WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	ZIP	Date of Inspection	Number of Pages
20559	Gopher Dr.	Sonora	95370	10/13/2026	5

Lawson Home Services
11185 Racetrack Rd
Sonora CA 95370
(209) 770-5980
Jlawson37@outlook.com

Report # : 12958
Registration # : PR8529
Escrow # :
☐ CORRECTED REPORT

Ordered by:	Property Owner and Party of Interest:	Report sent to:
Colt Vines Re-Max Gold	Robin Davis-Golob 20559 Gopher Dr. Sonora CA 95370 United States	

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

GENERAL DESCRIPTION:
Two story, single family residence, wood frame and siding, composition roof, raised and slab foundation, carpeted, and furnished.

Inspection Tag Posted:
Water Heater Closet

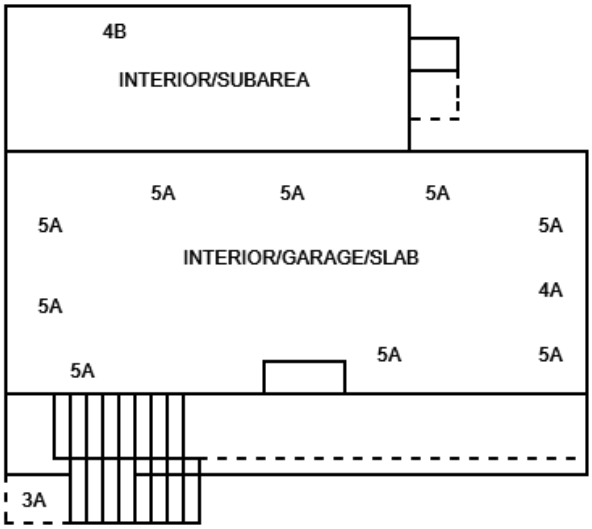
Other Tags Posted:

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

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.

Diagram Not To Scale



Inspected By: Joel Lawson **State License No.** OPR 13724 **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, 95815-3831.
NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov.

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WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? READ THIS DOCUMENT. IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT.

A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests and organisms in visible and accessible areas and contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest & Organism Inspection Reports are governed by the Structural Pest Control Act and regulations.

Some structures do not comply with building code requirements or may have structural, plumbing, electrical, mechanical, heating, air conditioning or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either this company, or it's employees.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, appliances, furniture or cabinets. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information about areas that were not inspected, a further inspection may be performed at an additional cost. Carpets, furniture or appliances are not moved and windows are not opened during a routine inspection.

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.

This company does not certify or guarantee against any leakage, such as (but not limited to) plumbing, appliances, walls, doors, windows, any type of seepage, roof or deck coverings. This company renders no guarantee, whatsoever, against any infection, infestation or any other adverse condition which may exist in such areas or may become visibly evident in such area after this date. Upon request, further inspection of these areas would be performed at an additional charge.

In the event damage or infestation described herein is later found to extend further than anticipated, our bid will not include such repairs. OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.

If requested by the person ordering this report, a re-inspection of the structure will be performed. Such requests must be within four (4) months of the date of this inspection. Every re-inspection fee amount shall not exceed the original inspection fee.

Wall paper, stain, or interior painting are excluded from our contract. New wood exposed to the weather will be prime painted, only upon request at an additional expense.

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.

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.

This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold-like conditions. 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 wish your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

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THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION I/SECTION II CONDITIONS EVIDENT ON THE DATE OF THE INSPECTION.

SECTION I CONTAINS ITEMS WHERE THERE IS 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 HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR II.

LEAD-BASED PAINT WARNING: Repairs by this company to residences built before 1978 may disturb materials containing lead-based paint and may release debris or dust containing lead. Lead is a chemical known to the state of California to cause cancer and birth defects or reproductive harm. (This notice is provided in compliance with California's Proposition 65. For further information, contact your health care provider or an industrial hygienist. A licensed pest control inspector is not an expert in lead, lead based paint, or exposure to lead. This report is not intended to identify the presence or absence of lead on the painted surfaces of the inspected building. Whether lead-based paint is present can be determined only by a certified lead inspector. For a list of lead inspectors, call the California Department of Health Services' Lead-Related Construction Information Line at 1 (800) 597-5323 or 1(510) 869-3953.) **LEAD PAINT DISCLAIMER:** Please inform your inspector of the year that your structure was built. Federal Law requires that before we perform renovation, repairs, or painting jobs in pre-78 housing and child occupied facilities, we provide owners and tenants with a copy of EPA's lead hazard information pamphlet "Renovate Right" If your home was built prior to 1978 additional measures will need to be taken to protect homeowners and their families from any dust and hazardous waste generated during work. These measure will involve specialty contractors certified and trained in containing lead dust and debris. California law further deems construction debris with lead paint to be hazardous waste. Hazardous waste may only be removed from a property by a licensed waste disposal company. (Homeowners are exempt if they transport this waste in their personal vehicles to a local hazardous waste facility.)

DISCLAIMER: This report does not contain information pertaining to the presence, absence, condition, or activity of rodents, birds, or bats. No determination regarding the presence, absence, or activity of these animals is made or implied by this report.

3. FUNGUS / DRYROT:

3A - Section I

FINDING: Wood decay fungus was noted on the joists and rim joist.

RECOMMENDATION: Remove and replace up to 14 linear feet of 2X6 Pressure treated with new materials. Should any damages be uncovered during the course of this repair, a supplemental report will be issued listing additional charges for repair.

4. OTHER FINDINGS:

4A - Section II

FINDING: There was a void noted at the tub spout in the guest bathroom which may allow excessive moisture to enter.

RECOMMENDATION: Seal the void as needed.

4B - Section II

FINDING: There was grout noted to be missing at the kitchen sink which may allow excessive moisture to enter.

RECOMMENDATION: Seal the void as needed.

5. FURTHER INSPECTION:

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5A - Further Inspection
FINDING: Portions of the garage were inaccessible due to Owner's goods.

RECOMMENDATION: Owner to move or remove the goods to permit further inspection listing any further costs and damages on a supplemental report.

NOTES:

Note A
NOTES: Portions of the eaves are inaccessible for a physical inspection due to height. A visual inspection was done from the ground with no visible signs of infestation or infection noted. If the parties of interest so desire, upon scaffolding being installed by others Lawson Home Services will further inspect for an additional charge.

Note B
NOTE: Pecky cedar was noted at the roof sheathing on the garage which are actually old milled in rot pockets. Although these offer no immediate hazard to the structure periodic inspection is advised.

Note C
NOTE: Cracks were noted at the sheetrock. There does not appear to be any structural issues as a result of this condition so no recommendation(s) are being made. If parties of interest desire more information they should employ appropriate trades.

Note D
NOTE: Cracks were noted on the tile countertop There does not appear to be any structural issues as a result of this condition so no recommendation(s) are being made. If parties of interest desire more information they should employ appropriate trades.

Note E
NOTES: This structure has an upstairs stall shower over a finished ceiling. Upon careful examination of the ceiling below, no stains were evident, therefore, no water test was conducted as per section 1991-(12) of the Structural Pest Control Act.

Note F
NOTES: The subarea wood members are covered by insulation. No opinion is rendered on any condition that may exist behind the insulation. After others have removed the insulation, Lawson Home Services will, upon request, issue a supplemental report listing any additional findings and costs.

Note G
NOTE: A calcium buildup was noted on the garage block walls.

Thank you for selecting us to perform a structural pest control inspection on your property. Should you have any questions regarding this report, please call us directly by the contact information provided on the first page of the inspection report.

Our inspectors have determined that your property will benefit from a safe application of chemicals commonly used for structural pest control. In accordance with the laws and regulations of the State of California, we are required to provide you and your occupants with the following information prior to any application of chemicals to such property.

Please take a few moments to read and become familiar with the content. 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 scientific evidence, there are no appreciable risks weighted by the benefits. The degree of risk depends on 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 and your pest control operator immediately.

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For further information, contact any of the following agencies in your area:

Poison Control Center	(800) 222-1222
Agricultural Department	(209) 533-5691
Health Department	(209) 533-7405
Structural Pest Control Board	(916) 561-8700
	2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815

Lawson Home Services
11185 Racetrack Rd
Sonora CA 95370
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WORK AUTHORIZATION

Report #: 12958

No work will be performed until a signed copy of this agreement has been received.

Address of Property : 20559 Gopher Dr.

City: Sonora

State/ZIP: CA 95370

The inspection report of the company dated, **10/13/2026** is incorporated herein by reference as though fully set forth.
The company is authorized to proceed with the work outlined in the items circled below from the Termite Inspection Report for the property inspected, for a total sum of $ _____ . This total amount is due and payable within **30 days** from completion repair work and/or chemical application.

THE COMPANY AGREES

To guarantee all repair completed by this company for one year from date of completion except for caulking, grouting, or plumbing, which is guaranteed for a period of **ninety (90) days**. We assume no responsibility for work performed by others, to be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days, 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 roof.

THE OWNER OR OWNER'S AGENT AGREES

To pay for services rendered in any additional services requested upon completion of work to pay a service charge of one and one-half percent (1 1/2%) interest per month, or portion of any month, annual interest rate of eighteen percent (18%) on accounts exceeding the ten (10) day full payment schedule. The Owner grants to The Company a security interest in the property to secure payment sum for work and inspection fee completed. In case of non-payment by The owner, reasonable attorney fees and costs of collection shall be paid by owner, whether suit be filed or not.

ALL PARTIES AGREE

If any additional work is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent. This contract price does not include the charge of any Inspection Report fees. Circle the items you wish performed by The Company, below and enter total amount above:

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.

ITEMS

Prefix	Section I	Section II	Further Inspection	Other
3A	539.00	0.00	0.00	0.00
4A	0.00	10.00	0.00	0.00
4B	0.00	35.00	0.00	0.00
5A	0.00	0.00	Owner	0.00
Total:	539.00	45.00	0.00	0.00

GRAND TOTAL: **584.00**

Property Owner: _____ Date: _____ Inspected By: Joel Lawson 10/13/2026

Owner's Agent: _____ Date: _____

INVOICE / STATEMENT

Lawson Home Services
11185 Racetrack Rd
Sonora CA 95370
(209) 770-5980
Jlawson37@outlook.com

Date: 10/14/2026
Report Number: 12958
Invoice Number: 12958-1
Escrow Number:

Property Inspected: 20559 Gopher Dr.
Sonora, CA 95370

Inspection: $	175.00
Invoice Total: $	175.00
Payments: $	0.00
Total Due: $	**175.00**

Bill To: Colt Vines
Re-Max Gold

HOME: (775) 303-1319
colt@vinesgroupre.com

Description of Service

RETAIN THIS COPY FOR YOUR RECORDS
THANK YOU FOR YOUR BUSINESS.

CUT HERE *CUT HERE* *CUT HERE*

INVOICE / STATEMENT

Lawson Home Services
11185 Racetrack Rd
Sonora CA 95370
(209) 770-5980
Jlawson37@outlook.com

Date: 10/14/2026
Report Number: 12958
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Escrow Number:

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Total Due: $	**175.00**

Bill To: Colt Vines
Re-Max Gold

HOME: (775) 303-1319
colt@vinesgroupre.com

Description of Service

RETURN THIS COPY WITH REMITTANCE
THANK YOU FOR YOUR BUSINESS.