

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Bldg No. 38	Street Finca	City San Clemente	Zip 92672	Date of Inspection 03-13-2023	Number of Pages Page 1 of 10
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<p style="text-align: center;"><i>Serving Southern California since 1976</i></p> <p><i>info@AngeloTermite.com</i> AngeloTermite.com</p>	 <p style="font-size: small;">Jesus is Lord</p> <p style="font-size: x-large; font-weight: bold; color: red;">ANGELO</p> <p style="font-weight: bold; color: blue;">TERMITE & CONSTRUCTION</p>	<p>PO Box 80598 Rancho Santa Margarita, CA 92688 Phone: 949-595-0111 Registration No. PR8414 General Contractor No. 1063588 Report No. 67057</p>
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Ordered By: Steve & Dawn Winings 38 Finca San Clemente, CA 92672	Property Owner and/or Party of Interest: First Team Real Estate Michelle Wilson 209 Avenida Del Mar #104 San Clemente, CA 92672 949-482-5505 Email: michelle@michellesellshomes.com	Report Sent To: Escrow No: same
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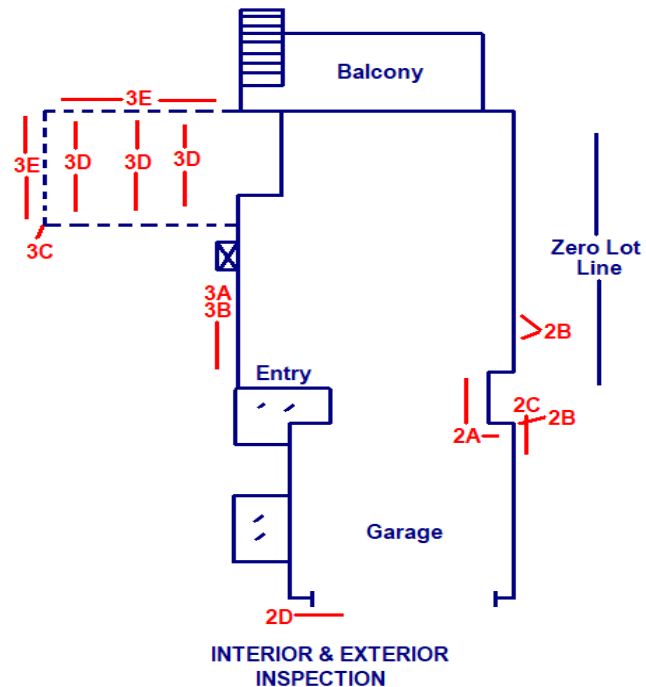
COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

General Description: 2 Story, frame & stucco, single family, furnished & occupied, concrete tile roof	Inspection Tag Posted: Garage Other Tags Posted:
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An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Drywood Termites
 Subterranean Termites
 Fungus/Dryrot
 Other Findings
 Further Inspection
 If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.

Key: 1 = Subterranean Termites
 2 = Drywood Termites
 3 = Fungus/Dryrot
 4 = Other Findings
 5 = Further Inspection
DRAWING NOT TO SCALE



Inspected by: Jesse Bord
Cell: 949-463-6143
Email: Jesse@AngeloTermite.com

State License No: OPR13646

Signature: 

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, CA 95815-3831 Note: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at 916-561-8708, 800-737-8188 or www.pestboard.ca.gov.
 43M-41 (Rev. 10/01)

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THANK YOU FOR CHOOSING ANGELO TERMITE & CONSTRUCTION COMPANY, WE STRIVE FOR PERFECTION AND EXCELLENCE IN THE PERFORMANCE OF ALL INSPECTIONS & CORRECTIVE WORK. WE HAVE COMPLETED A CAREFUL VISUAL INSPECTION OF YOUR STRUCTURE(S) AND HAVE SELECTED THE BEST MEANS OF CORRECTION, AS OUTLINED IN THIS REPORT. IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CONTACT OUR OFFICE AT (949)-595-0111.

Except as otherwise reported herein, no indications of adverse conditions were noted on the visible surfaces of the inaccessible areas. Since no such evidence was found to warrant removal of furniture, floor coverings, and/or the opening of hollow walls; spaces between floors and ceiling; soffits; porte cocheres; enclosed bay window; buttresses; built-in cabinet work and other finished segments of the structure, an inspection of these areas are not deemed practical, and is therefore, not included in this report.

Angelo Termite & Construction recommends all items on this report to be completed. Angelo Termite & Construction assumes no responsibility for infestations, infections, or damage resulting from any items not completed by this company.

ANGELO TERMITE & CONSTRUCTION WILL NOT CERTIFY WORK COMPLETED BY OTHERS

A reinspection performed by Angelo Termite & Construction for work completed by others, does not warranty or certify such work. All warranties and guarantees must be issued by person(s) that performed such work.

Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or exist beyond the areas of local treatment, they may not be exterminated.

As structural repairs are performed, every attempt will be made to match existing wood sizes & finish, however, some replacement material size & finish may differ from the original construction material. If special milling is required, it may be at an additional cost to owner/management.

During the course of control treatment for Subterranean or Drywood Termites infestations, it may be necessary to drill through the concrete slab or wall voids. It is in agreement that Angelo Termite & Construction is not and will not be held liable or responsible for damage to any plumbing, gas or electrical lines, etc. which may be embedded behind or below such areas. The owner/management does hereby assume any and all responsibility of such damage.

This "WOOD DESTROYING PESTS & ORGANISMS INSPECTION REPORT" DOES NOT INCLUDE MOLD OR ANY MOLD LIKE CONDITION(S). Mold "IS NOT" a wood destroying organism and is outside the scope of this report as defined by the Structural Pest Control Act Rules & Regulations.

THERE MAY BE HEALTH RELATED ISSUES ASSOCIATED WITH THE FINDINGS REFLECTED IN THIS REPORT. WE ARE NOT QUALIFIED TO, AND DO NOT RENDER, AN OPINION CONCERNING ANY SUCH HEALTH ISSUES. THE INSPECTION REFLECTED BY THIS REPORT WAS LIMITED TO THE VISIBLE & ACCESSIBLE AREAS ONLY. QUESTIONS CONCERNING HEALTH RELATED ISSUES, WHICH MAY BE ASSOCIATED WITH THE FINDINGS OR RECOMMENDATIONS REFLECTED IN THIS REPORT, THE PRESENCE OF MOLD, THE RELEASE OF MOLD SPORES, OR CONCERNING INDOOR AIR QUALITY, SHOULD BE DIRECTED TO A CERTIFIED INDUSTRIAL HYGIENIST.

MOLDS, SOMETIMES CALLED MILDEW, ARE NOT WOOD-DESTROYING ORGANISMS. BRANCH 3 LICENSEES DO NOT HAVE A DUTY UNDER THE STRUCTURAL PEST CONTROL ACT & RELATED REGULATIONS TO CLASSIFY MOLDS AS HARMFUL TO HUMAN HEALTH OR NOT HARMFUL TO HUMAN HEALTH, THIS DOES NOT MODIFY THE STRUCTURAL PEST CONTROL ACT OR RELATED REGULATIONS, PER THE SPECIFIC NOTICE FROM THE STRUCTURAL PEST CONTROL BOARD, DATED MAY 2002.

"NOTICE: The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.) However, recommendations to correct these findings may vary from company to company. Therefore, you may wish to seek a second opinion, since there may be alternative methods of correcting the findings listed on this report that may be less costly."

A SEPARATE REPORT IS DEFINED AS SECTION I & SECTION II CONDITIONS EVIDENT ON THE DATE OF INSPECTION:

SECTION I: contains items where there is evidence of active infestation(s), infections(s), or conditions that have resulted in or from infestation(s) or infection(s) on the date of inspection.

SECTION II: contains conditions deemed likely to lead to infestation(s) or infection(s), but where no visible evidence of such was found on the date of inspection.

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**STATE LAW REQUIRES THAT THIS CHEMICAL DISCLOSURE BE DISTRIBUTED
CAUTION - PESTICIDES ARE TOXIC CHEMICALS**

Structural Pest Control Companies are required and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the United States Environmental Protection Agency and the California Department of Food and Agriculture. Registration is granted when the state finds (based on existing scientific evidence) that there are no appreciable risks if proper use conditions are followed; also that the risks are out weighed by the benefits. The degree of risk depends upon the degree of exposure, therefore, exposure should be minimized .

Exposure can be detected "if within 24 hours following application you experience symptoms similar to common seasonal illness comparable to the flu" should this occur, contact your physician or Poison Control Center (800) 876-4766 , and your Pest Control company immediately. (This statement shall be modified to include any other symptoms of over exposure which are not typical of influenza.) By authorizing the outlined recommendations herein, it is to be understood that there are no chemical sensitive occupants.

CONTACT ANY OF THE FOLLOWING FOR FURTHER INFORMATION:

ANGELO TERMITE CONSTRUCTION	(949) 595-0111
STRUCTURAL PEST CONTROL BOARD	
2005 Evergreen Street Suite 1500	(800) 737-8188
Sacramento, CA 95815-3831	
EMERGENCY	911
POISON CONTROL	(800) 876-4766
ORANGE COUNTY HEALTH DEPT.	(714) 834-8180
* Dept. of Pesticide Regulation	(714) 447-7100
RIVERSIDE COUNTY HEALTH DEPT.	(951) 782-2974
* Dept. of Pesticide Regulation	(951) 955-3045
SAN DIEGO COUNTY HEALTH DEPT.	(619) 515-6555
* Dept. of Pesticide Regulation	(858) 694-2739
LOS ANGELES COUNTY HEALTH DEPT.	(213) 240-8117
* Dept. of Pesticide Regulation	(626) 575-5466
SAN BERNARDINO HEALTH DEPT.	(800) 782-4264
* Dept. of Pesticide Regulation	(909) 387-2105

THE FOLLOWING IS A LIST OF PROPOSED CHEMICALS THAT MAY BE USED:

Pesticide	EPA Number	Active Ingredients
Timbor	64405-8	Disodium Octaborate Tetrahydrate (CAS No. 12280-03-4)..... 98%
Vikane	62719-4	Sulfuryl fluoride 99 %

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"This is a separated report which is defined as Section I / Section II conditions evident on the date of the inspection. Section I contains items where there is visible evidence of active infestation, infection or conditions that have resulted in or from infestation of infection. Section II items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found. Further inspection items are defined as recommendations to inspect area(s) which during the original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section I or Section II."

Section I

Attic Areas

FINDING: 2A **Evidence of DRYWOOD TERMITES identified at ATTIC FRAMING, as indicated on the diagram.**

RECOMMENDATION: Seal and fumigate the structure with a lethal gas, Vikane, for the elimination of Drywood Termite infestation(s). Remove or cover accessible evidence.

*** A SIGNED "OCCUPANTS FUMIGATION NOTICE, PLANT WAIVER/ROOF RELEASE", ACCESS KEYS & ELECTRICAL POWER MUST BE AVAILABLE ***

* FUMIGATION COMPANY WILL CONTACT GAS COMPANY TO CLOSE (SHUT-OFF) THE GAS - PRIOR TO THE DAY OF FUMIGATION; THIS MUST BE PERFORMED 48-HOURS ADVANCE NOTICE TO CLOSE GAS SERVICE *

* HOMEOWNER'S RESPONSIBILITY TO CONTACT GAS COMPANY TO RESTORE (TURN-ON)THE GAS - AFTER THE DAY OF CERTIFICATION; TO RESTORE A MINIMUM OF 24-HOUR NOTICE *

TELEPHONE NUMBERS TO CONTACT:

SoCAGas - (800) 427-2200

SDGE - (800) 411-7343

* PROPERTY WILL NEED TO BE VACATED FOR 3 DAYS & 2 NIGHTS TO COMPLETE FUMIGATION PROCESS *

*** 3 YEAR GUARANTEE ON FUMIGATION PROCESS ***

* To prepare for a fumigation, certain items must be secured in "Nylofume" bags by double bagging. Angelo Termite will supply for the fumigation a maximum amount of 20 bags. If additional bags are required for personal use, an additional charge of \$2.00 per bag will be charged.

* SECTION I

Exterior Areas

FINDING: 2B **Evidence of DRYWOOD TERMITE DAMAGE identified at 2"X4" RAFTERTAIL, as indicated on the diagram.**

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RECOMMENDATION: 1) Remove & replace damage as necessary.
2) File a supplemental report with additional findings, recommendations, if necessary.
3) Prime to paint.

* SECTION I

FINDING: 2C Evidence of DRYWOOD TERMITE DAMAGE identified at 2"X10" FASCIA BOARD, as indicated on the diagram.

RECOMMENDATION: 1) Remove & replace damage as necessary.
2) File a supplemental report with additional findings, recommendations, if necessary.
3) Prime to paint.

* SECTION I

FINDING: 2D Evidence of DRYWOOD TERMITE DAMAGE identified at 1"X4" FASCIA TRIM, as indicated on the diagram.

RECOMMENDATION: 1) Remove & replace damage as necessary.
2) File a supplemental report with additional findings, recommendations, if necessary.
3) Prime to paint.

* SECTION I

FINDING: 3A Evidence of FUNGUS DAMAGE identified at 2"X10" FASCIA BOARD, as indicated on the diagram.

RECOMMENDATION: 1) Remove damage to expose areas to make accessible to perform a further inspection.
2) File a supplemental report with additional findings, recommendations, if necessary.
3) Scrape and treat Fungus infection(s) with a state registered fungicide solution, Tim-bor at SURROUNDING AREAS BEFORE NEW LUMBER IS INSTALLED.
4) Install new material. Nail to secure.
5) Prime to paint.

* SECTION I

FINDING: 3B Evidence of FUNGUS DAMAGE identified at 1"X4" FASCIA TRIM, as indicated on the diagram.

RECOMMENDATION: 1) Remove damage to expose areas to make accessible to perform a further inspection.
2) File a supplemental report with additional findings, recommendations, if necessary.
3) Scrape and treat Fungus infection(s) with a state registered fungicide solution, Tim-bor at SURROUNDING AREAS BEFORE NEW LUMBER IS INSTALLED.
4) Install new material. Nail to secure.
5) Prime to paint.

* SECTION I

[Patio/Deck Areas](#)

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FINDING: 3C **Evidence of FUNGUS DAMAGE identified at 6"X6" PATIO COVER POST, as indicated on the diagram.**

RECOMMENDATION: 1) Remove & replace damage as necessary.
2) File a supplemental report with additional findings, recommendations, if necessary.
3) Prime to paint.

* SECTION I

FINDING: 3D **Evidence of FUNGUS DAMAGE identified at 4"X6" PATIO COVER RAFTER, as indicated on the diagram.**

RECOMMENDATION: 1) Remove damage to expose areas to make accessible to perform a further inspection.
2) File a supplemental report with additional findings, recommendations, if necessary.
3) Scrape and treat Fungus infection(s) with a state registered fungicide solution, Tim-bor at SURROUNDING AREAS BEFORE NEW LUMBER IS INSTALLED.
4) Install new material. Nail to secure.
5) Prime to paint.

* AT THE REQUEST OF THE OWNER: REPLACE ALL 16 PIECES OF PATIO COVER RAFTERS

* SECTION I

FINDING: 3E **Evidence of FUNGUS DAMAGE identified at 4"X12" PATIO COVER HEADER, as indicated on the diagram.**

RECOMMENDATION: 1) Remove damage to expose areas to make accessible to perform a further inspection.
2) File a supplemental report with additional findings, recommendations, if necessary.
3) Scrape and treat Fungus infection(s) with a state registered fungicide solution, Tim-bor at SURROUNDING AREAS BEFORE NEW LUMBER IS INSTALLED.
4) Install new material. Nail to secure.
5) Prime to paint.

* SECTION I

NOTES:

NOTE 1. (OWNER TO SUPPLY MATCHING PAINT) During the course of wood repairs/replacement, Angelo Termite & Construction Co. will paint replaced material to match existing, providing the matching paint is supplied and on property the day of work; will be performed at no additional costs. RETURN TRIPS TO PAINT ARE NOT INCLUDED AND WILL NOT BE PERFORMED.

* Paint products produced in today's paint industry may include the primer within the finished color. When using such primer included paint, separate priming of the wood is not required and will not be performed.

NOTE 2. ONLY AND ALL WORK PERFORMED BY ANGELO TERMITE & CONSTRUCTION GUARANTEED FOR TWO (2) YEARS FOR WOODWORK - APPLIES ONLY IF ALL RECOMMENDED ITEMS FOR ANGELO IS PERFORMED BY ANGELO TERMITE

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NOTE 3. 3 YEAR GUARANTEE ON FUMIGATION PROCESS

ONLY AND ALL WORK PERFORMED BY ANGELO TERMITE & CONSTRUCTION COMPANY GUARANTEED FOR ONE (1) YEAR, UNLESS OTHERWISE STATED

REINSPECTION OF WORK COMPLETED BY OTHERS:

ANGELO TERMITE & CONSTRUCTION COMPANY IS NOT REQUIRED BY THE STRUCTURAL PEST CONTROL ACT SECTION 1993.1 TO REINSPECT WORK COMPLETED BY OTHERS WHEN SUCH REPAIRS "WERE NOT" BID BY ANGELO TERMITE & CONSTRUCTION COMPANY.

** IT IS HIGHLY RECOMMENDED THAT LICENSED TRADESMAN PERFORM SUCH REPAIRS AND SUBMIT THEIR INVOICING TO THE ESCROW COMPANY, IN CASE OF A RESALE, AND IDENTIFY THE ITEM NUMBER(S) FROM THE STRUCTURAL PEST CONTROL REPORT BEING COMPLETED. NO WARRANTIES ON WORK COMPLETED BY OTHERS WILL BE ISSUED BY ANGELO TERMITE & CONSTRUCTION COMPANY **

Angelo Termite & Construction will reinspect repairs completed by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be performed within ten (10) working days of request. The reinspection is a visual inspection, and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

COSTS QUOTED ARE CONSIDERING THAT ANGELO TERMITE & CONSTRUCTION COMPLETES ALL RECOMMENDED ITEMS. COSTS ARE SUBJECT TO CHANGE IF ALL RECOMMENDED ITEMS ARE NOT PERFORMED BY ANGELO TERMITE & CONSTRUCTION.

ANY INFESTATIONS / INFECTIONS / DAMAGE IDENTIFIED AT INACCESSIBLE AREAS DURING THE COURSE OF TREATMENT AND/OR REPAIRS, A SUPPLEMENTAL REPORT WILL BE ISSUED, MAY BE AN ADDITIONAL COST TO OWNER

To prepare for a fumigation, certain items must be secured in "Nylofume" bags by double bagging. Angelo Termite will supply for the fumigation a maximum amount of 20 bags. If additional bags are required for personal use, an additional charge of \$2.00 per bag will be charged.

Any and all structurally damaged wood members caused from Termite, Fungus and/or Dry Rot, which has been identified and called to the attention of others by Angelo, and which Angelo has not been authorized to remove & replace such damage, will be the responsibility of others, and is not subject to initial or warranty treatments.

If a limited report was requested - Angelo Termite & Construction recommends a further inspection on the entire structure and all accessible evidence of Wood-Destroying Pests be removed or covered.

Angelo Termite & Construction will accept escrow payments up to 30 days from the completion date. Beyond which time, payment is the responsibility of the person authorizing work, also in the event of a cancelled escrow.

In the event of resale, Angelo Termite & Construction will guarantee property through the original warranty period only- an additional cost may apply for an extended guarantee for the current escrow.

Pre 1978 buildings: Homes and other buildings constructed prior to 1978 are presumed to have lead paint that may cause serious health issues, if disturbed during repairs. Special procedures are required by the US EPA in repairing painted areas where more than 6 square feet in the interior or 20 square feet on the exterior are disturbed. Local and state requirements may

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be more restrictive. Those doing the repairs are required by the EPA to be licensed Lead Renovators and must follow strict testing, containment, repair, clean up and debris disposal practices. The penalties for violations of the EPA regulations are severe. You will be provided with the EPA pamphlet entitled "Renovate Right - Important Lead Hazard Information for Families..." prior to the start of repairs. You will be notified of the additional costs of compliance. If you have any questions please contact us.

"WARNING: Areas of wood being repaired contain a chemical known to the State of California to cause birth defects or other reproductive harm. Drilling, sawing, sanding or machining wood products generates wood dust, a substance known to the State of California to cause cancer."

Where notification is required under Section 8538 of the code, and the premises on which the work is to be performed is a multiple family dwelling consisting of more than 4 units, the owner/owner's agent shall receive notification and other notices shall be posted in heavily frequented, highly visible areas including, but not limited to, all mailboxes, manager's apartment, in all laundry rooms, and community rooms on all external pest control servicing. Complexes with fewer than 5 units will have each affected unit notified. Any pest control servicing done within a tenant's apartment requires that the tenant be notified according to Section 8535 of the code. This is the responsibility of the owner/owner's agent.

A visual inspection was performed of the second story eave area(s). Area(s) were not probed due to height. The exterior is inspected from ground level only.

The exterior surface of the roof will not be inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor, licensed by the Contractors State Licensed Board.

If building permits are required, it will be an additional expense to the owner.

Angelo Termite & Construction will reinspect this property within a four (4) month period, if requested, a reinspection fee will be charged. The reinspection will be performed within (10) working days of request.

In case of fumigation, it is to be understood this company subcontracts this service to a licensed Branch I Operator (fumigator). Our costs are for administration services & the scheduling of the provided services.

If fumigation is required by the owner at a later date, Angelo Termite Company will not be responsible for overnight lodging or any roof damage, plant damage, etc., that may occur during the fumigation process.

Stall shower(s) tested in accordance with Section 1991-(12), (where applicable). No evidence of leakage through sub flooring or wall could be found. This is a report of the condition of stall shower(s) at the time of this inspection. It should not be construed as a guarantee.

Sunken slab constructed stall shower was not tested due to type of construction.

Angelo Termite & Construction is in no way altering or modifying the drainage of the deck(s) during such repairs, therefore, this company is not liable for future drainage problems.

During the course of repairs, landscape and/or rain gutter damage may occur. Angelo Termite & Construction can not & will not be held liable for any such damage.

Although every precaution will be exercised, some landscape damage close to the structure may occur. Angelo Termite & Construction can not be liable for any such damage.

Angelo Termite & Construction is not responsible for drywall / plaster damage, these conditions are considered a maintenance item. Others to correct, if necessary.

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Fences not inspected, unless otherwise stated in this report.

Portions of the structure were inaccessible due to heavy foliage. (if applicable)

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WORK AUTHORIZATION

The inspection report of ANGELO TERMITE & CONSTRUCTION dated: 03-13-2023 bearing Company report number 67057; is incorporated herein by reference as though fully set forth. ANGELO TERMITE & CONSTRUCTION is authorized to and shall complete work set forth in the following items:

Section I Items: FUMIGATION: 2A - \$2,750.00; WOODWORK: 2B - 2C - 2D - 3A - 3B - \$1,250.00; WOODWORK-PATIO: 3C - 3D - 3E - \$3,975.00;

Insp/Report Fee: \$0.00

Total Cost: \$7,975.00



3 YEAR GUARANTEE ON FUMIGATION - 2 YEAR WOODWORK

I have read and understand the terms of this work authorization contract and hereby agree to all terms thereof.

LIST ITEMS TO BE PERFORMED

**ANGELO TERMITE & CONSTRUCTION COMPANY
Phone: 949-595-0111**

Section I: (ALL _____) or _____

Inspected By:

Section II : _____

AUTHORIZED BY / TITLE / DATE

PRINT NAME: _____ SIGNATURE: _____ DATE: _____

Escrow Information/Closing Date: _____

Contact for Access/Phone Number: _____

ONLY AND ALL WORK PERFORMED BY ANGELO TERMITE & CONSTRUCTION GUARANTEED FOR ONE (1) YEAR, UNLESS OTHERWISE STATED

"NOTICE TO OWNER: Under the California Mechanics Lien Law, any Structural Pest Control Operator who contracts to do work for you, any subcontractor, laborer, supplier, or other person who helps to improve your property, but is not paid for his work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid the contractor in full, if the subcontractor, laborers, or supplies remain unpaid. To preserve the right to file a claim or lien against your property, certain claimants, such as subcontractors, or suppliers are required to provide you with a document entitled "Preliminary Notice." General contractors and laborers for wages do not have to provide this notice. A "Preliminary Notice" is not a lien against your property; it's purpose is to notify you of persons who may have the right to file a lien against your property, if they are not paid.

The total amount of this contract is due and payable upon completion of the work listed above, unless otherwise specified. Only the authorized work specified is being performed at this time. Angelo Termite Company will accept escrow payments up to 30 days from the completion date. Beyond which time, payment is the responsibility of the person authorizing work, also in the event of a cancelled escrow.