

**STONE W. BACHMAN, BOARD CERTIFIED ENTOMOLOGIST**  
**REPORT OF STRUCTURAL PEST INSPECTION AND CASE REVIEW**  
**ISSUE DATE: 25 JANUARY 2026**

The TRADEWINDS located at Tradewinds Trace, Hilton Head Island, SC, was inspected on January 5th and 6th, 2026, by the above-listed Inspector. This report details the inspection findings regarding wood-destroying organisms (WDOs), their damage, and control. This report may also, if necessary, assign conclusions to those findings.

The Tradewinds is a multi-housing complex of seven structures (including the pool house) and consists of twenty-eight individual housing units.

This inspection was based upon visible evidence in readily accessible areas. All references to direction in this report are given from and facing the front of the structures. Accessible interiors, exteriors, attics, and accessible confined spaces of the structure were inspected. A review and analysis of documentation related to construction design and WDOs was also conducted. Exhibit 1 is used as a general reference and design for each building.

The inspection observed subterranean termite damage to the garage header on unit 10-4 (exhibit 2). Subterranean termite activity was also discovered on the garage header of unit 10-1 (exhibit 3). The damage/activity was adjacent to a front, probably earth-filled landing (see exhibit 1). **The probable, earth-filled structures appear not to have been treated and/or partially treated during post-construction subterranean termite treatment(s).** These infestations appear to be ground-based.

There also appear to be inaccessible confined spaces and interior expansion joints in the units inspected (see Exhibit 1). These construction components appear to be a feature of every condominium unit. These features increase the probability of a subterranean termite infestation and should be addressed as a function of an adequate subterranean termite treatment.

Due to the previous discovery of carton material, these infestations appear to be those of the Formosan subterranean termite. Formosan subterranean termites require moisture for survival and can establish aerial colonies without contact with the ground when moisture is high. Also, Formosans can create above-ground colonies by accessing moisture through structural faults. Formosans can build carton-type material in areas with elevated moisture conditions within the structure and then discontinue contact with the ground. It is important to eliminate all sources of moisture caused by structural faults. It is the opinion of this Inspector that the Formosan subterranean termite infestation and damage was the direct result of an ongoing ground infestation due to improperly treated probable, earth-filled landings. It also appears that these infestations were associated with moisture infiltration caused by construction defects and/or maintenance issues.

Due to the unknown treatment history of the structures and the observation of subterranean termite damage, it is recommended that **a full conventional subterranean termite treatment** be performed using an approved non-repellent termiticide. See attachment for a description of the recommended treatment.

Wood decay fungi damage (commonly known as wood rot) was observed on the garage header on unit 10-4 (exhibit 4). Wood rot becomes active when wood moisture readings reach 28%, and its presence indicates a structural fault caused by construction defects and/or maintenance issues.

Multiple “non-designed” cracks were observed in the exterior finish (Exhibit 5). Unrepaired cracks allow moisture to infiltrate behind the exterior finish. Once moisture is trapped behind the exterior finish, it creates an environment conducive to accelerated structural decay and an ideal habitat for subterranean termites. Measures should be taken to address these issues.

Other conditions conducive to a subterranean termite infestation were discovered during this inspection. This included examples of trees and ornamentals located too close to structures (exhibits 6 and 7), soil and landscaping material at/or above the base of the exterior finish (exhibits 8 and 9), condensation/overflow piping terminating at the outer foundation wall (exhibit 10), and wood to ground contact (exhibit 11). Correction of these issues would include: ensuring at least 24 inches between the structure and the vegetation; at least a 6-inch “inspection” gap between the exterior finish and soil/landscaping material; at least a 12-inch termination of condensation/overflow piping away from the outer foundation wall; and correction of all wood to ground contact.

It is the opinion of this inspector that all conditions conducive to a subterranean termite described above should be corrected in conjunction with **a full conventional subterranean termite treatment**. The goal is to reduce the probability of future attacks by the WDOs observed during this inspection.

It is beyond the scope of this report to assess the need for repairs. Any such evaluation should be made by a qualified contractor, building expert, or structural engineer.



SUBMITTED BY: Stoney W. Bachman, Entomologist

Attachment: Treatment Protocol for a Formosan Subterranean Termite Infestation

Exhibit 1.

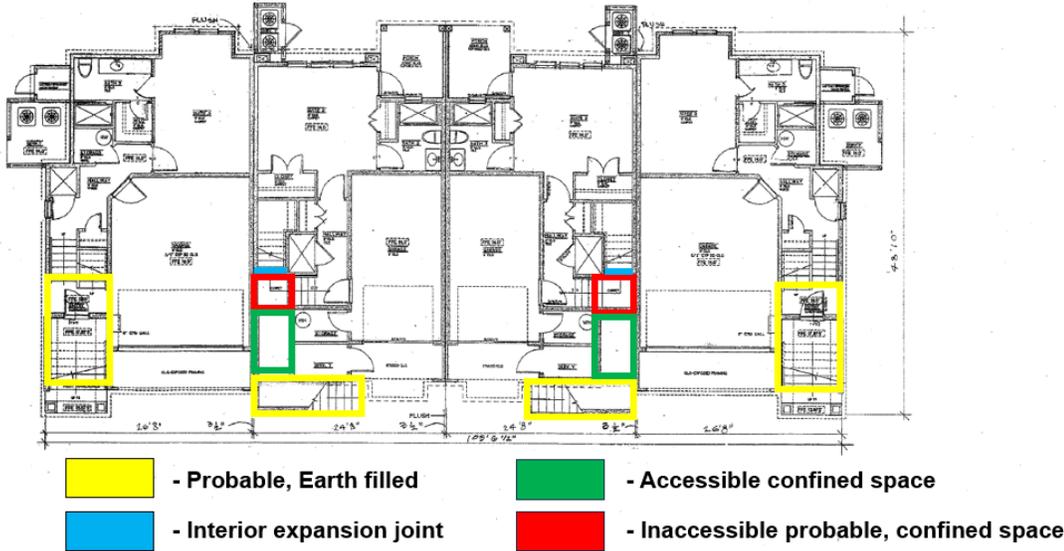


Exhibit 2.



Exhibit 3.



Exhibit 4.



Exhibit 5.



Exhibit 6.

Exhibit 7.



Exhibit 8.



Exhibit 9.



Exhibit 10.



Exhibit 11.

