

BORA-CARE[®] COMMERCIAL

Opportunity knocks on steel.

THE COMMERCIAL SOLUTION TO TERMITES.



Bora-Care Commercial is applied during new construction to all steel, concrete, wood and other building materials two feet up from the foundation as well as to foundation penetrations such as pipe and conduit penetrations and expansion joints.



Bora-Care Commercial is used for commercial structure new construction termite treatments.

- Bora-Care Commercial is a borate-based, EPA-registered primary termiticide.
- Applied during new construction to all steel, concrete, wood and other building materials two feet up from the foundation as well as to foundation penetrations such as pipe and conduit penetrations and expansion joints.
- Creates a barrier at the foundation of the structure; termites cannot build tubes across treated material to gain access to the structure.
- Speeds up the building process by allowing treatment any time during the dried-in phase of construction before the insulation is installed.
- Helps to get slabs poured quickly. Getting the slab poured is a critical milestone in the construction process, and now having the pretreatment done does not delay the pour.
- Using Bora-Care can earn builders green points in many green building programs.

Currently not available in Florida

Visit www.nisuscorp.com for the complete line of pest products.

100 Nisus Drive ■ Rockford, TN 37853 ■ (800) 264-0870 ■ www.nisuscorp.com

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Smart Pest Control Solutions

BORA-CARE COMMERCIAL

Glycol Borate 40% Termiticide Concentrate

For the Prevention and Control of: Subterranean Termites, Formosan Termites

For use in and around Residential, Institutional and Commercial Structures including Homes, Apartments, Garages, Museums, Public and Private Institutions, Schools, Hotels, Hospitals, Kennels, Stables, Farm Buildings, Warehouses and Non-Food Areas of Supermarkets, Restaurants and Food Processing Plants.

Active Ingredient:

Disodium Octaborate Tetrahydrate (CAS No. 12280-03-4).. 40%

Other Ingredients 60%

Total 100%

EPA Reg. No. 83465-1-64405

EPA Est. 64405-TN-1

U.S. Patent Nos. 5,645,828; 7,597,902

Keep Out of Reach of Children CAUTION

First Aid

Borate Pesticide

If Inhaled	• Move person to fresh air. • If person is not breathing, call 911 or an ambulance, then give artificial respiration, preferably by mouth-to-mouth, if possible.
If on Skin or Clothing	• Take off contaminated clothing. • Immediately rinse skin with plenty of water for 15-20 minutes.
If in Eyes	• Hold eye open and rinse slowly and gently with water for 15-20 minutes. • Remove contact lenses, if present, after the first 5 minutes, then continue rinsing eye.

Call a poison control center or doctor for further treatment advice. Have the product container or label with you when calling a poison control center or doctor, or going for treatment. You may also contact 1-800-424-9300 for emergency medical treatment information.

PRECAUTIONARY STATEMENTS

Hazards to Humans & Domestic Animals

CAUTION: Harmful if inhaled or absorbed through skin. Avoid breathing vapors or spray mist. Causes moderate eye irritation. Avoid contact with skin, eyes or clothing. Wash thoroughly with soap and water after handling and before eating, drinking or using tobacco. Remove contaminated clothing and wash clothing before reuse. Avoid contamination of food or feed.

Environmental Hazards

(For product in containers less than 5 gallons)

This pesticide is toxic to fish and wildlife. Do not apply directly to water, to intertidal areas where surface water is present or to intertidal areas below the mean high water

mark. Do not contaminate water when cleaning equipment or disposing of equipment washwaters.

Environmental Hazards

(For product in containers 5 gallons or greater)

This pesticide is toxic to fish and wildlife. Do not apply directly to water, to intertidal areas where surface water is present or to intertidal areas below the mean high water mark. Do not contaminate water when cleaning equipment or disposing of equipment washwaters. Do not discharge effluent containing this product into lakes, streams, ponds, estuaries, oceans or other waters unless in accordance with the requirements of a National Pollutant Discharge Elimination System (NPDES) permit and the permitting authority has been notified in writing prior to discharge. Do not discharge effluent containing this product to sewer systems without previously notifying the local sewage treatment plant authority. For guidance contact your state water board or regional office of the EPA.

DIRECTIONS FOR USE

It is a violation of Federal law to use this product in a manner inconsistent with its labeling.

Notice

Read and understand the entire label before using. Use only according to label directions.

Before buying or using this product, read **Warranty Disclaimer** and **Limitation of Remedies** statements found elsewhere on this label. If terms are unacceptable, return unopened package to seller for full refund of purchase price. Otherwise, use by the buyer or any other user constitutes acceptance of the terms under **Warranty Disclaimer** and **Limitation of Remedies**.

Use Restrictions

Do not use in edible product areas of food processing plants or on countertops and other surfaces where food is

prepared. Do not use in serving areas where food is exposed. Do not contaminate feed, water or food. Do not enter or allow others to enter or occupy treated areas until spray has been absorbed into the wood. Treated areas must not be occupied during application.

Phytotoxicity

This product may be phytotoxic to plants. When treating around the exterior of structures, cover and protect shrubbery and plants that may be potentially exposed to this product, when applied in accordance with the label directions.

Personal Protective Equipment (PPE)

Some materials that are chemical-resistant to this product are barrier laminate; butyl, nitrile, neoprene and natural rubbers ≥ 14 mils; polyethylene; polyvinyl chloride; and viton ≥ 14 mils. If you want more options, follow the instructions for category C on an EPA chemical-resistance category selection chart.

Applicators, mixers and other handlers must wear long-sleeved shirt, long pants, socks, shoes, chemical-resistant gloves and protective eyewear. When applying Bora-Care Commercial solutions in confined spaces, provide ventilation or an exhaust system or use of a NIOSH-approved dust/mist filtering respirator (MSHA/NIOSH approval number prefix TC-21C) with a prefilter approved for pesticides (MSHA/NIOSH approval prefix TC-23C), or a canister approved for pesticides (MSHA/NIOSH approval prefix TC-14G) or a NIOSH-approved respirator with any N, R, P or HE prefilter is recommended.

User Safety Requirements

Follow manufacturer's instructions for cleaning/maintaining PPE. If no such instructions for washables exist, use detergent and hot water. Keep and wash PPE separately from other laundry.

User Safety Recommendations

Users should:

- Wash hands before eating, drinking, chewing gum, using tobacco or using the toilet;
- Remove clothing immediately if pesticide gets inside, then wash thoroughly and put on clean clothing;
- Remove PPE immediately after handling this product. Wash the outside of gloves before removing. As soon as possible, wash thoroughly and change into clean clothing.

I. Mixing Instructions

Bora-Care Commercial is a concentrate that **must** be diluted with clean water before use. The use of warm or hot water, if available, and an impeller-type mixer that can be used with an electric drill aids the dilution process.

A. Hand Sprayers: Mix in a clean container and stir the solution until completely uniform. Always mix in a separate container then add the solution to a spray tank. Mixing Bora-Care Commercial concentrate directly in a spray tank can block hoses and nozzles.

B. Hand Volume Pumping Systems: Add all of the dilution water to tank, start recirculator and slowly add Bora-Care Commercial concentrate. Mix until uniform.

Use 1:1 Bora-Care Commercial solutions within 24 hours after mixing. Do not leave unused solution under pressure or in tank overnight. Clean and/or flush equipment and lines with water after use.

This product cannot be mixed with any product containing a label prohibition against such mixing.

For tracking purposes an appropriate marker dye or pigment may be added to the Bora-Care Commercial solution. Refer to the dye or pigment product label for the recommended amount to add to the Bora-Care Commercial solution.

Use soap and water to clean up tools.

II. Dilution Ratios by Volume

Table A

Target Pests	Mixing Ratios Water plus Bora-Care Commercial	Application Notes
Subterranean and Formosan Termites	1:1	For preventative treatments apply a 1:1 dilution ratio for all treatments by spray, injection, brush or roller.

Table B

Parts Water	Part Bora-Care Commercial	% Disodium Octaborate Tetrahydrate
1	to 1	23%

III. General Information

Bora-Care Commercial solution is not intended for application to soil; it is not a soil termiticide. **Do not use to directly treat soil. When active infestations exist, get a professional inspection. Prior to using this product, consult with your state regulatory agency to see if additional qualifications are required to apply this product.**

Bora-Care Commercial contains an inorganic borate salt, soluble in water, with insecticidal properties effective against wood destroying organisms, including the target pests listed below. This product may be used as a long-term protective or preventive treatment (before signs of infestations are observed) of wood in new construction. Bora-Care Commercial solution is recommended for protection of all interior and exterior wood (including wood-foam composite structural components). Treatment is long lasting provided the treated material is not exposed to rain, continuous water or in direct contact with the ground. The active ingredient in Bora-Care Commercial is an inorganic salt and once in place it will not decompose or volatilize out of the wood.

Subterranean Termites: *Reticulitermes*, *Heterotermes*
Formosan Termites: *Coptotermes*

Bora-Care Commercial solutions may be used on all non-food contact surface cellulosic materials including wood, plywood, particle board, paper, oriented strand board (OSB), cardboard (non-food packaging material), wood composite structural components, concrete, block, brick, metals, PVC plumbing pipes and other non-cellulosic materials found in structures. Apply Bora-Care Commercial solutions only to bare wood, plywood, particle board and other cellulosic materials where an intact water-repellent barrier, such as paint, stain or sealer, is not present.

In structures where a soil treatment/barrier termiticide has been applied and/or termite bait system installed, apply Bora-Care Commercial solution as an additional treatment to protect wood from subterranean termites that may have penetrated the chemical gaps occurring within the termiticide-treated soil or have bypassed the bait/monitor systems.

IV. Preventative Treatments and Pretreatments for Subterranean Termites (Crawl Space, Basement and Concrete Slab)

Note: This treatment serves as a primary treatment for the control of subterranean termites. This product must be applied with a 1:1 Bora-Care Commercial solution.

In new construction applications for the prevention of subterranean termites, structural wood needed for the basic building structure as found in the "dried-in" stage of construction, including wood in direct contact with foundations, interior and exterior wall sill plates, wood studs, wood or cellulosic sheathing, floor joists and sub-flooring.

Apply when access to wooden structural components is optimized and when no further framing modifications will be made, such as after final framing inspection. If treatment is carried out prior to framing inspection, a second visit is required to ensure full treatment is still intact.

In areas where access is limited to 1 or 2 sides of a wood member, including exterior wall base plates and any married studs, apply 2 coats of Bora-Care Commercial solution to the exposed surfaces. Allow first application to dry by waiting at least 20 minutes between applications.

A. Buildings on concrete slabs (including structures with little or no structural wood in contact with the concrete slab foundation): Apply 1 coat of a 1:1 Bora-Care Commercial solution to all wood, metal and/or non-cellulosic base plates and the bottom 2 feet of all wood, metal and/or non-cellulosic studs on all exterior and interior walls in contact with the concrete slab. Treat at the rate of 1 gallon of solution to 200 linear feet of stud walls. Treat all wood in plumbing walls, bath traps and any wood adjacent to plumbing, electrical conduit and duct penetrations to provide a minimum 2-foot wide barrier of treatment between the bottom of the penetration site and the balance of the structure. **In areas where access is limited to 1 or 2 sides of a structural wood member, such as sills and plates on foundation walls, married studs or wrapped sheathing, apply 2 coats of Bora-Care Commercial**

solution to the exposed surfaces. Allow first application to dry by waiting at least 20 minutes between applications. When spraying base plates, also treat the concrete slab a minimum of 2 inches to a maximum of 8 inches out from plates. Treat the concrete slab where any visible cracks may be occurring, extending treatment 8 to 12 inches out on each side of the concrete slab crack.

Treat all penetrations (such as plumbing, expansion joints and abutting concrete slabs) by spraying the 1:1 Bora-Care Commercial solution up to 2 feet high and extending application to cover at least 6 inches of concrete slab out from penetration site.

Evenly treat bath traps with a minimum of 8 ounces of the 1:1 Bora-Care Commercial solution to a maximum of 16 ounces per square foot of trap. Treat all concrete slabs at least 1 foot out from all bath trap penetrations.

Concrete, cinder block or non-cellulosic exterior walls must be treated with a 1:1 Bora-Care Commercial solution 2 feet on the interior side of wall surface up from the concrete slab. This treatment must be applied as a continuous 2 foot barrier to all interior surfaces of all exterior walls. Treat at the rate of 1 gallon of a 1:1 Bora-Care Commercial solution to 400 square feet of surface area.

Treat all penetrations (such as plumbing, expansion joints and abutting concrete slabs) by spraying the 1:1 Bora-Care Commercial solution up to 2 feet high and extending application to cover at least 6 inches of concrete slab out from penetration site.

Evenly treat bath traps with a minimum of 8 ounces of the 1:1 Bora-Care Commercial solution to a maximum of 16 ounces per square foot of trap. Treat all concrete slabs at least 1 foot out from all bath trap penetrations.

Concrete, cinder block or non-cellulosic exterior walls must be treated with a 1:1 Bora-Care Commercial solution 2 feet on the interior side of wall surface up from the concrete slab. This treatment must be applied as a continuous 2 foot barrier to all interior surfaces of all exterior walls. Treat at the rate of 1 gallon of a 1:1 Bora-Care Commercial solution to 400 square feet of surface area.

B. Buildings on Crawl Spaces and Basements:

Apply 1 coat of a 1:1 Bora-Care Commercial solution in a 2 foot wide uninterrupted band to the point of surface saturation to all structural wood surfaces in crawl spaces and basements, to include all sills, plates, floor joists, piers, girders and subfloors as well as structural wood exposed to direct vertical access from the soil. Spray the concrete slab surface a minimum of 2 up to a maximum of 8 inches. To prevent termite shelter tubes on basement walls, spray all interior concrete or block foundation walls with a 2-foot band up from the concrete slab. Apply the 1:1 Bora-Care Commercial solution at the rate of 1 gallon per 400 square feet of concrete foundation wall area. To prevent termite shelter tubes on crawl space walls, apply a 1:1 Bora-Care Commercial solution to crawl space concrete or block walls in a 2-foot band up from the ground on interior wall surfaces. Apply at the

rate of 1 gallon to 400 square feet of surface area. Treat a 2-foot band around construction materials and structural wood adjacent to plumbing, electrical conduit and ducts where they penetrate subfloors, if they provide a direct vertical access from the soil. Treat all structural wood, including wall studs and sills, in finished-out basements where structural wood framing is immediately adjacent to the exterior foundation walls.

On structural wood where access is limited to 1 or 2 sides of wood members, such as sills plates and headers on foundation walls, married studs or wrapped sheathing, apply 2 coats of Bora-Care Commercial solution. Allow first application to dry by waiting at least 20 minutes between applications. If accessible, treat the exterior of structural wood sill areas around the entire perimeter of the structure with a 2-foot wide band of a 1:1 Bora-Care Commercial solution beginning with the sill area and extending upwards onto the sheathing material. On multiple story structures, treat only the first story above the masonry foundation level. Coated or painted structural wood may be treated by pressure injecting Bora-Care Commercial solution into holes drilled into the wood at 8 to 10 inch intervals. Inject at 40 psi for 4 to 6 seconds per hole.

C. Foam insulation: Treat with low-pressure surface spraying or by injecting a 1:1 Bora-Care Commercial solution to the infested area at the rate of 1 gallon per 300 to 400 square feet.

Note: Some types of foam insulation, such as polyisocyanurate and extruded polystyrene, have closed cell structures that do not allow significant penetration from surface application. Inject and surface spray these types of insulation.

Storage and Disposal

For product packaged in rigid, non-refillable containers less than or equal to 5 gallons.

Do not contaminate water, food or feed by storage or disposal.

Pesticide Storage: Store in a cool, dry (preferably locked) storage area inaccessible to children and pets. Do not freeze. **Pesticide Disposal:** Wastes resulting from the use of this product may be disposed of on site or at an approved waste disposal facility. **Container Management:** Nonrefillable container; do not reuse or refill this container. Triple rinse (or equivalent) container promptly after emptying. Triple rinse as follows: Empty the remaining contents into application equipment or a mix tank and drain for 10 seconds after the flow begins to drip. Fill the container 1/4 full with water and recap. Shake for 10 seconds. Pour rinsate into application equipment or a mix tank or store rinsate for later use or disposal. Drain for 10 seconds after the flow begins to drip. Repeat this procedure two more times, then offer for recycling, if available; or reconditioning, if appropriate; or puncture and dispose of in a sanitary landfill; or by incineration.

Storage and Disposal

For product packaged in rigid, non-refillable containers greater than 5 gallons.

Do not contaminate water, food or feed by storage or disposal.

Pesticide Storage: Store in a cool, dry (preferably locked) storage area inaccessible to children and pets. Do not freeze. **Pesticide Disposal:** Wastes resulting from the use of this product may be disposed of on site or at an approved waste disposal facility. **Container Management:** Nonrefillable container; do not reuse or refill this container. Triple rinse (or equivalent) container promptly after emptying. Triple rinse as follows: Empty the remaining contents into application equipment or a mix tank. Fill the container 1/4 full with water. Replace and tighten closures. Tip container on its side and roll it back and forth, ensuring at least one complete revolution, for 30 seconds. Stand the container on its end and tip it back and forth several times. Turn the container over onto its other end and tip it back and forth several times. Empty the rinsate into application equipment or a mix tank or store rinsate for later use or disposal. Repeat this procedure two more times. Then offer for recycling, if available; or reconditioning, if appropriate; or puncture and dispose of in a sanitary landfill; or by incineration.

Warranty Disclaimer

Manufacturer warrants that this product conforms to the chemical description on the label and is reasonably fit for the purposes stated on the label when used in strict accordance with the directions, subject to the inherent risks set forth below. To the extent not prohibited by applicable law, **MANUFACTURER MAKES NO OTHER EXPRESS OR IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR ANY OTHER EXPRESS OR IMPLIED WARRANTY.**

Inherent Risks of Use

The directions for use of this product are believed to be adequate and must be carefully followed. It is impossible to eliminate all risks associated with use of this product. Lack of performance or other unintended consequences may result because of such factors as use of the product contrary to label instructions, abnormal conditions, the presence of other materials, climatic conditions or the manner of use/application, all of which are beyond the control of the Manufacturer. The buyer/user assumes all such risks.

Limitation of Remedies

To the extent not prohibited by applicable law, the exclusive remedy for losses or damages resulting from this product (including claims based on contract, negligence, strict liability or other legal theories) shall be limited to, at Manufacturer's election, one of the following:

1. Refund of purchase price paid by buyer or user for product bought, or
2. Replacement of amount of product used.

To the extent not prohibited by applicable law: a) Manufacturer shall not be liable for losses or damages resulting from handling or use of this product unless

Manufacturer is promptly notified of such loss or damage in writing; and b) **IN NO CASE SHALL MANUFACTURER BE LIABLE FOR CONSEQUENTIAL OR INCIDENTAL DAMAGES OR LOSSES, INCLUDING WITHOUT LIMIT, HEALTH RELATED DAMAGES OR INJURIES.**

The terms of this **Warranty Disclaimer** and **Limitation of Remedies** cannot be varied by any written or verbal statements or agreements. No employee or sales agent of

Manufacturer or the seller is authorized to vary or exceed the terms of this **Warranty Disclaimer** or **Limitation of Remedies** in any manner.

It is not intended that this product be used to practice any applicable patent, whether mentioned or not, without procurement of a license, if necessary, from the owner, following investigation by the user.

SPECIMEN LABEL



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