

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 69	Street Dossi Wy.	City Sonora	ZIP 95370	Date of Inspection 04/30/2026	Number of Pages 6
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## Lawson Home Services

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

Report # : 12601  
Registration # : PR8529  
Escrow # :  
 CORRECTED REPORT

Ordered by: John and Patty Zunino Century 21 106 Main St. Suite 102 Murphys CA 95247 United States	Property Owner and Party of Interest: 69 Dossi Wy. Sonora CA 95370 United States	Report sent to:
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COMPLETE REPORT      
 LIMITED REPORT      
 SUPPLEMENTAL REPORT      
 REINSPECTION REPORT

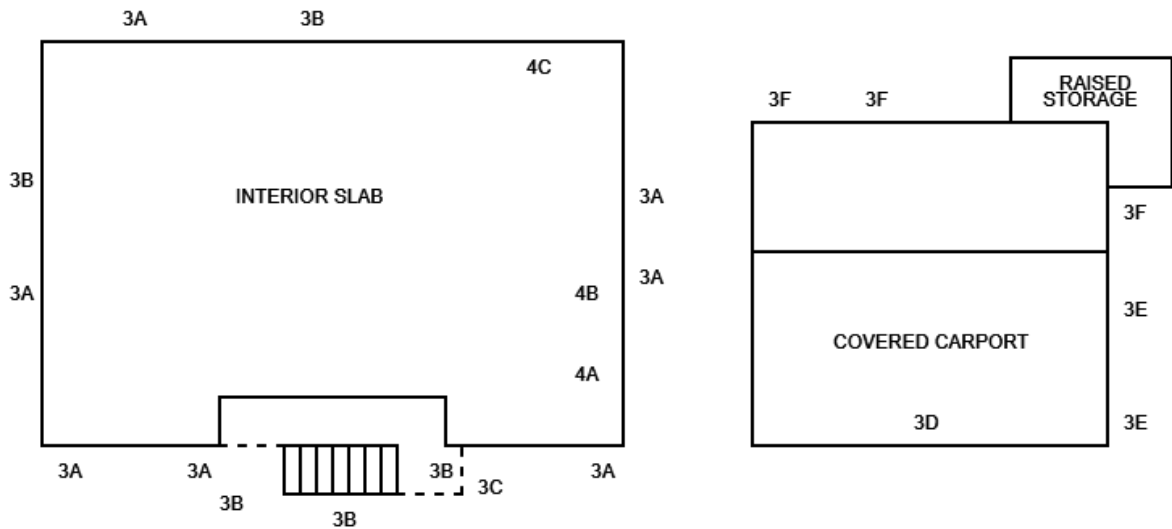
GENERAL DESCRIPTION: Two story, multi-family dwelling, wood frame and siding, composition roof, slab foundation, and furnished.	Inspection Tag Posted: Water Heater Closet  Other Tags Posted:
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An inspection has been made of the structure(s) shown on 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:

# LAWSON HOME SERVICES

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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.)

## 3. FUNGUS / DRYROT:

### 3A - Section I

FINDING: Wood decay fungus was noted on the siding at the base of the wall.

RECOMMENDATION: Remove and replace up to 96 square feet of 12" O.C. Smart Panel and/or T1-11 12" O.C. 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. NOTE: Separate the fences with metal.

### 3B - Section I

FINDING: Wood decay fungus was noted on the barge rafter and fascia.

RECOMMENDATION: Remove and replace up to 20 linear feet of 2x6 Vintage 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.

### 3C - Section I

FINDING: Wood decay fungus was noted on the trim at the deck.

RECOMMENDATION: Remove and replace up to 10 linear feet of 1x3 redwood 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.

### 3D - Section I

FINDING: Wood decay fungus was noted on the post at the carport.

RECOMMENDATION: Remove and replace up to 8 linear feet of 4x4 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

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repair.

## 3E - Section I

FINDING: Wood decay fungus was noted on the girder end, sheathing, and barge rafter at the eaves.

RECOMMENDATIONS: Owner to employ licensed trades to make the necessary repairs.

## 3F - Section I

FINDING: Wood decay fungus was noted on the siding and trim at the base of the wall.

RECOMMENDATION: Remove and replace up to 24 square feet of 8" O.C. Smart Panel and 8 linear feet of 1x3 redwood 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

FINDINGS: The toilet is rocking on its drain flange in the bathroom of Unit #2.

RECOMMENDATION: Remove toilet and inspect wood framing members and sub flooring. If no further damage is found reset the commode on a new wax seal.

### 4B - Section II

FINDING: Water was noted to drip from the sink faucet valve in the primary bathroom in Unit #2.

RECOMMENDATION: Repair as needed.

### 4C - Section II

FINDING: The kitchen sink faucet was noted to be loose in Unit #2.

RECOMMENDATION: Repair as needed.

## NOTES:

### Note A

NOTES: Prime painting of replaced exterior wood members only. Deck members excluded.

### Note B

NOTE: Z-Metal will be installed on siding repairs.

### Note C

NOTE: Portions of the eaves are of soffit/box construction. Due to construction, it is impractical to make these areas accessible for inspection. We render no opinion and assume no liability for any condition that may exist in the inaccessible areas.

### Note D

NOTE: Gutters and/or downspouts are rusty and deteriorated. Since no pest related problems are evident as a result of this condition, no recommendation is made.

### Note E

NOTE: The downspouts are draining against the foundation. No pest related issues were noted as a result of this condition therefore no recommendations are being given. Owner should have periodic inspections.

### Note F

NOTE: Evidence of bird activity was noted at the exterior. No wood destroying organisms were noted so no recommendations are being given. If parties of interest desire more information they should contact a licensed branch 2 company.

### Note G

NOTES: A building permit may be required for these repairs. Additional costs may be incurred.

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## Note H

NOTES: The toilet in the guest bathroom of Unit #4 was noted to be slightly loose. Since no moisture, infections and/or infestations were noted no recommendations are being given. Owner should have periodic inspections.

## Note I

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 J

NOTE; The attic access was noted to be blocked.

## Note K

NOTE: Dried water stains were noted on the baseboard water heater closet in Unit #1. Since no moisture, infestations or infections appear to be present, no recommendations are made. This does not appear to be a structural problem. If the parties of interest so desire, Lawson Home Services will open the area(s) for an additional charge for further inspection.

## Note L

NOTE: Dried water stains were noted on the underside of the kitchen sink, countertop, and cabinet base in Unit #2. Since no moisture, infestations or infections appear to be present, no recommendations are made. This does not appear to be a structural problem. If the parties of interest so desire, Lawson Home Services will open the area(s) for an additional charge for further inspection.

## Note M

NOTE: High water marks were noted in the storage closets in the carport. This condition is not contributing to any infestation or infection at this time. Owners are advised to employ a consulting engineer for more information if desired.

## Note N

NOTES: Water stains on the ceiling of the storage closets in the carport indicate a possible roof leak. To avoid damage, we did not walk on the roof covering. Lawson Home Services makes no representation as to the presence or absence of roof leaks. If further information is desired, parties in interest should contact a licensed roofing contractor.

## Note O

NOTES: Cracks in the foundation of the carport storage room could lead to structural problems. No pest related issues were found as a result of this condition. If further information is desired, the owner is advised to contact an appropriate tradesman.

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  
(209) 770-5980

Jlawson37@outlook.com

## WORK AUTHORIZATION

Report #: 12601

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

Address of Property : 69 Dossi Wy.  
City: Sonora  
State/ZIP: CA 95370

The inspection report of the company dated, **04/30/2026** 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	1,451.00	0.00	0.00	0.00
3B	1,231.00	0.00	0.00	0.00
3C	97.00	0.00	0.00	0.00
3D	110.00	0.00	0.00	0.00
3E	Owner	0.00	0.00	0.00
3F	510.00	0.00	0.00	0.00
4A	0.00	247.00	0.00	0.00
4B	0.00	210.00	0.00	0.00
4C	0.00	25.00	0.00	0.00
Total:	3,399.00	482.00	0.00	0.00

**GRAND TOTAL: 3,881.00**

Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_ Inspected By: Joel Lawson 04/30/2026

Owner's Agent: \_\_\_\_\_ Date: \_\_\_\_\_



# INVOICE / STATEMENT

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

Date: 05/02/2026 Page 1 of 1  
Report Number: 12601  
Invoice Number: 12601-1  
Escrow Number:

## WORK AUTHORIZATION

Report #: 12601

Property Inspected: 69 Dossi Wy.  
Sonora, CA 95370

Bill To: 69 Dossi Wy.  
Sonora, CA 95370  
United States

Inspection: \$	200.00
Invoice Total: \$	200.00
Payments: \$	0.00
<b>Total Due: \$</b>	<b>200.00</b>

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: 05/02/2026  
Report Number: 12601  
Invoice Number: 12601-1  
Escrow Number:

Property Inspected: 69 Dossi Wy.  
Sonora, CA 95370

Bill To: 69 Dossi Wy.  
Sonora, CA 95370  
United States

Inspection: \$	200.00
Invoice Total: \$	200.00
Payments: \$	0.00
<b>Total Due: \$</b>	<b>200.00</b>

Description of Service

RETURN THIS COPY WITH REMITTANCE  
THANK YOU FOR YOUR BUSINESS.