

BORA-CARE[®] with MOLD-CARE[®]

Bora-Care with Mold-Care kills existing mold and helps prevent future mold and wood decay fungi growth. It's used during new construction to treat all the wood in a structure, providing long-term residual protection against:

- mold
- decay fungi
- drywood termites
- general pest infestations

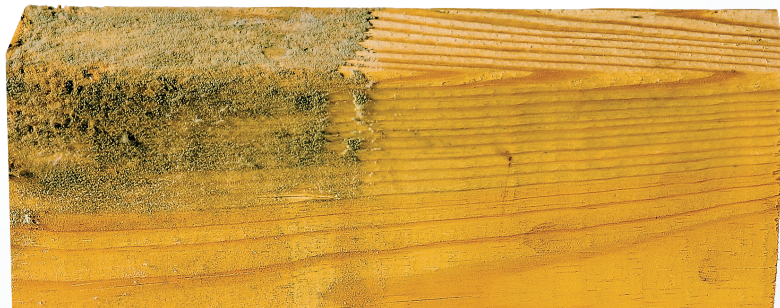
Wood is the most expensive component in a home. The period during new construction offers a rare opportunity to protect it because all the wood is available for treatment.

Bora-Care with Mold-Care is also heavily used to kill mold and help prevent mold growth after flooding or heavy rain events.



UNTREATED

TREATED



Nisus Corporation specifically advises all parties that mold will eventually grow in conducive conditions. Since Nisus Corporation cannot control such conducive conditions, Nisus Corporation shall not be liable for any liabilities, claims, damages or the like in any way related to or arising in connection with the occurrence or presence of mold. For more information as well as additional warranties and disclaimers, see the product label, the *Mold and Fungi Technical Bulletin* or www.nisuscorp.com.



**MIX ENTIRE CONTENTS OF MOLD-CARE® MOLDICIDE CONCENTRATE
AND BORA-CARE® IN 5 GALLONS OF WATER.**

For Prevention and Control of:
Listed Wood Destroying Beetles, Fungi (Rot)
& Drywood Termites

BORA-CARE®

TERMITTICIDE, INSECTICIDE, AND FUNGICIDE CONCENTRATE



NISUS®

**KEEP OUT OF REACH OF CHILDREN
CAUTION**

**SEE BACK PANEL FOR ADDITIONAL PRECAUTIONARY STATEMENTS.
SEE BOOKLET FOR COMPLETE DIRECTIONS FOR USE.**

ACTIVE INGREDIENT:

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

OTHER INGREDIENTS 60%

TOTAL 100%

EPA Reg. No. 64405-1 EPA Est. 64405-TN-1

U.S. PATENT NO. 7597902 ©2021 MADE IN THE U.S.A.

NET CONTENTS: 1.0 gallon (3.78 liters) NET WEIGHT: 11.2 pounds (5.08 kilos)



For use in and around Residential, Institutional and Commercial Structures and Vehicles.

FIRST AID

If on Skin or Clothing	<ul style="list-style-type: none">• Take off contaminated clothing.• Immediately rinse skin with plenty of water for 15-20 minutes.• Call a poison control center or doctor for treatment advice.
If in Eyes	<ul style="list-style-type: none">• 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 treatment advice.
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.	

PRECAUTIONARY STATEMENTS

Hazards to Humans & Domestic Animals

CAUTION: Harmful if absorbed through skin. Avoid contact with skin, eyes or clothing. Wash thoroughly with soap and water after handling and before eating, drinking, chewing gum, using tobacco or using the toilet. Remove and wash contaminated clothing before reuse.

Personal Protective Equipment (PPE)

Applicators, mixers and other handlers must wear long-sleeved shirt, long pants, socks, shoes, chemical-resistant gloves (made of barrier laminate; butyl, nitrile, neoprene and natural rubbers \geq 14 mils; polyethylene; polyvinyl chloride; and vitron \geq 14 mils) and protective eyewear.

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.

Environmental Hazards

Wood treatment facilities must take steps to prevent runoff of the product into the waterway. Treated material stored outdoors within 100 feet of a pond, lake, stream or river must be covered, surrounded by a containment berm or otherwise protected to prevent surface water runoff. The containment berm must be of sufficient height to prevent runoff during heavy rainfall events.

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.

DIRECTIONS FOR USE

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

Use of this product for the control of bed bugs is prohibited.

Applications to carpets are prohibited.

Do not exceed label dosage rates. Do not mix this product with any other product if prohibited by that label.

Notice

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

Before 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 on food contact surfaces or 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 shrubs and other plants that may be potentially exposed to this product.

I. Mixing Instructions

Bora-Care is a concentrate that **must** be diluted with clean water or a combination of water and permitted insecticide and/or repellent/coating, and/or antimicrobial before use. The use of warm or hot water is not required, but, if available, can aid the dilution process. A power impeller-type mixer can be used with an electric drill to shorten mixing time.

For mold control, mix 1 pint of Mold-Care Moldicide Concentrate and 1 gallon of Bora-Care in 5 gallons of water following the procedures below:

- A. Manual Applications:** Mix in a clean container and stir the solution until completely uniform prior to use.
- B. Mechanical Systems:** Add all of the dilution water to tank, start recirculator and slowly add Bora-Care concentrate. Mix until uniform.

Bora-Care can be mixed with Mold-Care Moldicide Concentrate for mold control in accordance with the most restrictive of label limitations and precautions.

For tracking purposes (to make it easier to see where Bora-Care solutions have been applied) an appropriate marker dye or pigment may be added as part of the diluent to the Bora-Care solution. Refer to the dye or pigment product label for the recommended amount to add to the Bora-Care solution. Bora-Care concentrate may also be diluted with approved water-based water repellents or coatings at dilutions listed on the repellent/coating label provided the ratios are greater than 1 part water to 1 part Bora-Care.

Use soap and water to clean up tools.

II. Product Information

Bora-Care is not intended for application to soil; it is not a soil termiticide. **Do not use to directly treat soil. Prior to using this product, consult with your state regulatory agency to see if there are additional requirements beyond the label.**

Bora-Care contains an inorganic borate salt, soluble in water, with insecticidal and fungicidal properties effective against wood destroying organisms, including the target pests listed below. This product may be used as a remedial treatment of infested wood and as a preventative treatment of wood in existing or new construction. Bora-Care solution is recommended for protection of all interior and exterior wood (including wood-foam composite structural components). Treatment is intact provided the treated material is not exposed to rain, continuous water or in direct contact with the ground.

Brown Rot (including dry rot), White Rot, Wood Decay

Kalotermes, *Incisitermes*: Drywood Termites

Lycitinae: True Powderpost Beetles

Bostrichidae: Flase Powderpost Beetles

Ptinidae: Anobiid Beetles

Cerambycidae, *Hylotrupes*: Old House Borers, Longhorned Beetles

Bora-Care solutions may be used on all cellulose materials, concrete, block, brick, metals, PVC plumbing pipes and other non-cellulosic materials not intended for food contact. Apply Bora-Care solutions only to bare surfaces where an intact water-repellent barrier, such as paint, stain or sealer is not present.

When spraying overhead interior areas of homes, apartment buildings, etc., cover or protect all surfaces below the areas being sprayed with plastic sheeting or other material and dispose if contamination from dripping occurs. Do not apply in food serving areas while food is exposed. Cover all food contact and

preparation surfaces prior to treatment. After treatment, thoroughly clean all food contact surfaces with a water/detergent solution followed with a potable water rinse. Remove all pets; turn off fish aquarium pumps and cover.

In new construction applications for the prevention of subterranean termites, structural wood is defined as: only 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.

III. Preventative Treatment of Wooden Structures for Drywood Termites, Old House Borers, Powderpost and Other Wood Boring Beetles and Fungi (Rot)

Note: Bora-Care solution is not intended for application to soil.

Apply when access to wooden structural components is optimized such as at the “dried-in” stage.

For treatment of new log structures see Section IX. Treat all structural wood with a 5:1 Bora-Care solution. Concentrate application in areas susceptible to attack, to include all sills, plates, floor joists, piers, girders and subfloors. Treat structural wood in all plumbing, electrical and ductwork areas where they penetrate walls and/or floors. Treat all structural wood base plates and studs on interior and exterior walls, especially those surrounding any high moisture areas such as bathrooms, kitchens and laundry rooms. For buildings built on concrete slabs, treat all structural wood in contact with the concrete slab, all interior and exterior wall studs and wall sheathing material. In attics, treat all structural wood including ceiling joists, trusses, top plates, rafters and roof decking. Treat all structural wood sill plates and structural wood contacting garages and porches.

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 solution to the exposed surfaces. Allow first application to dry by waiting at least 20 minutes between applications.

Treat all exterior wood including siding, facias, soffits, eaves, roofing, porches, decks and railings.

IV. Preventative Treatment for Drywood Termites and Powderpost Beetles

Apply 1 coat of a 5:1 Bora-Care solution to the point of surface saturation to all structural wood surfaces using a brush, spray or mist. Apply 2 coats of Bora-Care solution to those surfaces where access is limited to 1 or 2 sides of structural wood members. Allow first application to dry by waiting at least 20 minutes between applications.

V. Treatment of Exterior Wood Surfaces Less Than Two Inches Thick such as Decks, Sheds and Fences

Apply only to bare wood or to wood surfaces where an intact water repellent or finish is not present. Remove paint or finish prior to application. Apply 1 coat of Bora-Care solution to the point of surface saturation to all wood surfaces. Apply 2 coats of Bora-Care solution to heavily infested areas and to those surfaces where access is limited to 1 or 2 sides of wood members. Allow first application to dry by waiting at least 20 minutes between applications. Do not apply in rain or snow. Do not expose treated exterior wood surfaces to rain or snow for at least 48 hours after treatment. If inclement weather is expected, protect exterior treated surfaces with a plastic tarp.

For wood in contact with the ground or soil, see Section VII.

A. Finishing and Maintaining Treated Surfaces: For longer performance, exterior wood surfaces that have been treated with Bora-Care solution will require a topcoating with a water-resistant finish such as paint or exterior stain. Apply the finish or topcoat within 6 weeks of treatment. It is important to allow Bora-Care-treated wood to completely dry (at least 48 hours) before applying any protective topcoat. Coat a small section of treated wood with the finish to be used and check for compatibility prior to complete application.

VI. Dip Treating Logs and Lumber

Prepare a 5:1 Bora-Care dip treating solution. This will result in a stable solution containing 9% active ingredient. Sticker bundled wood to ensure the solution covers all wood surfaces. Submerge logs and/or lumber in the solution for at least 1 minute or until all entrapped air has escaped. Protect treated wood from rain or snow for at least 24 hours after treatment.

VII. Treatment of Wood in Contact with the Ground

A Bora-Care solution treatment to wood in contact with the ground or soil has a limited lifespan and will require periodic reapplication.

VIII. Application Rates

Table A – Lumber

Lumber Size (Inches)	1 Gallon of Diluted Bora-Care Will Treat Up To
1 x 4	1,200 lineal feet
1 x 12	400
2 x 4	600
2 x 6	400
2 x 8	308
2 x 10	240
2 x 12	200
4 x 4	300
4 x 6	200
4 x 8	150
4 x 12	100
6 x 6	133
6 x 8	100
6 x 10	80
6 x 12	68

Table B – Panels, Siding and Plywood
(1:1 or 2:1 Mixing Ratio)

Thickness (Inches)	1 Gallon of Diluted Bora-Care Will Treat Up To
1/4	1,600 sq. ft.
3/8	1,067
1/2	800
3/4	533
1	400

Note: The numbers listed above are based on an application rate of 1 gallon of Bora-Care solution to 400 board feet of wood.

Storage and Disposal

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 Handling:** 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.

Warranty Disclaimer

To the extent not prohibited by applicable law, 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 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 application, all of which are beyond the control of the Manufacturer. To the extent not prohibited by applicable law, 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) **TO THE EXTENT NOT PROHIBITED BY APPLICABLE LAW, 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.



NISUS[®]
CORPORATION

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Made in the U.S.A.

First Aid

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 treatment advice.

If on Skin or Clothing: Take off contaminated clothing. Rinse skin immediately with plenty of water for 15-20 minutes. Call a poison control center or doctor for treatment advice.

If Swallowed: Call a poison control center or doctor immediately for treatment advice. Have person sip a glass of water if able to swallow. Do not induce vomiting unless told to do so by a poison control center or doctor. Do not give anything by mouth to an unconscious person.

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If Inhaled: Move person to fresh air. If person is not breathing, call 911 or an ambulance, then give artificial respiration, preferably mouth-to-mouth if possible. 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.

Note to Physician: Probable mucosal damage may contraindicate the use of gastric lavage. Measures against circulatory shock, respiratory depression and convulsion may be needed.

PRECAUTIONARY STATEMENTS

Hazards to Humans and Domestic Animals

DANGER. Corrosive. Causes irreversible eye damage and skin burns. May be fatal if swallowed or inhaled.

Harmful if absorbed through skin. Do not get in eyes, on skin or on clothing. Wear goggles or face shield, protective clothing and impervious gloves. Do not breathe dust, vapor or spray mist. Wash thoroughly with soap and water after handling and before eating, drinking and using tobacco.

Individuals who enter pressure treated cylinders and other related equipment that are contaminated with the wood treatment solution (e.g., cylinders that are in operation or are not free of the treatment solution) must wear protective clothing including overalls, jacket,

gloves and boots impervious to the wood treatment formulation. Federal, state and local confined space entry procedures must be followed.

Applicators must not eat or drink, or use tobacco products, during those parts of the application process that may expose them to the wood treatment formulation (e.g., manually opening/closing cylinder doors, moving trams out of cylinders, mixing chemicals, handling freshly treated wood).

Discard clothing and other absorbent materials that have been drenched or heavily contaminated. Do not reuse them. Follow manufacturer's instructions for cleaning/-maintaining protective equipment. If no such instructions exist for washables, use detergent and hot water. Keep and wash protective equipment separate from other laundry.

SPECIMEN LABEL

Environmental Hazards

This product is toxic to fish. Do not contaminate water by cleaning of equipment or disposal of wash waters.

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.

Physical and Chemical Hazards

Do not use or store near heat or open flame.

Mold-Care Moldicide Concentrate is a concentrated biocide for use as a wood preservative. When used as directed, Mold-Care Moldicide Concentrate will protect treated wood articles from the destructive attack of fungi, mold and mildew and both *Reticulitermes* and *Formosanus* species of termites. Treatment can be done by pressure, double vacuum and/or dip methods, although dip treatment can not be used for protection against termites. Wood articles that will be protected by these treatments would include milwork, construction timbers, decking, wood shingles, posts, and other articles to be used in above-ground applications.

DIRECTIONS FOR USE

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

Mold-Care® Moldicide Concentrate can be used alone or in combination with other EPA-registered organic and inorganic wood preservatives. Mix Mold-Care® Moldicide Concentrate and Bora-Care® EPA Reg. No. 64405-1 in water and stir to give a solution of the desired concentration of components following the use directions on each label.

Mold-Care Moldicide Concentrate and Bora-Care® must be mixed prior to application. Follow the instructions below for proper mixing.

Mixing Procedure:

1. Pour 4 gallons of water into a six-gallon pail.
2. Attach mixing impeller to drill and begin agitation.
3. Gradually add 1 gallon of Bora-Care and 1 pint of Mold-Care Moldicide Concentrate into the pail of water and continue to mix solution.
4. Use 1 gallon of water to triple rinse the Mold-Care Moldicide Concentrate and Bora-Care containers and pour contents into the mixing solution.
5. Continue to mix until solution is fully mixed. Normal mixing time may be 5 minutes. Warm water will reduce mixing time.

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Note: Do not allow mixing impeller to touch sides or bottom of pail. This may create small plastic chips that could clog spraying equipment.

Application Instructions:

Use a 2-4 gallon hand-held stainless steel sprayer or backpack sprayer to apply up to 2-4 gallons of the Mold Care Moldicide Concentrate/Bora-Care use-solution at a time. For larger amounts, a 10-100 gallon spray unit with mechanical pump is recommended. One gallon of the use-solution will treat 400 board feet of wood or 400 square feet of sheathing, insulation or drywall.

Assure uniform coverage of surfaces to be treated. Surfaces must be evenly wet without runoff or pooling. Permit treated surfaces to be thoroughly dry before

painting or affixing overlayment materials such as siding, wallboard or flooring.

The following Personal Protective Equipment must be worn during application of the Mold-Care Moldicide Concentrate/Bora-Care use-solution:

Protective eyewear, long pants, long-sleeved shirt, chemical-resistant gloves and full-face respirator with HEPA filter (required if application is in a confined area).

Storage and Disposal

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

Pesticide Storage: Do not store on side. Avoid creasing or impacting of side walls.

Pesticide Disposal: Pesticide wastes are acutely

hazardous. Improper disposal of excess pesticide, spray mixture or rinsate is a violation of Federal law.

If these pesticides cannot be disposed of by use according to label instructions, contact your state pesticide or environmental control agency, or the hazardous waste representative at the nearest EPA regional office for guidance.

Container Disposal: Nonrefillable container. Do not reuse or refill this container. Offer for recycling, if available. Triple rinse container (or equivalent) 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 ¼ 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.

SPECIMEN LABEL

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SPECIMEN LABEL

MOLD-CARE®
Moldicide Concentrate

Active Ingredient:

Didecyl dimethyl ammonium chloride . . . 80.0%

Inert Ingredients: 20.0%

Total 100.0%

KEEP OUT OF REACH OF CHILDREN

DANGER

SEE BOOKLET FOR ADDITIONAL PRECAUTIONARY STATEMENTS AND FIRST AID

EPA Reg. No. 6836-212-64405

EPA Est. No. 64405-TN-1

NET CONTENTS: 1 PINT (16 FL. OZ.)