

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
10946	EL CHINO AVE	FOUNTAIN VALLEY	92700	05/13/2026	2 of 7

NOTES, CAUTIONS AND DISCLAIMERS

The pest control industry recognizes a structure to have certain areas both inaccessible and not inspected. These areas include 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; the crawl space underneath a deck less than 12"; covered ceilings; spaces between a floor or porch deck and the ceiling below; areas where there is no access without defacing or tearing lumber, masonry, or finished work; areas underneath, behind or below appliances or beneath floor coverings or furnishings or storage, all adjacent condominium type structures, locked areas, and areas requiring an extension ladder; areas where encumbrances, storage, conditions, or locks make inspection impractical; and areas or timbers around eaves that would require use of an extension ladder.

Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestations to enter. Infestations may be concealed by plaster, sheetrock or other wall coverings so that a diligent inspection may not uncover the true condition. The roof was not inspected due to lack of accessibility, qualification and licensing. These areas are not practical to inspect because of health hazards, damage, obstruction or inconvenience and unless specified or described in this wood destroying pests and organisms inspection report. This company shall exercise due care during inspections and treatments but assumes no liability for any damage to tiles, slates, shingles or other roofing materials, including patio covers, aluminum awnings, solar heating, plants, shrubbery or paint during any type of treatment.

In the performance of corrective measures, it may be necessary to drill into concealed areas and/or to cut or remove plants. The termite exterminator will not be liable for plumbing, heating, electrical, gas lines and equipment in or under a slab, nor to plants which may be damaged during treatments and/or repairs. This guarantee excludes structures with sub slab heating/air conditioning systems, plenum construction with air conditioning and heating duct in use, a well or cistern within fifty feet and areas that are inaccessible for treatment. Additional exclusions include structures with damage to or from excessive moisture, inadequate construction, areas of inaccessibility, deteriorating materials, masonry failure, grade alteration, pipes and conduits beneath concrete slab, furnishings or contents, etc. No guarantee will be issued for any work that is a secondary recommendation or work completed by others. Guaranteed for thirty days are any plumbing, grouting, caulking and resetting of commodes, sinks or enclosures. All other work performed by this company shall be guaranteed for the duration of one year.

This wood destroying pests and organisms inspection report does not include work which requires contact with materials containing asbestos. Termite inspectors have no expertise or license in asbestos analysis. Asbestos is a natural occurring mineral fiber used extensively in construction prior to 1978. The owner, employee or contractor must determine the asbestos status prior to the commencement of work on a project. Occupants and employees must be protected from asbestos fiber release. Should asbestos be observed during any construction or demolition, work must stop. The owner shall obtain the services of an asbestos abatement contractor to evaluate the situation, provide the necessary services and certify the area safe before work may resume. Asbestos statement ref: Ab2040, sb2572 and general industry safety order number 5208.

The purpose of this report is to document findings and recommendations which pertain to the absence or presence of wood destroying organisms and or conducive condition[s] at the time of inspection. This report should be read carefully and is not to be confused with a home maintenance survey. The client's cooperation and compliance to correct and or complete the recommendations documented in this report are obligatory. Without a mutual effort this company can not assure effective or satisfactory results.

The owner of this structure has certain obligations regarding maintenance and pertaining to the deterrence of wood destroying organisms. Maintenance procedures include; but are not limited to: Reasonable cleaning, upkeep of roofs, gutters and downspouts; painting and sealing of exposed surfaces; caulking about doors and windows or grouting about commodes, tub and shower enclosures; storing materials one foot away the structure's foundations; providing adequate ventilation, maintaining proper drainage away from structure (including sprinkler systems); keeping soil levels below the top of foundations and prohibiting earth contact with wood components of the structure(s).

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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 Contractors' State License Board.

In the event of there being necessary repairs to the eaves or sheathing, it may be required to remove some of the roofing. This company, will replace the roofing to the best of there ability, however this company is not licensed roofers, ths company does not warranty roofs, whether work has been performed on them or not. Any roof warranties, you should contact a licensed roofer.

This report includes finding related to the presense of wood destroying organism and/or visible signs of leaks in the accessible portions of the roof. The inspector did not go onto the roof surface due to possible physical damage to the roof, or personal injury. No opinion is rendered nor guarantee implied concerning the water tight integrity of the roof or the condition of the roof and roofing materials. If interested parties desire further information on the condition of the roof, we recommend that they engage the service of a licensed roofing contractor.

NOTE: UPON REVIEW OF THE TERMITE REPORT, THE PERSON ORDERING THE REPORT UNDERSTANDS THAT AN INSPECTION FEE IS PAYABLE UPON COMPLETION OF THE INSPECTION. IF THE REPORT FEE IS WAIVED AT THE TIME OF INSPECTION, THE FEE IS TO BE PAID AT THE CLOSE OF ESCROW.

All parties understand that in the event of a discrepense at the close of escrow, if any parties request that any monies due to this company be held back til after the close of escrow, then this termite report may not be used as a form of document as to close this escrow. Should escrow indeed close, without making payment to this company. This company may seek legal advice and all costs will be absorded at close of escrow.

All parties agree to pay reasonable attorney fees if suit is required by this company to enforce any terms of this contract, together with the costs of such action, whether or not suit proceeds to judgement.

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.

"NOTICE: Report 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 finding may vary from company to company. You have the right to seek a second opinion from another company."

An estimate or bid for repairs shall be given separetely allocationg the costs to perform each and every recommendation for corrective measures as specified in subdivision (c) with the origianl inspection report if the person who ordered the original inspection report so requests, and if the registered company is regularly in the business of performing corrective measures.

If no estimate or bid was given with the original inspection report, or thereafter, then the registered company shall not be required to perform a reinspection.

A resinspection shall be an inspection of those items previously listed on an original report to determine if the recommendation have been completed. Each reinspection shall be reported on an original inspection report form and shall be labeled "Reinspection." Each reinspection shall also identify the original report by date.

All repairs performed by others must be reinspected 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 determined by those paying for or receiving those services.

After four months from an original inspection, all inspections shall be original inspections and not reinspections. Any reinspections shall be performed for not more than the price of the registered company's original inspection price and shall be completed within 10 working days after a reinspection has been ordered.

This is to cerify that the above mentioned property ws inspected in accordance with FHA/VA specifications and is in accordance with all structural pest control board regulations. This Wood Destroying Pests & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold like condition. Mold is not a wood destroying organism and is outside scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

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1. SUBTERRANEAN TERMITES

ITEM NO. 1A (Section 1)

FINDING AND RECOMMENDATION: 1A Evidence of SUBTERRANEAN TERMITES in as indicated by 1A on the diagram. The evidence was noted in or near: WINDOW TRIM.

Treat infestation for the control of SUBTERRANEAN TERMITES.

ITEM NO. 1B (Section 1)

FINDING: SUBTERRANEAN TERMITE DAMAGE as indicated by 1B on diagram. The damage was noted in or near: WINDOW TRIM.

RECOMMENDATION: 1B Cut out damaged lumber and replace with new lumber.

2. DRYWOOD TERMITES

ITEM NO. 2A (Section 1)

FINDING: Evidence of DRYWOOD TERMITES noted at 2A on the diagram. Evidence noted in or near: ATTIC FRAMING

RECOMMENDATION: 2A Fumigate the structure with a fumigant lethal to DRYWOOD TERMITES. See the occupants fumigation notice for further details. This company is not responsible for delays or schedule changes due to inclement weather or other agencies, nor is it responsible for damage to roof or plants as a result of the fumigation. Refer to the occupant's fumigation notice/preparation sheet (sent separately) for additional information.

NOTE: FUMIGATIONS ARE WARRANTIED FOR 2 YEARS.

ITEM NO. 2B (Section 1)

FINDING: Evidence of DRYWOOD TERMITES noted at 2B on the diagram. Evidence noted in or near: PATIO

RECOMMENDATION: 2B Fumigate the structure with a fumigant lethal to DRYWOOD TERMITES. See the occupants fumigation notice for further details. This company is not responsible for delays or schedule changes due to inclement weather or other agencies, nor is it responsible for damage to roof or plants as a result of the fumigation. Refer to the occupant's fumigation notice/preparation sheet (sent separately) for additional information.

NOTE: FUMIGATIONS ARE WARRANTIED FOR 2 YEARS.

ITEM NO. 2C (Section 1)

FINDING: DRYWOOD TERMITE DAMAGE indicated by 2C on diagram. The damage was noted in or near: JOIST .

RECOMMENDATION: 2C Repair or reinforce as necessary using today's available lumber. Prime to paint, Windows and doors will not be primed or painted.

ITEM NO. 2D (Section 1)

FINDING: DRYWOOD TERMITE DAMAGE indicated by 2D on diagram. The damage was noted in or near: POST .

RECOMMENDATION: 2D Repair or reinforce as necessary using today's available lumber. Prime to paint, Windows and doors will not be primed or painted.

ITEM NO. 2E (Section 1)

FINDING: Evidence of DRYWOOD TERMITES noted at 2E on the diagram. Evidence noted in or near: EXTERIOR EAVES

RECOMMENDATION: 2E Fumigate the structure with a fumigant lethal to DRYWOOD TERMITES. See the occupants fumigation notice for further details. This company is not responsible for delays or schedule changes due to inclement weather or other agencies, nor

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is it responsible for damage to roof or plants as a result of the fumigation. Refer to the occupant's fumigation notice/preparation sheet (sent separately) for additional information.

NOTE: FUMIGATIONS ARE WARRANTIED FOR 2 YEARS.

ITEM NO. 2F

(Section 1)

FINDING:

DRYWOOD TERMITE DAMAGE indicated by 2F on diagram. The damage was noted in or near:FASCIA .

RECOMMENDATION: 2F

Repair or reinforce as necessary using today's available lumber. Prime to paint, Windows and doors will not be primed or painted.

ITEM NO. 2G

(Section 1)

FINDING:

DRYWOOD TERMITE DAMAGE indicated by 2G on diagram. The damage was noted in or near:CORBELS .

RECOMMENDATION: 2G

Repair or reinforce as necessary using today's available lumber. Prime to paint, Windows and doors will not be primed or painted.

ITEM NO. 2H

(Section 1)

FINDING:

DRYWOOD TERMITE DAMAGE indicated by 2H on diagram. The damage was noted in or near:SHEATHING .

RECOMMENDATION: 2H

Dry Rot indicated by 3A on diagram. The Dry Rot infection was noted in or near: HEADER.

3. FUNGUS OR DRYROT

ITEM NO. 3A

(Section 1)

FINDING:

Dry Rot indicated by 3A on diagram. The Dry Rot infection was noted in or near: HEADER.

RECOMMENDATION: 3A

Remove, repair, replace, or reinforce damaged wood as necessary with today's available widths and grades. Prime to paint, Windows and doors will not be prime or painted.

ITEM NO. 3B

(Section 1)

FINDING:

Dry Rot indicated by 3B on diagram. The Dry Rot infection was noted in or near: JOISTS.

RECOMMENDATION: 3B

Remove, repair, replace, or reinforce damaged wood as necessary with today's available widths and grades. Prime to paint, Windows and doors will not be prime or painted.

ITEM NO. 3C

(Section 1)

FINDING:

Dry Rot indicated by 3C on diagram. The Dry Rot infection was noted in or near: POST.

RECOMMENDATION: 3C

Remove, repair, replace, or reinforce damaged wood as necessary with today's available widths and grades. Prime to paint, Windows and doors will not be prime or painted.

ITEM NO. 3D

(Section 1)

FINDING:

Dry Rot indicated by 3D on diagram. The Dry Rot infection was noted in or near: LATTACE.

RECOMMENDATION: 3D

Remove, repair, replace, or reinforce damaged wood as necessary with today's available widths and grades. Prime to paint, Windows and doors will not be prime or painted.

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ITEM NO. 3E

(Section 1)

FINDING:

Dry Rot indicated by 3E on diagram. The Dry Rot infection was noted in or near: WINDOW TRIM.

RECOMMENDATION: 3E

Remove, repair, replace, or reinforce damaged wood as necessary with today's available widths and grades. Prime to paint, Windows and doors will not be prime or painted.

COMMENTS AND OTHER INFORMATION

ARBITRATION OF DISPUTES

BY RELYING ON THIS WOOD DESTROYING ORGANISMS REPORT, YOU AGREE THAT ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO EURO TERMITE CONTROL'S INSPECTION AND/OR THIS REPORT SHALL BE SETTLED BY ARBITRATION IN ACCORDANCE WITH THE CONSTRUCTION INDUSTRY ARBITRATION RULES OF THE AMERICAN ARBITRATIONS ASSOCIATION, AND JUDGEMENT UPON THE AWARD RENDERED BY THE ARBITRATOR(S) MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF.

EURO TERMITE CONTROL'S PERFORMANCE OF THE RECOMMENDATIONS DESCRIBED ABOVE IS GOVERNED BY THE TERMS OF A WORK AUTHORIZATION, WHICH PROVIDES THAT ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO EURO TERMITE CONTROL'S WORK SHALL BE SETTLED BY ARBITRATION IN ACCORDANCE WITH THE CONSTRUCTION INDUSTRY ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION, AND JUDGEMENT UPON THE AWARD RENDERED BY THE ARBITRATION(S) MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF.

DISCLAIMER

Items relate to locations, accessibility, conditions, infestations and infections noted at the time of this inspection. Although we make a visual inspection there are areas, which are inaccessible for inspection. These include areas to which there is no access without defacing or tearing out lumber, masonry, or finished work. We do not move furniture, appliances, or raise floor coverings, nor do we routinely inspect the following areas: behind or under built in cabinet work, columns or abutments. Unless there are specific areas noted in the body of this Report, any further inspection other than set forth in this Report would be impractical. This inspection only pertains to the structure(s) indicated on the diagram. This Report is a statement of conditions at the time of this inspection only. Euro Termite Control does not certify the water integrity of roofs. Please read all information contained with this report. We recommend all items in our report to be completed. If others perform work we cannot be responsible or certify absence or presence of infestations or infections if this company is not contracted to reinspect prior to closing any areas. Euro Termite Control will not guarantee work performed by others.

THIS REPORT IS NOT TO BE USED TO SATIFY ESCROW REQUIREMENT UNLESS OUR INSPECTION FEE IS PAID. See that attached Work Authorization for the cost of recommended items. An authorized signature is necessary before work can be performed.

GUARANTEES

Euro Termite Control guarantees the work completed by this company for a period of one year from the date of completion unless otherwise stated in the body of this report, with the exception of plumbing, grouting, caulking, resetting of toilets, resetting of enclosures, or floor coverings, which are guaranteed for 30 days, as these are Owner maintenance areas.

Homeowner Protection Policy

A Homeowner Protection Policy may be available at the end of the Guarantee Period.

Euro Termite Control always strives to provide its customers with the most efficient methods of pest control. We continually provide our employees with constant, on-going education so they can provide our customers with the best possible service results, and so we can use pesticides in the safest possible manner for our customers and ourselves. In accordance with our sense of responsibility for the safety of our customers and employees, we ask that you read the following:

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"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 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 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 pest control company immediately."

"For further information, contact any of the following: Euro Termite Control 562-494-7749; for Health Questions--the County Health Department: Los Angeles 213-250-8055, Orange County 714-955-0100, Riverside County 951-358-5000, San Bernardino County 909-387-6280; for Application Information--the County Agricultural Commissioner: Los Angeles County 626-575-5466, Orange County 714-447-7100, Riverside County 951-955-3000, San Bernardino County 909-387-2130, and for Regulatory Information-- the Structural Pest Control Board 800-737-8188, 1418 Howe Ave #18, Sacramento, Ca 95825."

Customer agrees to hold Euro Termite Control 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 fees and cost of collection shall be paid by 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% per annual on the unpaid balances.

Our inspectors are not equipped with ladders over 6ft, therefore two story buildings will not be inspected at the eaves unless requested.

We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non disclosure by owner/agent/tenant.

During the course of/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 owners discretion and additional expense.

During the process of treatment or replacement if may be necessary to drill holes through ceramic tiles or other floor coverings: These holes will than be sealed with concrete. We will exercise due care but assume no responsibility to crack, chipping or other damage to floor coverings. We do not re lay carpeting.

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.

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 aeratio, 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.

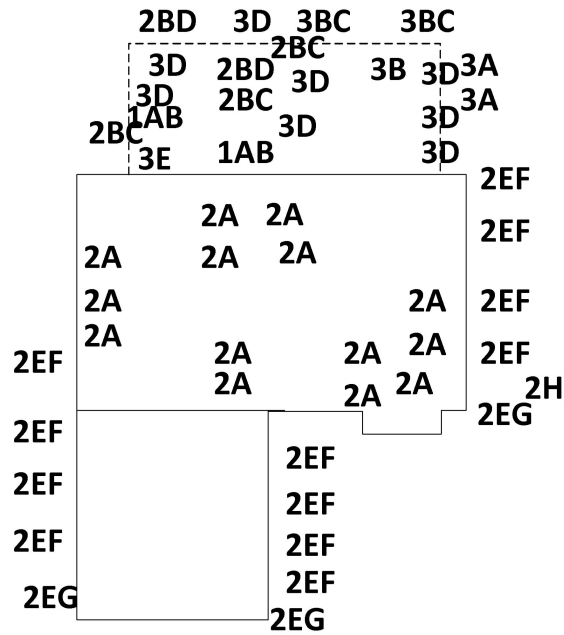
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EURO TERMITE CONTROL, INC.

BUILDING NO.	STREET	CITY	ZIP	COUNTY CODE	DATE OF INSPECTION
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Ordered by: MALVIN MINHLE 10946 EL CHINO AVE FOUNTAIN VALLEY, CA 92700 PH.# 714-742-0586	Property Owner and/or Party of Interest	Report sent to:
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NOTE: If diagram is not displayed here, please see the report.



Work Authorization

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Prepared by

EURO TERMITE CONTROL, INC.

ADDRESS OF PROPERTY INSPECTED

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Section 1

1A	=	650.00 P
1B	=	65.00 P
2A	=	2660.00 P
2C	=	1056.00 P
2D	=	376.00 P
2F	=	2445.00 P
2G	=	999.00 P
2H	=	279.00 P
2H	=	1188.00 P
3A	=	1188.00 P
3B	=	1948.00 P
3C	=	1128.00 P
3D	=	2400.00 P
3E	=	247.00 P

Section 1 Totals

Total using primary recs \$ 16350.00

Cost of all Primary Recommendations \$ 16350.00

NOTE: Damage found in Inaccessible Areas may require a Supplemental report and/or Work Authorization, or may require amendments to this Work Authorization.

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her 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 your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice". Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

Work Authorization

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Prepared by

EURO TERMITE CONTROL, INC.

ADDRESS OF PROPERTY INSPECTED

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Cost of all Primary Recommendations \$

16350.00

NOTE: Damage found in Inaccessible Areas may require a Supplemental report and/or Work Authorization, or may require amendments to this Work Authorization.

1. If FURTHER INSPECTION is recommended, if additional work is required by any government agency, or if additional damage is discovered while performing the repairs, this company reserves the right to increase prices.
2. In the event that legal action is necessary to enforce the terms of this contract, reasonable attorney's fees may be awarded to the prevailing party.
3. This company will use due caution and diligence in their operations but assume no responsibility for matching existing colors and styles, or for incidental damage to roof coverings, Tv. Antennas, solar panels, rain gutters, plant life, or paint.
4. This report is limited to the accessible areas shown on the diagram. Please refer to the report for the areas not inspected.
5. If this contract is to be paid out of escrow impound the buyers and sellers agree to provide this company with all escrow billing information required to collect the amount due. The persons signing this contract are responsible for payment, and if the escrow does not close within 30 days after the date of completion of the work agree to pay in full the amount specified in this work authorization agreement.
6. If this agreement includes a charge for opening an area for FURTHER INSPECTION, it is for opening the area only and does not include making additional repairs, if needed, nor does it include replacing removed or damaged floor coverings, wall coverings, or painted exposed surfaces unless specifically stated.
7. All parties understand that in the event of a discrepancy at the close of escrow, if any parties request that any monies due to this company be held back til after the close of escrow. Then at that time this termite report may not be used as a form of document as to close this escrow. Should escrow indeed close, without making payment to this company, this company may seek legal advice and all costs be absorbed by the escrow. In addition all parties agree to pay reasonable attorney fees. If suit is required by this company to enforce any terms of this contract, together with the costs of such action, whether or not suit proceeds to judgement.
8. 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.

This company is authorized to perform items: _____

Cost of work authorized: \$ _____

OWNER or OWNER's AGENT:	DATE:
X _____	_____
X _____	_____

EURO TERMITE CONTROL, INC.
BY: _____
ESCROW CO: _____
ESCROW NO: _____