

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 2407	STREET, CITY, STATE, ZIP CARNEGIE #6, REDONDO BEACH CA 90278	Date of Inspection 8/25/2016	No. of Pages 5
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ALL CITY TERMITE CO., INC.

11398 Knott Avenue, Garden Grove, CA 92841
 Ph: (562) 594-6632 or (714) 895-1113
 or (310) 796-0822 (562) 493-1875 Fax

Firm Registration No. PR 2130	Report No. 160996	Escrow No.
Ordered By: YOUR HOME BROKERAGE 3790 VIA DE LA VALLE DEL MAR, CA 92014	Property Owner/Party of Interest MARY GONZALEZ 2407 CARNEGIE #6 REDONDO BEACH, CA 90278	Report Sent To:

COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

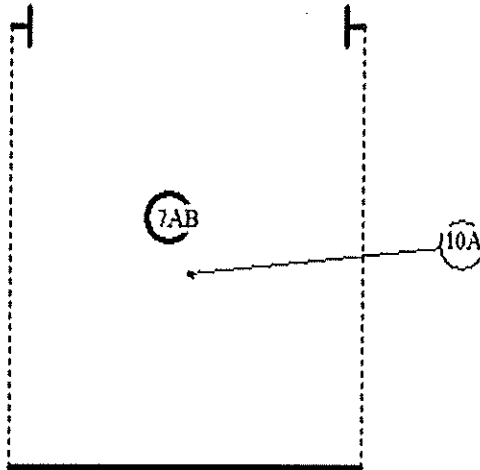
General Description: 3 STORY SINGLE FAMILY TOWNHOUSE	Inspection Tag Posted: ATTIC
	Other Tags Posted:

An inspection has been made to 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.

Subterranean Termites
 Drywood Termites
 Fungus/Dryrot
 Other Findings
 Further Inspection

If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.

DIAGRAM NOT TO SCALE



Inspected by COREY GERRITSE State License No. FR 45195 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, California 95815.

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, or (800) 737-8188 or www.pestboard.ca.gov.

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A. Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These included but are not limited to: inaccessible and/or insulated attics or portions thereof, attics with less than 18" clear crawl space, the interior of hollow walls, spaces between floor or porch deck and the ceiling below, areas where there is no access without defacing or tearing out lumber, masonry or finished work; areas behind stoves, refrigerators or beneath floor coverings, furnishings, areas where encumbrances and storage, conditions or locks make inspection impractical, portions of the subarea concealed or made inaccessible by ducting or insulation, area beneath wood floors over concrete, and areas concealed by heavy vegetation. Areas or timbers around eaves, (second story or above) that cannot be reached without the use of extension ladder. They were visually inspected from ground level only. Although we make visual examinations, we do not deface or probe window/door frames or decorative trims. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls or wood walkways. We assume no responsibility for work done by anyone else, for damage to structure or contents during inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessible or non-disclosure by owner/agent/tenant.

B. Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestation to enter. Infestations in the walls may be concealed by plaster so that a diligent inspection may not disclose the true condition. These areas are not practical to inspect because of health hazards, damage to the structure; or inconvenience. They were not inspected unless described in this report. We recommend further inspection if there is any question about the above noted areas. Ref: Structural Pest Control Act, Article 6, Section 8516(b), paragraph 1990(i). Amended effective March 1, 1974. Inspection is limited to disclosure of wood destroying pests or organisms as set forth in the Structural Pest Control Act, Article 6, Section 8516(b), Paragraph 1990-1991.

C. A re-inspection will be performed, if requested within four (4) months from date of original inspection, on any corrective work that we are regularly in the business of performing. If CERTIFICATION is required, then any work performed by others must be CERTIFIED by them. There is a re-inspection fee.

D. This company is not responsible for work completed by others, recommended or not, including by Owner. Contractor bills should be submitted to Escrow as certification of work completed by others.

E. The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractor's State License Board.

F. TESTING

F. Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceiling below. Ref: Structural Pest Control Rules and Regulations, Sec. 8516G. Sunken or below grade showers or tubs are not water tested due to their construction.

G. During the course of/ or after opening walls or any previously concealed areas, should any further damage or infestation be found, a supplementary report will be issued. Any work completed in these areas would be at Owner's direction and additional expense.

H. During the process of treatment or replacement it may be necessary to drill holes through ceramic tiles or other floor coverings; These holes will then be sealed with concrete. We will exercise due care but assume no responsibility for cracks, chipping or other damage to floor coverings. We do not re-lay carpeting.

I. We assume no responsibility for damage to any Plumbing, Gas or Electrical lines, etc., in the process of pressure treatment of concrete slabs or replacement of concrete or structural timbers.

J. When a fumigation is recommended we will exercise all due care but assume no responsibility for damage to Shrubbery, Trees, plants, TV Antennas or Roofs. A FUMIGATION NOTICE will be left with, or mailed to the Owner of this property, or his designated Agent. Occupant must comply with instructions contained in Fumigation Notice. During fumigation and aeration, the possibility of burglary exists as it does any time you leave your home. Therefore, we recommend that you take any steps that you feel necessary to prevent any damage to your property. We also recommend that you contact your insurance agent and verify that you have insurance coverage to protect against any loss, damage or vandalism to your property. The company does not provide any onsite security except as required by state or local ordinance and does not assume any responsibility for care and custody of the property in case of vandalism, breaking or entering.

K. Your termite report and clearance will cover EXISTING infestation or infection which is outlined in this report. If Owner of property desires coverage of any new infestation it would be advisable to obtain a Control Service Policy which would cover any new infestation for the coming year.

L. If you should have any questions regarding this report, please call or come by our office any weekday between 8:00 a.m. and 5:00 p.m.

M. I agree to pay reasonable attorney's fees if suit is required by this COMPANY to enforce any terms of this

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contract, together with the costs of such action, whether or not suit proceeds to judgement.

N. The total amount of this contract is due and payable upon completion of work unless otherwise specified. A finance charge computed at a Monthly rate of 1.5% of the unpaid balance (annual percentage rate of 18%) will be added to all accounts past due.

O. If this report is used for escrow purposes then it is agreed that this inspection report and Completion, if any, is part of the ESCROW TRANSACTION. However, if you received written or verbal instructions from any interested parties involved

in this escrow (agents, principals, etc.) to not pay our invoice at close of escrow, you are instructed by us not to use these documents to satisfy any conditions or terms of your escrow for purposes of closing the escrow. Further, you are instructed to return all of our documents and the most current mailing address you have on file for the property owner.

P. Owner/agent/tenant acknowledges and agrees that inspection of the premises will not include any type of inspection for the presence or non-presence of asbestos and that this report will not include any findings or opinions regarding the presence or non-presence of asbestos. In, upon or about the premises, we recommend that you contact a contractor specifically licensed to engage in asbestos related work. Further, should we discover the presence of asbestos during our inspection of the premises or should our inspection of the premises cause a release of asbestos dust or particles, owner/agent/tenant shall be solely responsible for the cleanup, removal and disposal of the asbestos and the cost thereof. Owner/agent/tenant hereby agrees to waive any and all claims against this Company which are in any way related to the presence of asbestos on the premises and further agrees to indemnify and hold this company harmless from any and all claims of any nature asserted by any third party, including this Company's employees, which is in any way related to the presence of asbestos on the premises.

Q. 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 and 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 concerning indoor air quality should be directed to a Certified Industrial Hygienist. THIS COMPANY IS NOT RESPONSIBLE FOR MOLD AND OR MILDEW.

YOU MUST CONTACT A LICENSED CONTRACTOR IS THAT FIELD FOR EVALUATION.

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NOTICE.... Reports on this structure, prepared by various registered companies should list the same findings (i.e. termite infestation, termite damage, fungus damage, etc.) However, recommendations to correct these findings may vary from company to company...you have a right to seek a second opinion...from another company.

7. ATTIC:

ITEM 7A Evidence of Drywood Termite infestation noted.

RECOMMENDATION A fumigation is recommended, however, a secondary measure in lieu of fumigation we will manually treat the drywood termite infested timbers in visible and accessible area (s) with CY-KICK. Active ingredient Cyfluthrin.....0.1%. Inert Ingredients contains petroleum distillates.....99.9% or

TIM-BOR. Active Ingredient Disodium Octaborate Tetrahydrate.....98%. Inert Ingredient contains 2% H₂O - absorbed moisture. or PROCITRA-DL Active ingredients: d-Limonene, a botanical insecticide.....10.0 % Other ingredients:Petroleum distillate.....90.0%

(NOTE LOCAL TREATMENT IS NOT INTENDED TO BE AN ENTIRE STRUCTURE TREATMENT METHOD. IF INFESTATIONS OF WOOD-DESTROYING PESTS EXTEND OR EXIST BEYOND THE AREA (S) OF LOCAL TREATMENT, THEY MAY NOT BE EXTERMINATED.) ALL PARTIES TO THIS TRANSACTION SHOULD BE AWARE THAT SECONDARY TREATMENTS ARE CONSIDERED SUBSTANDARD. IF SECONDARY TREAT IS PERFORMED IN LIEU OF FUMIGATION, THERE IS A ONE YEAR LIMITED GUARANTEE ON ALL TREATMENTS DONE BY THIS COMPANY, GIVEN UPON NOTICE OF COMPLETION.

ITEM 7B Drywood Termite pellets noted in designated area as indicated on diagram.

RECOMMENDATION Cover or remove drywood termite pellets in the designated area as access allows.

10. OTHER - INTERIOR:

ITEM 10A Evidence of Drywood Termite infestation noted.

RECOMMENDATION A fumigation is recommended, however, a secondary measure in lieu of fumigation we will manually treat the drywood termite infested timbers in visible and accessible area (s) with CY-KICK. Active ingredient Cyfluthrin.....0.1%. Inert Ingredients contains petroleum distillates.....99.9% or

TIM-BOR. Active Ingredient Disodium Octaborate Tetrahydrate.....98%. Inert Ingredient contains 2% H₂O - absorbed moisture. or PROCITRA-DL Active ingredients: d-Limonene, a botanical insecticide.....10.0 % Other ingredients:Petroleum distillate.....90.0%

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LIMITED REPORT. INTERIOR INSPECTION ONLY AT REQUEST OF AGENT

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PESTICIDES ARE THE PRODUCTS ALL CITY TERMITE CO., INC USES TO CONTROL THE TARGET PEST LISTED IN YOUR INSPECTION. PESTICIDES MAKE A BETTER LIFE FOR ALL OF US. THEY HELP CONTROL DISEASE CARRIERS THUS PROTECTING YOUR HEALTH AND PROPERTY, YOUR ALL CITY TERMITE CO., INC TECHICIAN IS A STATE CERTIFIED APPLICATOR AND IS CONSTANTLY BEING UPGRADED BY OUR TRAINNING SESSIONS. IF YOU HAVE ANY QUESTIONS PLEASE CALL THE FOLLOWING NUMBER 310-796-0822

STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION CAUTION PESTICIDES ARE TOXIC CHEMICALS. STRUCTURAL PEST CONTROL COMPANIES ARE REGISTERED AND REGULATED BY THE STRUCTURAL PEST CONTROL BOARD, AND APPLY PESTICIDES WHICH ARE REGISTERED AND APPROVED FOR USE BY CALIFORNIA DEPARTMENT OF PESTICIDE REGULATION AND THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY. REGISTRATION IS GRANTED WHEN THE STATE FINDS THAT BASED ON EXISTING SCIENTIFIC EVIDENCE THERE ARE NOT APPRECIABLE RISKS IF PROPER USE CONDITIONS ARE FOLLOWED OR THAT THE RISKS ARE OUTWEIGHED BY THE BENEFITS. THE DEGREE OF RISK DEPENDS UPON THE DEGREE OF EXPOSURE, SO EXPOSURE SHOULD BE MINIMIZED.

IF WITHIN 24 HOURS FOLLOWING APPLICATION YOU EXPERIENCE SYMPTOMS SIMILAR TO COMMON SEASONAL ILLNESS COMPARABLE TO THE FLU, CONTACT YOUR PHYSICIAN OR POISON CONTROL CENTER (800) 876-4766 AND YOUR ALL CITY TERMITE CO., INC OPERATOR IMMEDIATLY.

FOR FURTHER INFORMATION, CONTACT ANY OF THE FOLLOWING:

ALL CITY TERMITE CO., INC.....310-796-0822
 POISON CONTROL CENTER.....800-876-4766
 FOR HEATH QUESTIONS- The County Health Department
 Los Angeles.....800-427-8700/ ORANGE COUNTY 714-834-7700

FOR APPLICATION INFORMATION- The County Agriculture Commissioner
 Los Angeles County.....626-575-5466/Orange County 714-447-7100
 Riverside County.....951-955-3000
 San Bernadino County.....909-387-2105
 San Diego County.....858-694-8980
 FOR REGULATORY INFORMATION- The Structural Pest Control Board:
 1418 Howe Avenue, Suite 18, Sacramento, CA 95825-3204...800-737-8188

PERSONS WITH RESPIRATORY OR ALLERGIC CONDITIONS, OR OTHERS WHO MAY BE CONCERNED ABOUT THEIR HEALTH RELATIVE TO THIS CHEMICAL TREATMENT, SHOULD CONSIDER ALLOWING ADDITIONAL TIME OUT BEFORE RE-OCCUPANCY ABOVE NORMAL RECOMMENDED TIME OUT OF 2-4 HOURS AND SHOULD CONTACT THEIR PHYSICIAN CONCERNING OCCUPANCY DURING AND AFTER CHEMICAL TREATMENT PRIOR TO SIGNING THIS NOTICE.

TERMITICIDE USED AND THE ACTIVE INGREDIENTS

- DEMON MAX (Cypermethrin 0.50%)
- INVADER HPX (2-(1-methylethoxy) phenyl methylcarbamate)
- DRIONE (Pyrethrins, Piperoyl Butoxide, Technical, Amorphous Silica Gel)
- TIM BOR (Disodium octaborate tetrahydrate, 98%)
- TERMIDOR SC (Fipronil:5-amino-1-(2,6-dichloro-4(trifluoromethyl) phenyl)-4-(1R, S)-(trifluoromethyl)sulfinyl) -1 -H-pyrazole-3-carbonitrile 9.1%)
- Dagnet Ft Termiticed. Permethrin 36.8%
- Cy-Kick Cyfluthrin 0.1%
- Phanmen (clorfenapyr: 4-broms-2-(4-clorophenyl-1-(exhoxymethyl) 5-trifluoromethyl)-1H-pyrrole-3-carbonitrile

ARTICLE 2.5 Pesticides 8538

(a) A registered structural pest control company shall provide the owner, or owner's agent, and tenant of the premises for which the work is to be done with clear written notice which contains the following statements and information using works with common and everyday meaning:

- (1) The pest to be controlled.
- (2) The pesticide or pesticides proposed to be used, and the active ingredient or ingredients..
- (3) "State law requires that you be given the following information:CAUTION--PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Companies are registered and regulated by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that, based on existing scientific evidence, there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree or exposure, so exposure should be minimized. "If within 24 hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control centers(THIS STATEMENT SHALL BE MODIFIED TO INCLUDE ANY OTHER SYMPTOMS OF OVER EXPOSURE WHICH ARE NOT TYPICAL OF INFLUENZA.)

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WORK AUTHORIZATION CONTRACT

Address of Property: 2407 CARNEGIE #6, REDONDO BEACH CA 90278

Inspection Date: 8/25/2016

Report #: 160996

Title Co. & Escrow #:

SECTION 1	SECTION 2	FURTHER INSPECTION
7A \$ 300.00		
7B NC		
10A SEE 7A		

We Authorized the Following
Section 1 Items to be Performed.

7A, 7B, 10A

We Authorized the Following
Section 2 Items to be Performed.

We Authorized the Following
Items for Further Inspection.

Proposed Cost Section 1: \$300.00

Proposed Cost Section 2: \$0.00

Proposed Cost Fur.Insp.: \$0.00

Total: \$300.00

MOLD DISCLAIMER

There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this Work Authorization Contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken. BY EXECUTING THIS WORK AUTHORIZATION CONTRACT, CUSTOMER ACKNOWLEDGES THAT HE OR SHE HAS BEEN ADVISED OF THE FOREGOING AND HAS HAD THE OPPORTUNITY TO CONSULT WITH A QUALIFIED PROFESSIONAL.

Customer's Initials Date

Your scheduled time has been set aside for you. We require 24 hours advance notice if you cancel your appointment. For all missed or canceled appointments without 72 hours notice, you will be charged a \$100.00 cancellation fee.

I have read this work authorization contract and WDO inspection report it refers to.

SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED.

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

APPROVED AND READ BY:

DATE

ACCEPTED FOR:

DATE

ALL CITY TERMITE CO., INC.

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WORK AUTHORIZATION CONTRACT

Address of Property: 2407 CARNEGIE #6, REDONDO BEACH CA 90278

Inspection Date: 8/25/2016

Report #: 160996

Title Co. & Escrow #:

CUSTOMER INFORMATION

1) The total amount of this contract is due and payable upon completion of the work listed above unless otherwise specified. Only the work specified in the contract is being done at this time due to owners wishes. ANY WORK PERFORMED AGAINST AN EXISTING TITLE ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE PARTY ORDERING THE INSPECTION REPORT, IN THE EVENT OF A CANCELLED TITLE ESCROW.

2) Work completed (LABOR) by operator shall be guaranteed for a period of one year from completion. Toilet plumbing (part supplied by this firm), showers, floors or any measures for the control of moisture are guaranteed for (30) days only. Chemical treats are guaranteed for one year. Only the areas treated are guaranteed.

3) Customer agrees to hold company harmless for any damage which may occur to plant life, wiring, trees, vines, pets, tile roofs, plumbing leaks, or changes beyond control of the company which may occur during the performance of this work. In case of non-payment by owner, reasonable attorney's fees and costs of collection shall be paid by the owner, whether suit be filed or not. A SERVICE CHARGE OF 1-1/2 PERCENT, PER MONTH WILL BE CHARGED ON ALL BALANCES OVER (30) DAYS. THE 1-1/2 PERCENT, PER MONTH, EQUALS 18 PERCENT PER ANNUM ON THE UNPAID BALANCES.

4) Any additional damage found while work is being performed will be supplemented by a report as to additional findings and costs. Any work completed in these areas would be at the Owner's direction and additional expense.

5) All repairs performed by others must be re-inspected by OUR COMPANY before a CERTIFICATION will be issued. We do not guarantee work completed by others. Any repairs completed by others must be guaranteed in writing and submitted to OUR COMPANY before a CERTIFICATION will be issued. This firm does not make statements concerning workmanship. Workmanship is only determinable by those paying for or receiving those services.

6) If at the time of repairs to decks, the damage is found to be more extensive, a Supplemental report will be given along with a bid for any other corrections that may be necessary.

7) A re-inspection of specific items on the report or of any other conditions pertaining to this structure can be done at an ADDITIONAL COST PER TRIP. The re-inspection must be done within (4) months of the original inspection.

8) Our inspectors are not equipped with 40 ft. ladders therefore all two story building will not be inspected at the eaves unless requested.

9) MOLD DISCLAIMER: There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this work authorization contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken. By executing this work authorization contract, customer acknowledges that he or she has been advised of the foregoing and has had the opportunity to consult with a qualified professional.

10) NOTICE TO PROPERTY OWNERS: (Section 7018 of the California Contractors License Law, Business & Professional Code Div. 3, Chap. 9) Provides under the Mechanic's Lien Law any contractor, 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 the court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remains unpaid. ** NOTE **: Inspection fee is billed separately above any work costs.

INVOICE

ALL CITY TERMITE CO., INC.

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Ph: (562) 594-6632 or (714) 895-1113

or (310) 796-0822 (562) 493-1875 Fax

DATE	REPORT #	ESCROW #	PROPERTY LOCATION
08/26/2016	160996		2407 CARNEGIE #6, REDONDO BEACH CA 90278

TO: YOUR HOME BROKERAGE
3790 VIA DE LA VALLE
DEL MAR, CA 92014

Copy To: MARY GONZALEZ
2407 CARNEGIE #6
REDONDO BEACH, CA 90278

08/25/2016	Inspection	\$85.00
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Balance Due:	\$85.00
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RETAIN THIS COPY FOR YOUR RECORDS

DUE AND PAYABLE UPON COMPLETION

1.5% per month charged on all past due accounts. This is an annual percentage rate of 18%

(Interest charged pursuant to the Robinson-Patman Act)

NOTICE: "Under the Mechanics'Lien law, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his work or supplies, has the 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 your own contractor in full, if the subcontractor, laborer, or supplier remains unpaid."

THANK YOU FOR YOUR BUSINESS