properly sealed, before starting the fumigation process.

Vikane (Sulfuryl fluoride) rapidly dissipates once the tent is removed from the home. The building and the materials within do not retain toxic levels of this chemical.

Levels of the gas decline to near undetectable levels, even without the use of fans, open doors or open windows, once the tent is removed. When termite tenting is performed properly, occupants are not cleared to re-enter the home until levels have reached below 1 part per million (PPM), a level set by the U.S. Environmental Protection Agency.

**Do I need to wash dishes after termite fumigation?** Fortunately, the gas leaves behind no residue at all. You will not have to clean your home in any way, and this includes wiping down countertops, vacuuming the floor, or cleaning dishes.

**Will I experience any side effects from termite fumigation?** Although unlikely when proper procedures are followed, some people might experience mild nausea, vomiting, chest pains, headaches, breathing issues, or diarrhea. If you have any of these symptoms following termite fumigation, see your doctor immediately.

**Environmental Issue** Vikane (sulfuryl fluoride) is a potent greenhouse gas. Despite the environmental risks, sulfuryl fluoride is one of the most effective ways to kill termites that could otherwise destroy your home. Severe, widespread infestations of dry wood termites tend to require tenting to completely kill off the infestation.

**Is Fumigation Safe for Humans?** Fumigation is safe provided you follow all instructions given. Deaths associated with tenting are extremely rare. It is important to remember that death can happen if you re-enter your home before the air is properly tested for safety. To ensure that your family will be safe, make sure that you have the assurance that the air quality has been tested and chemical levels are below 1 PPM.

The best way to ensure that you approach termite tenting safely is to follow all instructions given by your pest removal professional.

# Termite Damage Gallery

