

ABLE EXTERMINATORS, INC.
P.O. BOX 5339
SAN JOSE, CALIFORNIA 95150
PHONE (408) 251-6500 - FAX# (408) 251-3652

INVOICE

08/14/09

Bill To	Invoice Number 148732
Fidelity National Title 12295 Sar-Svyl Rd. #700 Saratoga CA 95070	
Property Address	Escrow Number
21921 MCCLELLAN RD. CUPERTINO	
Description	Inspection Number 140409
Termite Inspection and Report Fee	
Termite Control Work Completed	
Other: LIMITED	08/13/09 150.00
Total	\$ 150.00

Please return one copy of this invoice with payment.



PAID
CK. NO. 1518
DATE 8/13/09

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
21921	MCCLELLAN RD.	CUPERTINO	95014	08/13/09	10

ABLE EXTERMINATORS, INC.
 P.O. BOX 5339
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Registration # PR0176	Report # 140409	Escrow #
Ordered by: John Dozier/Cupertino Property Cuptprop@aol.com 00000-0000	Property Owner and/or Party of Interest: Mr. & Mrs. Vergasov % Agent 00000-0000	Report Sent to: Fidelity National Title 12295 Sar-Svyl Rd. #700 Saratoga CA 95070-0000

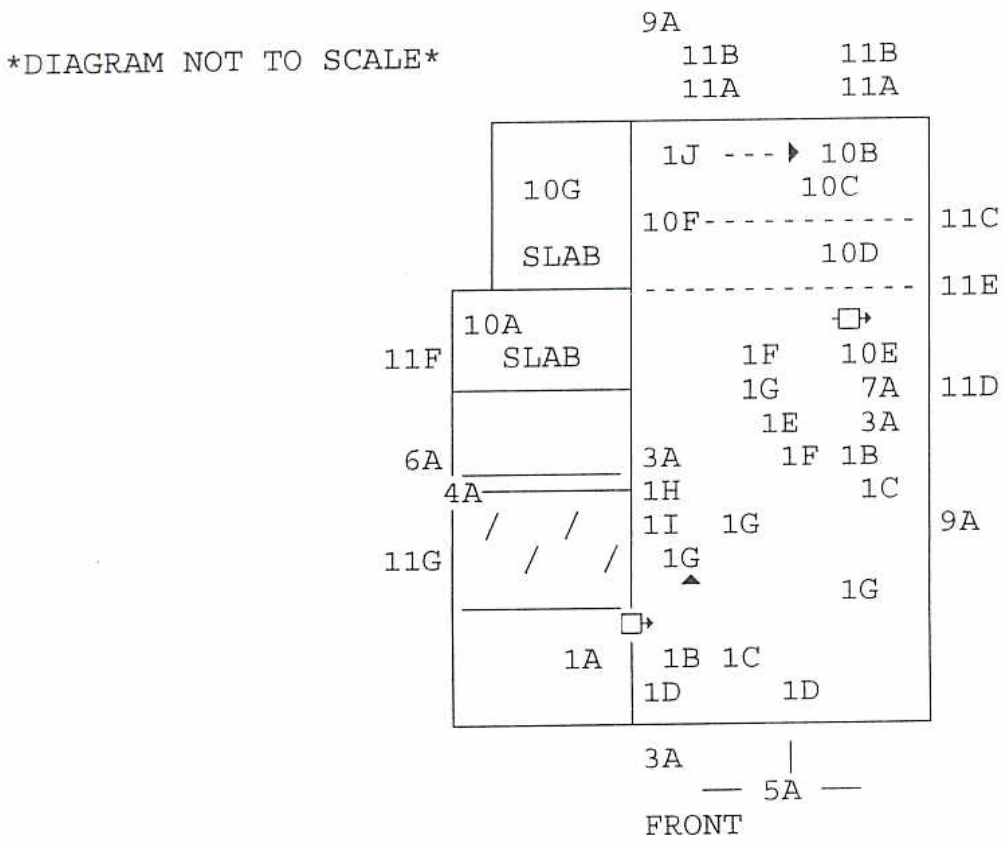
COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

General Description: Two story, single family residence with a wood frame.	Inspection Tags Posted: Subarea
	Other Inspection Tags: None noted.

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 structures not on the diagram were not inspected.

Subterranean Termites
 Drywood 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.



Inspected by **William Bossley**

State License No. **PR10557**

Signature: *William Bossley*

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, 1418 Howe Avenue, Suite 18, Sacramento, California 95825-3204.
 NOTE: Questions or problems concerning the above report should be directed to the manager of this 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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SCOPE OF INSPECTION. IMPORTANT INFORMATION

This is a report of an inspection for wood destroying pests and organisms of a vacant structure with carpets. This inspection is limited to visible and accessible areas of this structure. This inspection and report does not reveal building code compliance or non-compliance. For information about code compliance, a company that makes structural home inspections should be engaged. We have not inspected areas under appliances, storage or floor coverings nor did we inspect inside finished walls or ceilings. Inspection of these areas is not practical. If inspection of any of these areas is requested, we would perform that inspection for an additional charge. We did not inspect electrical, heating or mechanical systems nor did we inspect the plumbing systems except as may be specifically noted below. Inspection of these systems is beyond the scope of this inspection and report. **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.**

Wood members above eight (8) feet in height were visually inspected only. We were only able to inspect the second story eave areas visually from the ground. We did not inspect upstairs plumbing over finished ceilings for concealed water leakage or damage. The concealed area behind exterior foliage was not inspected. In slab floor type of construction, it is possible for subterranean termite infestations to be concealed and not evident at the time of our inspection. The detached deck was not inspected at the request of the ordering agent. There is laminate flooring installed in this structure. Due to the nature of this floor covering, we could not inspect the area directly beneath the laminate. We inspected the upstairs stall shower but did not water test it as there were no stains underneath to indicate leakage. The bathroom floors have ceramic tile installed. No adverse conditions are evident without disturbing the tile installation. We assume no liability for the condition of the floor under the tile unless we remove the tile. Further inspection is recommended. If any of these areas become accessible or if concealed infestations or damage become evident after the date of our original inspection, we will issue a supplemental report with recommendations and costs for corrections.

WE GUARANTEE TREATMENTS DONE BY THIS COMPANY FOR ONE YEAR FROM THE DATE OF COMPLETION. WE GUARANTEE WATER DAMAGE REPAIRS FOR THIRTY (30) DAYS FROM THE DATE OF COMPLETION. FUMIGATIONS ARE GUARANTEED FOR THREE YEARS FROM THE DATE OF THE FUMIGATION. WE CANNOT GUARANTEE WORK DONE BY THE OWNERS OR THE OWNERS' AGENTS. WE MAKE NO GUARANTEE AGAINST FUTURE INFECTIONS, ADVERSE CONDITIONS OR CONDITIONS PRESENT BUT NOT EVIDENT AT THE TIME OF OUR INSPECTION.

"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, RECOMMENDATIONS 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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NOTE: 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 the 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.

NOTE: THIS COMPANY WILL REINSPECT WORK PERFORMED BY OTHERS FOR A REINSPECTION FEE OF \$150.00. OPEN WALL AND OPEN FLOOR INSPECTIONS ARE REQUIRED IF A CERTIFICATION OF THOSE AREAS IS DESIRED FROM THIS COMPANY.

NOTE: IF, DURING THE PERFORMANCE OF ANY REPAIRS, OR REINSPECTIONS, BY THIS COMPANY, ANY INFESTATIONS OR INFECTIONS ARE REVEALED THAT WERE NOT EVIDENT AT THE TIME OF OUR ORIGINAL INSPECTION, WE WOULD ISSUE A SUPPLEMENTAL REPORT WITH FINDINGS, RECOMMENDATIONS AND ADDITIONAL COSTS FOR CORRECTIONS.

NOTE: THIS IS A SEPARATED REPORT WHICH 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, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR 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.

(1) SUBSTRUCTURE AREA

1A. FINDING: Earth to wood contact at vents to the subarea.
RECOMMENDATION: The owner is to contact a licensed and qualified contractor to examine and make the necessary repairs or revisions. All guarantees pertaining to this item are to be secured from the person or firm which performs the repair. SECTION II ITEM.

1B. FINDING: Infestation by drywood termites was noted at the subarea, interior, exterior, and attic extending into inaccessible areas.
RECOMMENDATION: Due to the nature of these infestations, it will be necessary to seal the entire structure and fumigate it with Vikane or Zythor (both Sulfuryl Flouride). We will use tear gas (Chloropicrin) as a warning agent. The entire structure must be vacant for at least 48 hours for this process. We will use all due caution in our operation, however, we assume no liability for any damage to the roof coverings, solar panels, TV antennas or plantings adjacent to the structure. The occupants must sign the Occupants Fumigation Notice and comply with all of the instructions. SECTION I ITEM.

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NOTE: It will be the owner's responsibility to ensure that all exterior openings (ie. ventilation and substructure access) are sealed prior to the fumigation start date. Able Exterminators, Inc. and it's subcontractors assume no liability for accidental injury to pets or other animals while performing fumigation.

NOTE: Instructions for preparation work and additional costs, if any, will be forthcoming and must be complied with in order for fumigation to commence.

NOTE: Fumigations performed by this company are guaranteed for three (3) years from the date of completion.

- 1C. FINDING: Drywood termite pellets were evident at the subarea, interior, and exterior.
RECOMMENDATION: Remove or mask over all accessible termite pellets. It is possible for drywood termite pellets to sift down or reappear in these areas where they have been masked over. SECTION I ITEM.
- 1D. FINDING: There are form boards or stakes in earth contact in the substructure area.
RECOMMENDATION: Remove as much of the form boards as practical; chemically treat any remainder with Tim-Bor (Disodium Octaborate Tetrahydrate). SECTION II ITEM.
- 1E. FINDING: There is a medium amount of cellulose debris in earth contact in the substructure area.
RECOMMENDATION: Remove cellulose debris of a size that can be raked from the substructure area. SECTION II ITEM.
- 1F. FINDING: There are water stains and calcium deposits on the wood members in the substructure area at the subfloor and framing.
RECOMMENDATION: Brush off as much of the calcium deposits as possible, treat these areas with Tim-Bor (Disodium Octaborate Tetrahydrate) to retard possible fungus growth in these areas. SECTION II ITEM.
- 1G. FINDING: Heating ducts under the structure are crushed. This condition existed prior to our inspection.
RECOMMENDATION: The owner should have a sheetmetal contractor or someone in this line of work check the heater ducts under the structure and make necessary recommendations for corrections. SECTION II ITEM.
- 1H. FINDING: Subterranean termites have entered the structure from the earth fill under the front porch.
RECOMMENDATION: Drill holes through the slab and inject Premise (Imidicloprid) and/or Termidor (fipronil) into the earth below. SECTION I ITEM.

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NOTE: The tile floor covering on the porch will be drilled through while performing this treatment; therefore, there will be damage to the tiles. Although we will use all due caution, Able Exterminators assumes no liability for damage to the tiles.

1I. FINDING: Markings by others in the past indicate areas of previous subterranean termite infestations. These areas appear to have been treated by others prior to our inspection. No evidence of current activity was found at this time.

RECOMMENDATION: Periodic inspection recommended. Upon request, Able Exterminators, Inc. will perform further inspection in these areas, at additional cost, and issue a supplemental report outlining any new activity or continued inactivity. Should any activity be found during the course of any repairs, a supplemental report will be issued with findings, recommendations and bids for repair. SECTION II ITEM.

1J. FINDING: A portion of the subarea was inaccessible due to low clearance, heating ducts and plumbing.

RECOMMENDATION: Further inspection is recommended. If any of these areas become accessible or if concealed infestations or damage become evident after the date of our original inspection, we will issue a supplemental report with recommendations and costs for corrections. UNKNOWN-FURTHER INSPECTION RECOMMENDED

(3) FOUNDATIONS

3A. FINDING: There is some minor cracking to the foundation. There is no evidence that any infestation has resulted from these cracks.

RECOMMENDATION: Periodic inspection recommended. The owner should have this structure checked at regular intervals. Should the cracks become worse or infestation develop, we would issue a supplemental report with recommendations and costs for corrections. SECTION II ITEM.

(4) PORCHES...STEPS

4A. FINDING: There is a minor amount of fungus damage at the rail and support post.

RECOMMENDATION: Hollow out this area, fill it with a plastic filler and paint with primer paint only. SECTION I ITEM.

(5) VENTILATION

5A. FINDING: Ventilation is limited.

RECOMMENDATION: The owner is to contact a licensed and qualified contractor to examine and make the necessary repairs or revisions. All guarantees pertaining to this item are to be secured from the person or firm which performs the repair. SECTION II ITEM.

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(6) ABUTMENTS

6A. FINDING: Earth to wood contact where porch rails are attached to fence.
RECOMMENDATION: The owner is to contact a licensed and qualified contractor to examine and make the necessary repairs or revisions. All guarantees pertaining to this item are to be secured from the person or firm which performs the repair. SECTION II ITEM.

(7) ATTIC SPACES

7A. FINDING: Drywood termite pellets were evident in the attic.
RECOMMENDATION: Remove or mask over all accessible termite pellets. It is possible for drywood termite pellets to sift down or reappear in these areas where they have been masked over. SECTION I ITEM.

(8) GARAGES

NOTE: The detached garage was not inspected.

(9) DECKS...PATIOS

9A. FINDING: The rear and side were not inspected at the request of the ordering agent.
RECOMMENDATION: Further inspection recommended. If requested, we would return, inspect the deck and issue a supplemental report with findings, and recommendations.
UNKNOWN-FURTHER INSPECTION RECOMMENDED.

(10) OTHER...INTERIOR

NOTE: We observed the following conditions: cracks in interior sheetrock at the rear bedroom. In our opinion, these are items of a maintenance nature and are not structural pest control problems. We mention them for information and to bring them to the owner's attention. The owner should have the proper trades person maintain and repair these areas.

10A. FINDING: Water stains are evident on the ceiling adjacent to vent. This could indicate leakage through the roof covering.
RECOMMENDATION: The owner should have someone in this line of work check and repair the roof covering as necessary.
SECTION II ITEM.

10B. FINDING: Water stains at windows.
RECOMMENDATION: The owner is to contact a licensed and qualified contractor to examine and make the necessary repairs or revisions. All guarantees pertaining to this item are to be secured from the person or firm which performs the repair. SECTION II ITEM.

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- 10C. FINDING: Drywood termite damage found at wood sheathing of living room ceiling.
RECOMMENDATION: The owner is to contact a licensed and qualified contractor to examine and make the necessary repairs or revisions. All guarantees pertaining to this item are to be secured from the person or firm which performs the repair. SECTION I ITEM.
- 10D. FINDING: Water stains noted on wood sheathing at living room ceiling, below the master bathroom.
RECOMMENDATION: The owner is to contact a licensed and qualified contractor to examine and make the necessary repairs or revisions. All guarantees pertaining to this item are to be secured from the person or firm which performs the repair. SECTION II ITEM.
- 10E. FINDING: The downstairs hall bathroom tub/shower window is below the showerhead. This creates an excessive moisture condition.
RECOMMENDATION: The owner is advised to install a water repellent curtain over this window to prevent moisture intrusion through the window frame. SECTION II ITEM.
- 10F. FINDING: Cracks at tiles in living room floor.
RECOMMENDATION: The owner is to contact a licensed and qualified contractor to examine and make the necessary repairs or revisions. All guarantees pertaining to this item are to be secured from the person or firm which performs the repair. SECTION II ITEM.
- 10G. FINDING: The storage room was locked at the time of this inspection and was inaccessible for inspection.
RECOMMENDATION: After the owner has gained access to the storage room, we would return, perform further inspection and issue a supplemental report with any findings, recommendations and bids.
UNKNOWN-FURTHER INSPECTION ITEM.

(11) OTHER...EXTERIOR

- 11A. FINDING: Drywood Termite damage was noted to the end of the rafters in the area indicated on the diagram.
RECOMMENDATION: Remove and replace the damaged portion of the rafters and install new materials where removed. Paint the repaired area with one coat of primer. SECTION I ITEM

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11B. FINDING: In connection with the wood repairs outlined in recommendation 11A and 11F, the roof covering will be damaged.

RECOMMENDATION: Upon completion of our wood repairs, the roof covering will be damaged. It will be necessary for the owner, upon completion of our wood repairs, to have a roofing contractor or someone in this line of work repair the roof covering as necessary. Any guarantee against leakage through the roof covering should be secured from whoever does this roof covering repair. Our bid does not include any roof covering repair costs. SECTION I ITEM.

NOTE: If a roofing certification is required for this item, it should be secured from a licensed roofing contractor.

11C. FINDING: We observed the following conditions: weathering at the trim. In our opinion, these are items of a maintenance nature and are not structural pest control problems. We mention them for information and to bring them to the owner's attention.

RECOMMENDATION: The owner should have the proper trades person maintain and repair these areas. SECTION II ITEM.

11D. FINDING: The rain gutters and/or downspouts are clogged.

RECOMMENDATION: The owner should have the appropriate trades clean the gutters and downpouts in the most practical way. SECTION II ITEM

11E. FINDING: Fungus damage and drywood termite damage was found to the second story rafters.

RECOMMENDATION: The owner is to contact a licensed and qualified contractor to examine and make the necessary repairs or revisions. All guarantees pertaining to this item are to be secured from the person or firm which performs the repair. SECTION I ITEM.

11F. FINDING: The rafters have been damaged by fungus at the exterior.

RECOMMENDATION: Remove and replace the damaged wood members; paint the repaired areas with primer paint only. SECTION I ITEM.

11G. FINDING: Fungus damage was noted to the end of the rafters in the area indicated on the diagram.

RECOMMENDATION: Remove and replace the damaged portion of the rafters and install new materials where removed. Paint the repaired area with one coat of primer. SECTION I ITEM

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NOTE: IF, DURING THE PERFORMANCE OF ANY TREATMENTS, REPAIRS, OR REINSPECTIONS BY THIS COMPANY, ANY DAMAGE, INFESTATIONS, INFECTIONS, PLUMBING LEAKS OR FAULTY FIXTURES ARE REVEALED THAT WERE NOT EVIDENT AT THE TIME OF OUR ORIGINAL INSPECTION OR EXTEND INTO CURRENTLY INACCESSIBLE AREAS, WE WOULD ISSUE A SUPPLEMENTAL REPORT WITH FINDINGS, RECOMMENDATIONS AND ADDITIONAL COSTS FOR CORRECTIONS.

NOTE: If a complete certification is desired from this company, all Section I items would have to be completed.

NOTE: 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 the scope of this report as defined by the Structural Pest Control Act. If you would like your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

NOTE: You must read and understand the scope of inspection and report. If you do not agree with and understand the scope of inspection, do not use this report for any purpose. Contact our office for further information.

NOTE: ABLE EXTERMINATORS, INC., assumes no liability for any conditions outlined in Unknown-Further Inspection items unless they are performed as outlined in the report.

NOTE: "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 these 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 degrees 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 1-800-876-4766 and your pest control company immediately."

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"For further information, contact any of the following: Your Pest Control Company (408) 251-6500; for Health Questions-The County Health Department (408) 299-5822; for Application Information-The Santa Clara County Agricultural Commissioner (408) 918-4600 or the Alameda County Agricultural Commissioner (510) 670-5232 and for Regulatory Information-the Structural Pest Control Board (800) 737-8188 located at 2005 Evergreen Street, Suite 150, Sacramento, Ca 95815-3831"

This is a contract between Able Exterminators, Inc. and Mr. & Mrs. Vergasov
and incorporates Able's termite report # 140409 dated 08/13/09 for real property located at
21921 MCCLELLAN RD., CUPERTINO

ITEMIZED COST BREAKDOWN (Refer to items on the report)

The cost of each item on this report is:

SECTION 1: 1B. 2320.00 1C. 125.00 1H. 425.00 4A. 75.00 7A. 50.00
10C.By Owner 11A. 425.00 11B.By Owner 11E.By Owner 11F. 195.00
11G. 150.00
*** TOTAL SECTION 1 ITEMS=\$ 3765.00

SECTION 2: 1A.By Owner 1D. 95.00 1E. 250.00 1F. 225.00 1G.By Owner
1I. 95.00 3A.By Owner 5A.By Owner 6A.By Owner 10A.By Owner
10B.By Owner 10D.By Owner 10E.By Owner 10F.By Owner 11C.By Owner
11D.By Owner
*** TOTAL SECTION 2 ITEMS=\$ 665.00

FURTHER INSPECTION: 1J. 100.00 9A. 100.00 10G. 75.00

We have not quoted, nor included, a price of "owner" items. Time and material prices are based on \$65.00 per man-hour portal to portal, and material at Able's cost plus 20 per cent. ITEMS ON THE REPORT MAY CONTAIN PROVISIONS FOR ADDITIONAL COSTS OVER AND ABOVE THE ORIGINAL ESTIMATE.

Please read the report carefully and completely.

CONDITIONS:

1. Time is of the essence in this contract. If Able's offer is not accepted within 45 days of the date of the report Able reserves the right to increase prices.
2. If further inspection is recommended, or if additional work is required by any Government agency, Able reserves the right to increase prices.
3. Notice to owner of Mechanic's Lien: Under the California Mechanics Lien Law, any structural pest control operator who 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 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 contractor 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". General 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.
4. TERMS OF PAYMENT. Accounts are past due thirty days after date of completion. Interest, at the maximum legal rate, will be charged on all past due accounts. In the event that legal action is necessary to enforce the terms of this contract, attorney's fees and costs of suit may be awarded to the prevailing party.
5. We instruct _____ address _____ phone# _____, escrow # _____, escrow officer _____ to pay Able Exterminators, Inc. the sum of _____ upon close of escrow. We understand that we are responsible for payment, and if escrow does not close within 60 days of completion of work we will pay Able Exterminators, Inc. in full.
6. We authorize Able Exterminators, Inc. to perform the following items:

_____ for a contract price of _____.

NAME OF PERSON TO CONTACT FOR ACCESS: _____

HOME PHONE: _____ WORK PHONE: _____

IS UPGRADING OR CHOICE OF LINOLEUM OR TILE COLOR DESIRED? Yes ___ No ___
There will be additional charges for special material chosen. If no choice, neutral colors will be installed.

SIGNED: _____ DATE: _____