

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO.	STREET, CITY, STATE, ZIP	Date of Inspection	No. of Pages
668	WASHINGTON AVENUE (W), SUNNYVALE CA 94086	7/6/2017	7

ANTIQUE TERMITE, INC.

1913 Stone Avenue, San Jose, CA 95125
Ph: (408) 995-6300 (408) 995-0517 Fax

RECEIVED & READ

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

Firm Registration No. **PR 1187**

Report No. **56627**

Escrow No.

Ordered By:
KELLER WILLIAMS
2110 S.BASCOM AVENUE, STE 101
CAMPBELL, CA 95008
Attn: DAVE CLARK
408-605-8804

Property Owner/Party of Interest
CALVIN MA AND KAREN WONG
668 WASHINGTON AVENUE W
SUNNYVALE, CA 94086

Report Sent To:

COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐

General Description:
ONE STORY SINGLE FAMILY DWELLING WITH WOOD FRAME AND
BRICK/STUCCO EXTERIOR

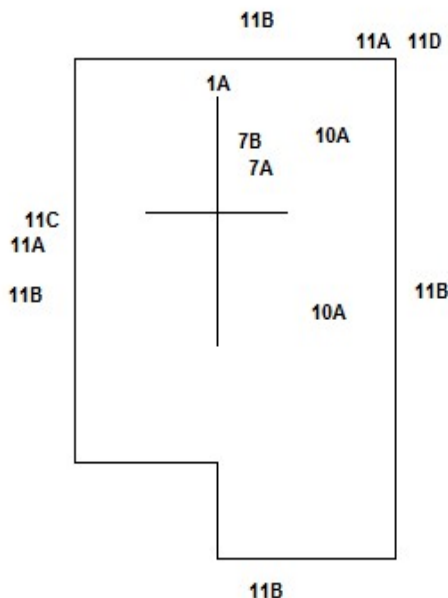
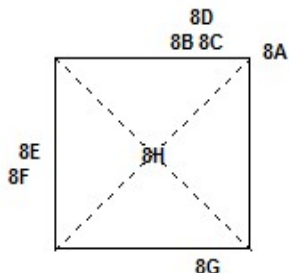
Inspection Tag Posted:
GARAGE

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 LUIS E. RODRIGUEZ State License No. FR38503

Signature

[Handwritten 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 preceeding 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.

43M-41 (Rev. 10/01)

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AREAS NOT INSPECTED: The interior of hollow walls, areas beneath and behind built in cabinets were not inspected since inspection of these areas are considered impractical. We did not water test and do not certify against leakage of any appliances, plumbing over finished ceilings, roof coverings or decks. Such actions, were not performed, they are considered impractical without specific written authorization. Floors which are carpeted makes inspection of the flooring in these areas impractical. Soffitted (enclosed framing) areas of the structure, makes inspection of interior framing inaccessible for inspection. We make no guarantee against infestations, leaks or adverse conditions which may exist in such areas not inspected. Attached and/or detached fences were not inspected unless otherwise stated in the body of this report. Further inspection is recommended. Further inspection of any inaccessible area and/or area not inspected would be performed upon request at an additional charge (with written authorization). This property was not inspected for the presence or absence of health related molds or fungi. By California Law we are neither qualified, authorized, nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence of health related molds, you should contact an industrial hygienist.

No furniture or appliances were moved or removed, limiting this inspection to the visible and accessible areas of the above structure shown on the diagram. No statements can be made regarding conditions in closed walls, floors beneath coverings, areas below or behind appliances and built-in cabinet work, stall showers over finished ceilings, such structural segments as porte cocheres, enclosed bay windows, buttresses and similar areas to which there is no access without defacing or tearing out lumber, masonry or finished work. The exterior surface of the roof was not inspected. If interested parties want water tightness of the roof determined, they should contact a roofing contractor who is licensed by the Contractor's State License Board. Antique Termite assumes no responsibility for leaks not evident during the time of this inspections. Our inspectors are not equipped with extension ladders, therefore all buildings will be inspected from the ground level only. All wood members above 10 from the ground level would be visually inspected only (no probing, etc). Further inspection of these inaccessible area(s) or area(s) not inspected is recommended and will be performed upon request and at an additional fee.

REINSPECTIONS: If requested by the person ordering this report, a reinspection of the structure will be performed. This company will reinspect repairs done by others within four (4) months of the date of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done 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. Antique Termite Inc. does not guarantee work performed by others. Reinspection fee is payable at the time of inspection.

GUARANTEES: On work (labor) performed by Antique Termite Inc. are for one (1) year from the date of completion. Guarantees for local chemical treatments are limited to wood members treated only. Fumigations are guaranteed for three years from the date of completion. Plumbing repairs (parts provided by this firm), linoleum (vinyl materials), toilet resets or any other measures for the control of moisture (caulkings and grouts etc.) are guaranteed for thirty (30) days. Antique Termite, Inc. assumes no responsibility for water damage if the shower enclosure is not installed immediately. The guarantee on showers and tub units is void if the area is used before 24 hours. If the shower fixtures do not fit the owner must contact other tradesman to have new fixtures installed. If necessary for floor installation, vanities are to be removed and replaced by others. Kitchens and laundry areas also must have appliances removed before installation. An additional fee of \$ 75.00 per appliance and or furniture will be charged for Antique Termite to remove and/or reinstall. We do not do painting, texturing, staining or wallpapering.

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

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WHILE PERFORMING TREATMENTS OR ANY CONSTRUCTION REPAIRS, ANTIQUE TERMITE INC. WILL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE TO ELECTRICAL OR PLUMBING WHICH MAY BE CONCEALED IN WALLS OR BELOW SLABS. BUILDING PERMITS REGARDING REPAIRS WHICH A BUILDING PERMIT IS REQUIRED, IF IT IS FOUND THAT LOCAL BUILDING CODES REQUIRE ADDITIONAL REPAIRS TO BE PERFORMED, THESE ADDITIONAL REPAIRS WOULD BE AT THE OWNERS EXPENSE AND SAME WOULD BE OUTLINED A SUPPLEMENTAL REPORT.

TILE OR LINOLEUM SELECTIONS: Bids which are given in report for replacement of ceramic tile or linoleum are based on using standard grade material. Ceramic tile bids are based on standard-square 4 tiles at a cost of \$2.78 per square foot for shower walls or tub shower walls. Ceramic floor tile bids are based on 8x8 tiles at \$2.75 per square foot. Tile selections can be made at Dal Tile 2549 Zanker Road San Jose CA 95131 408-435-1566. Linoleum bids are based on using standard grade linoleum at \$.99 per square foot. Linoleum selections can be made at S&G Carpet 4952 Almaden Expressway, San Jose, CA 95118 (408) 414-1188 Tile and/or linoleum selections must be made at least 5 days prior to scheduled repairs. Any upgrades, must be paid by client at the time of selection. If NO selection is made prior to repairs, standard/neutral color tile or sheet vinyl will be installed.

MOLD POLICY STATEMENT: Molds, sometimes called mildew, are not wood destroying organisms. Branch 3 licensees do not have a duty under the Structural Pest Control Act and 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.

SECONDARY RECOMMENDATION (SUB STANDARD): Anytime a secondary recommendation (local treatment) is recommended, we must state who requested this secondary recommendation. Secondary recommendations are considered sub standard recommendations and guarantees are limited to treated areas only as stated in report.

Addendum to Contract: Due to recent changes in the law, we are required to give you the following notice. If our inspection report contains a recommendation for lethal gas fumigation. This company subcontracts lethal gas fumigation to : Cost Less Fumigation Inc. (408) 918-9100 or Driskell Fumigation (408) 920-6353 .

Notice: The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept Antique Termite Inc's bid or you may contract directly with another registered company. Antique Termite Inc. will not be responsible for any act or omission in the performance of work that you directly contract with another to perform. By signing the attached contract, you authorize Antique Termite Inc. to subcontract this fumigation to a registered fumigation company.

THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION I, SECTION II AND UNKNOWN FURTHER INSPECTIONS CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION I: Contains items where there is evidence of active infestations, infections, or conditions which have resulted in or from infestations or infection.

SECTION II: Are conditions deemed likely to lead to infestation or infection, but where there is no visible evidence of such found.

UNKNOWN FURTHER INSPECTION: Recommendations to inspect areas 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.

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SUB STRUCTURE AREA:

ITEM 1A FINDING: The subarea is inaccessible for inspection due to clearance at the access opening.

RECOMMENDATION: Further inspection recommended. Owner to contact other trades to remove a 2x4 opening around the opening to allow access into the subarea after which we will return to the property, perform further inspection, and issue a supplemental report on any findings.

***** Unknown Further Inspection Recommended *****

NO CHARGE

ATTIC SPACES:

ITEM 7A FINDING: Portions of the attic framing are inaccessible for inspection due to insulation. The attic was inspected from the access opening only. Interested parties should be aware that Antique Termite Inc. assumes no responsibility for any inaccessible areas.

RECOMMENDATION: If further inspection is desired, access to this area must be provided by others by installing cat walks or removing the insulation. Please call our office if you would like to schedule an appointment for further inspection.

***** Unknown Further Inspection Recommended *****

\$ 150.00

ITEM 7B FINDING: Water stains were noted to the wood members of the attic indicating past or present roof leaks.

RECOMMENDATION: Owners to engage the services of a licensed roofer to survey and make necessary repairs to correct this condition.

***** This is a Section 2 Item *****

OTHERS

GARAGES:

ITEM 8A FINDING: Fungus damage was noted to the corner trim in the area indicated on the diagram. RECOMMENDATION: Remove and replace the damaged corner trim in this area with new material. Owner to contact other trades to paint.

***** This is a Section 1 Item *****

\$ 200.00

ITEM 8B FINDING: Fungus damage was noted to the rafter tails in the area indicated on the diagram.

RECOMMENDATION: Remove and replace the damaged rafter tails in this area. Note: Should damage extend further or into inaccessible areas, a supplemental report will be issued outlining findings and additional repair costs. Roof coverings may have to be removed in order to facilitate repairs. Owner to contact other trades to paint.

***** This is a Section 1 Item *****

\$ 210.00

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GARAGES:

- ITEM 8C** FINDING: Fungus damage was noted at the roof eaves at the approximate location(s) indicated on the diagram.
- RECOMMENDATION: Remove the roof covering where necessary. Remove the visibly damaged wood members and check for concealed damage/adverse conditions. If no additional findings are made, install new materials where removed. Note Our bid includes painting the new materials with one coat of white primer paint only. Note If any additional findings are made, a supplemental report will be filed with additional bids for repair. Note: Our repairs will be made with commonly available building materials. The size and pattern matches will be approximated based on current lumber sizes. An exact match of the existing materials on structures over 30 years old is not guaranteed. Note The owner should contract with a licensed roofer to replace the roof covering (where removed) upon completion of this repair.
- ***** This is a Section 1 Item ***** \$ 395.00
- ITEM 8D** FINDING: Roof coverings will be removed or disturbed in conjunction with repairs for wood destroying organism damage as outlined in item 8C.
- RECOMMENDATION: Upon completion of wood repairs as outlined above, owner to contact a licensed roofing contractor to inspect and repair and/or reinstall roof coverings in repaired area and guarantee the water tight condition of roof coverings. Note: Interested parties should be aware that Antique Termite, Inc. will not be responsible for any roof leaks and assumes no liability against future damage which may occur in the event that roof coverings are not re-installed in this area. Note: If gutters need to be removed in order to facilitate repairs, owner to have other trades reinstall, repair or install new gutters upon completion of wood repairs
- ***** This is a Section 1 Item ***** OTHERS
- ITEM 8E** FINDING: Subterranean termite damage was noted to the siding in the area indicated on the diagram.
- RECOMMENDATION: Remove and replace the damaged siding in this area with new material. Owner to contact other trades to paint.
- ***** This is a Section 1 Item ***** \$ 375.00
- ITEM 8F** FINDING: Subterranean termites were noted coming up from the exterior soil in the area indicated on the diagram.
- RECOMMENDATION: Trench and treat the exterior soil in this area with Termidor-SC (Fipronil).
- NOTE: Guarantee applies to treated areas only.
- ***** This is a Section 1 Item ***** \$ 510.00
- ITEM 8G** FINDING: Fungus damage was noted to the main garage door jambs.
- RECOMMENDATION: Remove and replace the damaged jambs in this area with new material. Owner to contact other trades to paint.
- ***** This is a Section 1 Item ***** \$ 200.00
- ITEM 8H** NOTE: Portions of the garage framing are inaccessible for inspection due to enclosed framing construction (sheetrock or other wall coverings). Interested parties should be aware that Antique Termite Inc. assumes no responsibility for any inaccessible areas.
- ***** Information Item ***** NOTE

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OTHER-EXTERIORS:

- ITEM 11A FINDING: Fungus damage was noted to the water table trim in the area indicated on the diagram.
RECOMMENDATION: Remove and replace the damaged trim in this area with new material. Owner to contact other trades to paint.
***** This is a Section 1 Item ***** \$ 295.00
- ITEM 11B FINDING: The exterior brick veneer extends into the soil (base of foundation or slab not exposed). While this may have been a common building/construction practice at the time this structure was built, it can limit the ability of the inspector to detect subterranean termite activity behind the brick veneer. This type of construction may also inhibit the effectiveness of treatments for subterranean termites (if present) due to the fact that a chemical barrier may not be able to reach the foundation.
- RECOMMENDATION: Engage the services of the appropriate, licensed tradesperson to cut off the base of the brick veneer (leaving an exposed portion of the foundation or slab), while still covering the mudsill.
***** This is a Section 2 Item ***** OTHERS
- ITEM 11C FINDING: Fungus damage was noted to the 1x4 window trim in the area indicated on the diagram.
RECOMMENDATION: Remove and replace the damaged trim in this area with new material. Owner to contact other trades to paint.
***** This is a Section 1 Item ***** \$ 200.00
- ITEM 11D FINDING: Fungus damage was noted to the corner trim in the area indicated on the diagram.
RECOMMENDATION: Remove and replace the damaged trim in this area with new material. Owner to contact other trades to paint.
***** This is a Section 1 Item ***** \$ 200.00

During the course of repairs as outlined in this report, IF damage and/ or infestation is found to extend into previously inaccessible areas, a supplemental report will be issued outlining findings and costs for any additional repairs or treatments. Antique Termite Inc. does not do any texturing, painting or wall papering.

All repairs completed by others must be reinspected by Antique Termite before certification will be issued. The reinspection will only CERTIFY the absence of infestation or infection in the visible and accessible areas. Antique Termite does not guarantee work completed by others, nor does this firm make any statements concerning workmanship of those repairs. Workmanship is only determinable by those paying for or receiving those services. A reinspection of specific items on the report or of any other condition pertaining to this structure can be done at an additional cost of \$150.00 per trip. This reinspection must be performed within four (4) months of the Original Inspection Report. REINSPECTION FEE OF \$150.00 IS PAYABLE AT THE TIME OF INSPECTION.

"This company will reinspect repairs done 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 done 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."

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Antique Termite, Inc. does not guarantee work performed by others. Such guarantees should be obtained from those performing the repairs. Antique Termite, Inc. only certifies the absence of infestation or infection in the visible and accessible areas. If it is found that others have concealed or hidden infestations or infections during the course of their repairs, it will be the responsibility of interested parties to pursue the responsible party. Antique Termite, Inc. does not inspect for or comment on workman like manor on repairs done by others. Interested parties must satisfy themselves with the proper permits and licenses and to the quality or appearance of work which is not completed by our company.

CHEMICAL NOTE: Section 8538. (a): "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 operator immediately." (This statement shall be modified to include any other symptoms of overexposure which are not typical of influenza.)

FUMIGATION NOTE: "If within 24 hours you experience symptoms of dizziness, headache, nausea, reduced awareness, slowed movement, garbled speech or difficulty in breathing, leave the structure immediately and seek medical attention by contacting your physician or Poison Control Center (800-876-4766) and notify your pest control company. The warning agent, chloropicrin, can cause symptoms of tearing, respiratory distress and vomiting. Entry into the space during fumigation can be fatal"

For further information, contact any of the following:

Antique Termite Inc. (408) 995-6300, for health questions--County Health Dept (408) 918-3400, for application questions--Cnty Agriculture Commissioner (408) 918-4600, and for regulatory information--Structural Pest Control Board (916) 561-8700 located at 2005 Evergreen Street Ste #1500, Sacramento, CA 95825. The following list of chemicals may be used by Antique Termite Inc. in the treatment of the above mentioned property

<u>Chemical:</u>	<u>Manufacturer:</u>	<u>Active Ingredients:</u>
Premise Foam	Bayer Corporation	Imidacloprid
Termidor SC	BASF	Fipronil:Pyrazole
Power Plant	Blizzard System	D-Limonene
Cy-Kick	Whitmire Micro-Gen	Cyfluthrin
Vikane	Dow AgroSciences	Sulfuryl Flouride
Tim-Bor	US Borax & Chemical Corp.	Disodium Octaborate Corp.Tetrahydrate
Sodium Borate		
Termidor Dry	BASF	Fipronil:Pyrazole
Termidor Foam	BASF	Fipronil:Pyrazole
Altriset	Syngenta	Chlorantranilprole

ANTIQUE TERMITE, INC.

1913 Stone Avenue, San Jose, CA 95125
Ph: (408) 995-6300 (408) 995-0517 Fax

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WORK AUTHORIZATION CONTRACT

Address of Property: 668 WASHINGTON AVENUE (W), SUNNYVALE CA 94086

Inspection Date: 7/6/2017

Report #: 56627

Title Co. & Escrow #:

SECTION 1	SECTION 2	FURTHER INSPECTION
8A \$ 200.00	7B OTHERS	1A NO CHARGE
8B \$ 210.00	11B OTHERS	7A \$ 150.00
8C \$ 395.00		
8D OTHERS		
8E \$ 375.00		
8F \$ 510.00		
8G \$ 200.00		
11A \$ 295.00		
11C \$ 200.00		
11D \$ 200.00		

We Authorized the Following
Section 1 Items to be Performed.

We Authorized the Following
Section 2 Items to be Performed.

We Authorized the Following
Items for Further Inspection.

Proposed Cost Section 1: _____

Proposed Cost Section 2: _____

Proposed Cost Fur.Insp.: _____

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.

TIME & MATERIAL

For items which are bid at time and material--cost is based on \$105.00 per man per hour + cost of materials + 10% unless otherwise stated in report.

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:

ANTIQUE TERMITE, INC.

DATE

WORK AUTHORIZATION CONTRACT

Address of Property: 668 WASHINGTON AVENUE (W), SUNNYVALE CA 94086

Inspection Date: 7/6/2017

Report #: 56627

Title Co. & Escrow #:

ANTIQUE TERMITE INC. AGREES:

- 1: To guarantee all repairs completed by this company for one year from date of notice of completion, except for plumbing, grouting, caulking, and re-setting of toilets, which will be guaranteed for (30) days. We assume no responsibility for work performed by others.
- 2: To be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed (30) days.
- 3: To use reasonable care in the performance of our work but to assume no responsibility for damage to any hidden pipes, wiring, or other facilities or to any shrubs, plants or other life.

OWNER OR OWNER'S AGENT AGREES:

- 1: To pay for services rendered upon notice of completion of work.
Properties which are in escrow to be paid at close of escrow, not to exceed 60 days from date of notice of completion.
Properties not in escrow or those with no buyer for same, require 1/3 deposit prior to work and the balance will be due within 10 days of notice of completion.
- 2: To pay for service charges 1.5% per month or portion of any month beyond the (30) days after completion of work by our company.
- 3: Owner grants to Antique Termite, Inc. a security interest in the above described real property to secure payment of the sum for work and inspection fee completed.
- 4: In case of non payment by owner, reasonable attorney fees & any costs of collection to be paid by owner, whether suit filed or not.
- 5: **Credit card payments: We accept Visa & Mastercard. A 2% service charge will be added onto all credit card payments.**

BOTH PARTIES AGREE:

- 1: If additional damage is discovered by Antique Termite Inc. in the performance of the work, Antique Termite agrees to notify owner or agent of the amount of the damage and the amount of the additional work necessary to be performed at an additional cost as per supplemental report. Should local building department require additional work to be performed, additional work would be performed at owner's expense. Same would be outlined in a supplemental report.
- 2: The above additional work to be performed will not be done without written authorization from owner or owner's agent.

NOTICE TO PROPERTY OWNERS: (Under California Contractors License Law)

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 paid your own contractor in full, if the subcontractor, laborer or supplier remains unpaid. To preserve their right to file a claim or lien against your property, certain claimants such as sub-contractors or material suppliers are required to provide you with a document entitled "Preliminary Notice". Its purpose is to notify you of persons who may have the right to file a lien against your property if they are not paid.

NOTICE OF COMPLETION: document is not to be used until all funds due to ANTIQUE TERMITE INC as outlined above are in escrow and supplied with full authorization for release by all concerned parties. If there is not the total amount and/or there is not authorization for full release by both parties, completion/certification is to be returned to ANTIQUE TERMITE immediately. To use this completion/certification if the above stipulations are not met is to assume direct legal responsibility for the entire amount due to Antique Termite Inc.

CHEMICAL SENSITIVITY OR ALLERGIES: (Note to occupant) Does any person to your knowledge living or working at this address have any chemical sensitivities or allergies that Antique Termite should be aware of prior to work? If yes, they should contact their physician concerning occupancy during and after any chemical treatment, if specified herein, prior to signing below.