SUBTERRANEAN TERMITE CONTROL CONTRACT

Street address	City	State / ZIP	Contract date	Pages
1462 Wappoo Road	Charleston	SC 29407	09/25/2026	3

LT

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

Contract LTP-26-1184
License No. 5127
Inspector D. Simmons
7A license 35810

Property owner or authorized agent	Mailing address
Evelyn and Thomas Pinckney	1462 Wappoo Road, Charleston, SC 29407

Date inspected	Wood-destroying organisms found	Formosan subterranean termites found active
09/22/2026	Subterranean termites, active	☐ Yes ☑ No

Evidence and damage found, and where
Live subterranean termites and active mud tubes on the right rear foundation wall and sill plate, below the hall bathroom. About 4 ft of sill plate and the ends of 2 floor joists are damaged there. Wood moisture is 21% to 22% at that corner, where the HVAC condensate line drains.

Foundation
☑ Crawl space ☐ Slab ☐ Basement ☐ Combination

Approx. size
1,580 sq ft crawl space

Method
☑ Liquid soil treatment ☐ Bait system ☐ Wood treatment ☐ Other: _____

Termiticide (brand name)	EPA Reg. No.	Finished dilution
Termidor SC	7969-210	0.06% fipronil

Work to be performed
Trench and treat the soil along both sides of the block foundation wall and around all 14 block piers. Drill and treat the block voids. Remove wood debris and form boards from the crawl space and scrape every mud tube. Soil under the front porch is not treated (waiver attached).

Treatment date	Linear feet	Approx. gallons or stations
09/30/2026	427 ft of trench	206 gal of 0.06% dilution

Official Waiver of Standards
☐ None ☑ Signed before work begins and attached

Standard(s) waived
Standard 6, soil under the earth-filled front porch

Property address: 1462 Wappoo Road, Charleston, SC 29407 Contract No.: LTP-26-1184

Organisms covered	Contract begins	Contract ends
Subterranean termites	09/30/2026	09/30/2027

Subterranean termite coverage

☐ Retreatment only ☑ Retreatment and repair of damages

Formosan subterranean termite coverage

☐ Not included ☑ Retreatment only ☐ Retreatment and repair of damages

Repair limits and exclusions

Repairs new subterranean termite damage found after 09/30/2026, up to $100,000 in total. Damage found at the 09/22/2026 inspection and Formosan termite damage are not repaired.

Inspections	Renewal fee
Once a year, in the month before each renewal date	$265 per year

Transfer to a new owner

Moves to the buyers, Chidi and Amara Okafor, at closing at no charge. A later owner can take it over for $75 with written notice within 30 days of closing.

Termite treatment	Other work	Total price	Payment terms
$1,650.00	$695.00, borate (page 3)	$2,345.00	Paid at closing by the closing attorney

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

(B)(2) Treatment and inspection must be performed in accordance with these regulations and with the terms of the written agreement or contract for as long as the contract is valid.

(B)(4) The presence of Formosan subterranean termites (Coptotermes formosanus Shiraki) must be disclosed when an active infestation has been found in a structure. The documentation provided with any subterranean termite control contract or warranty must specify whether coverage for Formosan subterranean termites is included and the nature of that coverage (i.e. whether coverage is for retreatment only or includes the repair of damages due to the Formosan subterranean termite infestation).

(C) Treatment for each property must be made to the entire structure and must meet the standards outlined in these Regulations unless structural or physical characteristics of the property or the stipulations of the property owner or their agent make adherence to these standards unnecessarily difficult or costly. In such cases, an Official Waiver of Standards Form clearly identifying the standard(s) not performed must be executed and acknowledged in writing by the property owner before work begins.

(F) Discrepancies in treatment procedures found during any inspection, including minor violations as determined by the inspector and identified in writing by the Department, must be corrected within a period of time as specified by the Director, after written notification to the applicator. The Department may base formal enforcement actions on these discrepancies. Failure to correct these discrepancies within the period of time specified may result in additional civil/criminal penalties. Corrections must be made so long as the property is under the ownership of the individuals who initially contracted for the subterranean termite treatment, their heirs or estate, whether or not the property remains under contract with the applicator at the time the notification is given.

(G)(2)(j) Inspections must be conducted as per the terms of the warranty or the termiticide label, whichever results in more frequent inspection of the structure.

I accept this contract. I have received a copy of it and of any waiver or disclosure attached to it.

For the company, licensee or authorized agent	Signature	Date
Darnell Simmons, inspector	Darnell Simmons	09/25/2026
Property owner or authorized agent	**Signature**	**Date**
Evelyn Pinckney	Evelyn Pinckney	09/25/2026

PREVENTIVE TREATMENT DISCLOSURE

Property address	Contract No.
1462 Wappoo Road, Charleston, SC 29407	LTP-26-1184
Property owner or authorized agent	**Date given**
Evelyn and Thomas Pinckney	09/25/2026

Disclosed in writing before the work begins

- [x] No wood-destroying organism is actually present in the area to be treated. This treatment is preventive. (27-1085(B)(1))
- [ ] The infestation is not capable of re-infesting seasoned lumber. This treatment is being performed at the customer's request. (27-1085(I)(1))
- [ ] There is no conclusive evidence of an active infestation. The property owner or agent acknowledges the lack of activity and gives specific written consent to this treatment. (27-1085(I)(4)(b))

Organism(s) treated for		Area to be treated
Powderpost beetles		Sill plates, girders, floor joists, and subfloor in the crawl space
Product (brand name)	**EPA Reg. No.**	**Dilution**
Bora-Care	64405-1	5:1, water to Bora-Care

What the inspection found

No powderpost beetles or other wood-destroying beetles were found in the crawl space at the 09/22/2026 inspection. The buyers asked for a borate treatment of the framing to protect it, and the owners agreed.

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

(B)(1) For other than subterranean termite treatments, if no wood-destroying organism is actually present then this fact and the preventative nature of the proposed treatment must be disclosed to the consumer in writing before the work begins.

(I)(1) Control measures may be performed for non-reinfesting wood-destroying pests at the customer's request. In such cases the applicator shall provide to the customer before the work begins a statement to the effect that the infestation is not capable of re-infesting seasoned lumber and that the treatment is being performed at the customer's request.

(I)(4)(b) Treatment: All beetle frass must be removed from treated vertical surfaces during a localized treatment. During a fumigation frass must be removed from at least two readily-accessible areas to allow the determination of the success of the fumigation. If streaming frass is observed during the next season of activity the infestation must be considered to have remained active. Treatments, especially fumigations, may be proposed and conducted only when there is conclusive evidence of an active infestation, or with the specific written consent and acknowledgment of the lack of activity on the part of the property owner or their agent.

I received this disclosure before the work began.

For the company, licensee or authorized agent	Signature	Date
Darnell Simmons, inspector	*Darnell Simmons*	09/25/2026
Property owner or authorized agent	**Signature**	**Date**
Evelyn Pinckney	*Evelyn Pinckney*	09/25/2026