NEW CONSTRUCTION SUBTERRANEAN TERMITE WARRANTY

Street address	City	State / ZIP	First application	Pages
117 Spanish Moss Lane	Summerville	SC 29486	03/03/2026	2

LT

Lowcountry Termite & Pest
4975 Rivers Avenue
North Charleston, SC 29406
(843) 555-0144
office@lowcountrytermite.com

Warranty PT-26-0318
License No. 5127
Applicator M. Pringle
7A license 38422

Issued to builder, or owner if known	Address
Carolina Oak Homes	1300 Central Avenue, Suite 101, Summerville, SC 29483

Lot and subdivision	County
Lot 37, Cypress Hollow	Dorchester

Foundation
☑ Slab ☐ Crawl space ☐ Basement ☐ Combination

Approx. size
2,840 sq ft of slab

Method
☑ Liquid termiticide ☐ Bait system ☐ Physical barrier ☐ Wood treatment

Termiticide or product (brand name)	EPA Reg. No.	Finished dilution
Taurus SC	53883-279	0.06% fipronil

Date	What was treated	Amount applied	Applied by
03/03/2026	Soil under the house, garage, and porch slabs, before the pour	284 gal	Marcus Pringle
03/03/2026	Inside the footing, and plumbing and utility penetrations	62 gal	Marcus Pringle
07/28/2026	Soil along the outside foundation wall, after final grade	101 gal	Marcus Pringle

Final grade notice received	Deeded to first owner	Outside foundation soil treated
07/21/2026	09/18/2026	07/28/2026

Treatment standards waived
☑ None ☐ Waived with DPR's written consent, waiver and DPR memo attached

S.C. Code Regs. 27-1085(H), as amended June 28, 2024 (in part)

(H)(2)(a) Within ninety (90) days after the transfer of the property to the first deeded owner or notification that the final outside grade has been completed, whichever occurs first, treat the soil that is adjacent to the outside foundation wall with an approved liquid termiticide or approved alternative technology.

(H)(4)(c) Because of the ease of access to all construction features, waivers may not be issued for treatment standards during pretreats without the express written consent of the Department. If waivers are issued both the waiver and the written memorandum from the Department authorizing the waiving of treatment standards on that specific structure must be delivered to the first property owner after the builder.

Coverage This warranty covers the repair of damage due to subterranean termites, including Formosan subterranean termites, and retreatment of the infested portions of the property.		
Warranty begins 03/03/2026	**Warranty ends** 03/03/2027	**Transfer and renewal offered through** 03/03/2031
How to transfer No fee. The new owner calls or emails our office with the closing date and the names on the deed.		**Renewal fee** $195 per year
Renewal coverage ☑ Retreatment only ☐ Retreatment and repair of damages		**Inspections** Once a year, before each renewal
Formosan subterranean termites on renewal ☐ Not included ☑ Retreatment only ☐ Retreatment and repair of damages		

S.C. Code Regs. 27-1085(H)(4), as amended June 28, 2024 (in part)

(H)(4)(a) For new single family residential construction the Pest Control Operator (PCO) will provide to the Builder (or the owner, if known at time of treatment) a one year transferrable warranty covering the repair of damage due to subterranean termites and retreatment of the infested portions of the property. The warranty period begins the day the first chemical application is made. The licensed pest-control business must offer to transfer the warranty to the first deeded owner of the property or to any person who purchases the property within five (5) years of the initial treatment date provided that the warranty has remained in effect through each owner of the property. The licensed pest-control business must offer each owner of the property the opportunity to renew the warranty on the same terms and conditions the business offers renewals of the regular termite treatment contracts for the first five (5) years after the initial treatment date. Failure of the homeowner to renew in any one year relieves the business of any future responsibility for renewals, based upon this section. The renewal warranty must at a minimum offer retreatment coverage but may also offer damage-repair coverage, at the option of the business.

(H)(4)(b) The requirement to issue warranty coverage shall not extend to: **Check any that apply to this structure.**

- ☐ (1) Violations of the appropriate Building Code by the builder or the first property owner after the builder which are installed after the completion of the pretreatment.
- ☐ (2) Structures with rigid foam board insulation material of any kind extending below the exterior grade.
- ☐ (3) Structures with untreated wood or with inadequately treated wood extending below the exterior grade.
- ☐ (4) Structures with inadequate ground clearance or other design features which preclude the proper completion of the minimum treatment standards referenced in these Regulations.
- ☐ (5) Structures to which additional rooms or other features have been added after the completion of the pretreat but without the applicator having the opportunity to treat the additions.
- ☐ (6) Structures where remodeling or landscaping after the completion of the pretreat has resulted in a degree of soil disturbance that could reasonably be expected to have significantly affected the termite treatment.
- ☐ (7) Structures with sealed/encapsulated crawlspaces and open/closed cell spray polyurethane foam.
- ☐ (8) Other situations as determined on a case-by-case basis by the Department's field inspectors. In these cases the Department will provide a written explanation of its determination.

Licensee or authorized agent Darnell Simmons, authorized agent	**Signature** Darnell Simmons	**Date issued** 08/03/2026
Received for the builder by Megan Ashby, construction manager	**Signature** Megan Ashby	**Date** 08/04/2026
Transferred to first deeded owner Malik and Jasmine Ravenel	**Licensee or agent's signature** Darnell Simmons	**Date transferred** 09/24/2026