OFFICIAL SOUTH CAROLINA WOOD INFESTATION REPORT

Date: 09/22/2026 **File #:** 26-4418

THIS REPORT IS VALID FOR **30 DAYS** ONLY. THIS REPORT IS **NOT** A GUARANTEE OR WARRANTY AGAINST FUTURE INFESTATION OR DAMAGE. IT IS RECOMMENDED BY THE DEPARTMENT OF PESTICIDE REGULATION THAT THE **PURCHASER** OF THE STRUCTURE, RATHER THAN THE SELLER, OBTAIN THIS WOOD INFESTATION REPORT.

This is to report that a qualified inspector employed by the below named firm has carefully inspected accessible areas, including attics and crawl spaces which permit entry, of the property located at the below address for termites, other wood-destroying organisms, and wood-destroying fungi. The inspection for the presence of wood-destroying fungi is only required to the level below the first main floor as defined in Section 27-1085 K(3)(f) of the Rules and Regulations for the Enforcement of the South Carolina Pesticide Control Act. This report specifically excludes hidden areas, areas not readily accessible, and the undersigned pest control operator disclaims that he has made any inspections of such hidden areas or of such areas not readily accessible.

The inspection described has been made on the basis of visible evidence, and special attention was given to those accessible areas which experience has shown to be particularly susceptible to attack by wood-destroying organisms. Probing and/or sounding of those areas and other visible and accessible wood members showing evidence of infestation was performed. This report is submitted without warranty, guarantee, or representation as to concealed evidence of infestation or damage or as to future infestation.

If there is evidence of active infestation or past infestation of termites and/or other wood-destroying organisms or fungi, it must be assumed that there is some damage to the building caused by this infestation; however, any visible damage to a wood member in accessible areas has been reported. The below-named firm's inspectors are not engineers or builders, and you may wish to call a qualified engineer, licensed contractor, or expert in the building trade to provide their opinion as to whether there is structural damage to this property.

LOCATION AND DESCRIPTION OF PROPERTY INSPECTED: 1462 Wappoo Road, Charleston, SC 29407. Brick ranch on crawl space.

If any of the following items are marked **YES**, describe on the reverse side of this page.

Were any areas of the property obstructed or inaccessible? **YES** ☑ **NO** ☐

Infestation:	**Active Infestation**		**Previous Infestation**	
1. There is visible evidence of:	**YES**	**NO**	**YES**	**NO**
a. Subterranean termites	☑	☐	☐	☑
b. Drywood termites	☐	☑	☐	☑
c. Old house borers	☐	☑	☐	☑
d. Powder post beetles	☐	☑	☐	☑
e. Other wood-destroying insects	☐	☑	☐	☑

2. There is visible evidence of prior subterranean termite treatment — **YES** ☐ **NO** ☑
3. There is evidence below the first main floor of the presence of
   a. Active wood-destroying fungi (wood moisture content ≥ 28%) — **YES** ☐ **NO** ☑
   b. Non-active wood-destroying fungi (wood moisture content < 28%) — **YES** ☐ **NO** ☑
4. There is evidence of the presence of excessive moisture conditions below the first main floor (20% or above wood moisture content, standing water, etc.) — **YES** ☑ **NO** ☐
   Wood moisture content of the wooden substructure ranged from 12 % to 22 %

Damage: Termite, other wood-destroying insects and fungi (Note: reporting of fungi damage to wood, commonly called water damage, decay or rot, is limited to the area below the first main floor of the structure as defined in 27-1085 K(3)(f) SCRR.)

At the time of our inspection, there were visibly damaged wooden members (e.g. insect damage to columns, sills, joists, plates, door jambs, headers, exterior stairs, porches, or fungi damage below the first main floor) **YES** ☑ **NO** ☐

If the answer is **YES**, specify causes and location(s) on back.

Damage Observed: Damage must be disclosed even if repairs are deemed unnecessary. If visible evidence of active or previous infestation caused by any wood-destroying organism is reported, it must be assumed that some degree of damage is present. Said damage and location(s) must be described on the reverse side of this report. It is recommended that evaluation of damage and any corrections be performed by a licensed contractor or structural engineer approved by the purchaser.

Treatment: **Check appropriate box**

1. The property described was treated by us for the prevention or control of ☐

   _____ (wood-destroying organism for which treatment was made) _____ (date of treatment)

2. An Official Waiver of Standards Form (subterranean termite treatment) has been issued. [NOTE: a signed copy must be attached to this report] ☐
3. The property is covered by a warranty associated with the above treatment. The purchaser should contact the company regarding information required to transfer the warranty. ☐
4. The property described has not been treated by us for any wood-destroying organisms. ☑

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CONDITIONS GOVERNING THIS REPORT

Please read carefully.

This report is based on the observations and opinions of our inspector. It must be noted that all buildings have some wood members which are not visible or accessible for inspection. It is not always possible to determine the presence of infestation without extensive probing and in some cases actual dismantling of parts of the structure being inspected.

All inspections and reports will be made on the basis of what is visible, and we will not render opinions covering areas that are enclosed or not readily accessible, areas concealed by wall coverings, floor coverings, insulation, furniture, equipment, stored articles, or any portions of the structure in which inspection would necessitate tearing out or marring finished work. We do not move furniture, appliances, equipment, etc. Plumbing leaks may not be apparent at the time of inspection. If evidence of such leaks is disclosed, liability for the correction of such leaks is specifically denied. No opinion can be rendered as to infestation or damage on that portion of sheathing, siding, or other susceptible material which continues below soil grade.

The areas of the substructure and attic that are accessible and open for inspection have been inspected. The substructure is defined as that portion of the building below the first main floor living space.

Detached garages, sheds, lean-tos, fences, or other buildings on the property are not included in this inspection report unless specifically noted.

The company, upon specific request and agreement as to additional charge, will open any inaccessible, concealed, or enclosed area and inspect same and make a report thereon.

This property was not inspected for the presence or absence of health related molds or fungi. This inspection was conducted solely for visible evidence of wood destroying organisms and their damage and was limited to the visible and accessible areas of the structure(s) only. Inspection for the presence of wood-destroying fungi is only required to the level below the first main floor. We are not qualified to and do not render an opinion concerning mold related air quality or any other health related issues relating to this structure. Questions concerning the presence or absence of health related molds or fungi or other health related issues, which may be associated with this property, should be addressed to a properly trained Industrial Hygienist, Physician or Public Health Official.

REMARKS

THIS SPACE IS TO BE USED TO DETAIL ANY "YES" ANSWERS FROM THE FRONT OF THIS FORM. INCLUDE ITEM NUMBER WITH EACH EXPLANATION. CLARIFICATION AND EXPLANATION OF OTHER ITEMS MAY ALSO BE INCLUDED.

Additional pages are attached. **YES** ☐ **NO** ☑

Obstructed: crawl space behind front porch (HVAC trunk 6 in. off soil, no access); attic floor under blown-in insulation.

1a. Active subterranean termites: live workers and active mud tubes on right rear foundation wall and sill plate, crawl space side, below hall bathroom. Determined active because live termites were seen in the tubes and the probed sill.

Damage: termite damage to about 4 ft of sill plate and the ends of 2 floor joists at the same spot. Wood sound past it.

4. Excessive moisture: 21% to 22% on sill, joists, and subfloor below hall bathroom. HVAC condensate line drains onto the soil at that corner. No vapor barrier on crawl space soil. All other readings 12% to 16%.

No visible fungi damage below the first main floor. Detached shed in back yard not inspected.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in this property. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this transaction.

LICENSE NUMBER OF PERSON SIGNING THIS
35810
(MUST BE CERTIFIED IN CATEGORY 7A)

BUSINESS LICENSE NUMBER: 5127

ACKNOWLEDGMENT:

FIRM: Lowcountry Termite & Pest

BY: *Darnell Simmons*
LICENSEE'S SIGNATURE

ADDRESS: 4975 Rivers Avenue
North Charleston, SC 29406

PURCHASER ACKNOWLEDGES THAT A COPY OF THIS REPORT HAS BEEN REVIEWED AND RECEIVED.

09/23/2026
DATE ACKNOWLEDGED

Chidi Okafor
PURCHASER'S SIGNATURE