

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 21532	Street Crystal Falls Dr.	City Sonora	ZIP 95370	Date of Inspection 04/20/2026	Number of Pages 6
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Lawson Home Services

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

Report # : 12576
Registration # : PR8529
Escrow # :
 CORRECTED REPORT

Ordered by: Avery Bryant Coldwell Banker Twain Harte 23003 Joaquin Gully Rd. Twain Harte CA 95383 United States	Property Owner and Party of Interest: Charles Walker 21532 Crystal Falls Dr. 1516 Marsha Ave. Modesto, CA 95350 Sonora CA 95370 United States	Report sent to: Suzanne Simpson Coldwell Banker Twain Harte 23003 Joaquin Gully Rd. Twain Harte CA 95383 United States
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

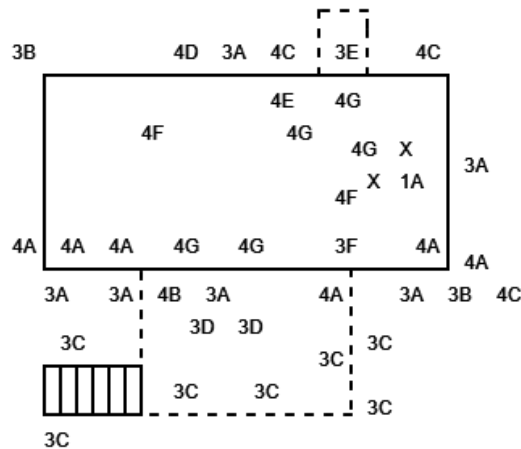
GENERAL DESCRIPTION: Single story, single family residence, wood frame and siding, composition roof, raised foundation, carpeted, and furnished.	Inspection Tag Posted: Subarea
	Other Tags Posted:

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:

LAWSON HOME SERVICES

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Address of Property Inspected		City	State	ZIP
04/20/2026	12576			
Date of Inspection	Corresponding Report No.	Escrow No.		

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.)

1. SUBTERRANEAN TERMITES:

1A - Section I

FINDING: Subterranean Termite activity was noted at the cellulose debris.

RECOMMENDATION: To prevent subterranean termites from constructing mud tubes between the foundations and the wood members, apply Taurus to the soil in accordance with the label adjacent to the area of infestation (see X on diagram). Post a completion tag listing the materials used. Treatment to be applied by Lawson Home services licensed applicator per current label instructions. Local Treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated.

3. FUNGUS / DRYROT:

3A - 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 64 square feet of 3/8" Plysawn and 16 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. NOTE: Portions may be trimmed up.

3B - Section I

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

RECOMMENDATION: Remove and replace up to 4 linear feet of 2x8 Douglas Fir 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:

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Portions may be trimmed up.

3C - Section I

FINDING: Wood decay fungus was noted on large portions of the decking, joists, girders, posts, and stingers.

RECOMMENDATION: Due to the extent of the damages Lawson Home Services recommends removing the entire deck for further inspection listing any further findings, and costs on a supplemental report. If no further damages are found install a new deck. Owner to seal/paint as needed.

3D - Section I

FINDING: Wood decay fungus was noted on the rafter ends at the entry cover.

RECOMMENDATION: Cut up for further inspection listing any further costs and damages on a supplemental report. If no further damages are found, install 2x6 pressure treated blocks.

3E - Section I

FINDING: Wood decay fungus was noted on the landing.

RECOMMENDATION: Due to the extent of the damages Lawson Home Services recommends removing the entire landing for further inspection listing any further findings, and costs on a supplemental report. If no further damages are found install a new landing. Owner to seal/paint as needed.

3F - Section I

FINDING: Surface fungus was noted on the subarea siding.

RECOMMENDATION: Scrape or wire brush surface, then treat with Timbor.

4. OTHER FINDINGS:

4A - Section II

FINDING: Voids were noted at the gutters and downspouts which may allow excessive moisture to enter.

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

4B - Section II

FINDING: Voids were noted at the shingle nosing which may allow excessive moisture to enter.

RECOMMENDATION: Seal the voids as needed.

4C - Section II

FINDING: Drifting soil and debris have caused an earth to wood contact at the siding and trim.

RECOMMENDATION: Redistribute soil and debris away from the siding and trim and inspect the exposed adjacent wood members. Owner is advised to check this area periodically as drifting soil is considered a homeowner item.

4D - Section II

FINDINGS: Embedded form wood was noted in the subarea.

RECOMMENDATIONS: Remove as practical all embedded forms. Any remaining forms treat with a 0.15% solution of disodium octoborate tetrahydrate also known as Timbor. Treatment to be applied by a licensed applicator per label instructions.

4E - Section II

FINDING: Water was noted to be leaking from the bathroom sink supply line.

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

4F - Section II

FINDING: Cellulose debris is present in the subarea.

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RECOMMENDATION: Remove and dispose of scrapwood large enough to rake.

4G - Section II

FINDING: The Owner's goods were noted to be in direct contact with the soil.

RECOMMENDATION: Owner to remove or elevate any cellulose material off the ground to break earth to wood contact.

NOTES:

Note A

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

Note B

NOTES: A building permit and/or engineering may be required for these repairs. Additional costs may be incurred.

Note C

NOTES: Water stains on the ceiling 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: The stains appear to be old.

Note D

NOTE: Dried water stains were noted on the kitchen sink cabinet. 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 E

NOTE: There is a window located low on the wall of the primary bathroom. When the shower is in use, splashed water may enter the framework of the window. The owner is advised to keep the area well seal and maintained or install a shower curtain over the area.

Note F

NOTE: Minor stains were noted at the interior window casings. No pest related problems were found at this time. Periodic inspection of these areas are advised.

Note G

NOTE: Evidence of a rodent infestation was noted in the subarea. 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 H

NOTES: Wood members in the subarea are water stained. Since no moisture, infestation, or infection is present, this does not appear to be a structural pest control problem. No recommendations are made. Periodic inspection is advised.

Note I

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

Note J

NOTE: Portions of the subarea were damp on the day of the inspection. No apparent infestation or infection was noted. It may be necessary for owner to employ an appropriate engineer if this condition persists.

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.

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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.

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 #: 12576

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

Address of Property : 21532 Crystal Falls Dr.
City: Sonora
State/ZIP: CA 95370

The inspection report of the company dated, **04/20/2026** 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
1A	725.00	0.00	0.00	0.00
3A	1,021.00	0.00	0.00	0.00
3B	359.00	0.00	0.00	0.00
3C	18,240.00	0.00	0.00	0.00
3D	157.00	0.00	0.00	0.00
3E	610.00	0.00	0.00	0.00
3F	175.00	0.00	0.00	0.00
4A	0.00	Owner	0.00	0.00
4B	0.00	35.00	0.00	0.00
4C	0.00	150.00	0.00	0.00
4D	0.00	95.00	0.00	0.00
4E	0.00	Owner	0.00	0.00
4F	0.00	Owner	0.00	0.00

Property Owner: _____ Date: _____ Inspected By: Joel Lawson 04/20/2026

Owner's Agent: _____ Date: _____



Lawson Home Services

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Sonora CA 95370
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Jlawson37@outlook.com

WORK AUTHORIZATION

Report #: 12576

Prefix	Section I	Section II	Further Inspection	Other
4G	0.00	Owner	0.00	0.00
Total:	21,287.00	280.00	0.00	0.00
GRAND TOTAL:	21,567.00			

Property Owner:

Date:

Inspected By: Joel Lawson

04/20/2026

Owner's Agent:

Date:



INVOICE / STATEMENT

Lawson Home Services

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

Date: 04/21/2026

Report Number: 12576

Invoice Number: 12576-1

Escrow Number:

Property 21532 Crystal Falls Dr.
Inspected: Sonora, CA 95370

Bill To: Suzanne Simpson
Coldwell Banker Twain Harte
23003 Joaquin Gully Rd.
Twain Harte, CA 95383
United States

MOBILE: (209) 606-4729
WORK: (209) 586-5200
suzanne@suzannesimpson.com

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

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: 04/21/2026

Report Number: 12576

Invoice Number: 12576-1

Escrow Number:

Property 21532 Crystal Falls Dr.
Inspected: Sonora, CA 95370

Bill To: Suzanne Simpson
Coldwell Banker Twain Harte
23003 Joaquin Gully Rd.
Twain Harte, CA 95383
United States

MOBILE: (209) 606-4729
WORK: (209) 586-5200
suzanne@suzannesimpson.com

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

Description of Service

RETURN THIS COPY WITH REMITTANCE
THANK YOU FOR YOUR BUSINESS.