



# LAWSON HOME SERVICES

Page 2 of 7 inspection report

18237	4th St.	Jamestown	CA	95327
Address of Property Inspected		City	State	ZIP
02/10/2026	12432			
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 skirting, subarea wood members, and 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. Post a completion tag listing the materials used. Treatment to be applied by Lawson Home service licensed applicator per current label instructions.

## 3. FUNGUS / DRYROT:

### 3A - Section I

FINDING: Wood decay fungus was noted on the siding and skirting.

RECOMMENDATION: Remove and replace up to 256 linear feet of 1x8 V-Rustic and 6 square feet of 1/2" pressure treated plywood 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.

### 3B - Section I

FINDING: Wood decay fungus was noted on the fascia at the eaves.

RECOMMENDATION: Remove and replace up to 40 linear feet of 1x8 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.

### 3C - Section I

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FINDING: Wood decay fungus was noted on the framing, trim, decking, and siding on the enclosed porch.

RECOMMENDATION: Remove and replace up to 32 square feet of 5/8" pressure treated plywood, 32 linear feet of 2x4 Douglas Fir, 16 linear feet of 1x8 V-Rustic, 16 linear feet of 1x6 redwood, and 8 linear feet of 1x4 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 trim and casing on the porch cover.

RECOMMENDATION: Remove and replace up to 18 linear feet of 1x6 redwood, 8 linear feet of 1x4 redwood, 27 linear feet of 1/2" x 1/2" redwood, and 27 linear feet of 1/2" X 1/2" pine 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.

## 3E - Section I

FINDING: Wood decay fungus was noted on the skirting, stringers, decking, and posts.

RECOMMENDATION: Remove and replace up to 16 linear feet of 2x4 pressure treated, 4 linear feet of 2x6 redwood, 8 linear feet of 4x4 pressure treated, 12 linear feet of 2x12 pressure treated, and 2 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.

## 3F - Section I

FINDING: Surface fungus was noted on the subfloor.

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

## 3G - Section I

FINDING: Wood decay fungus was noted on the siding above the deck cover.

RECOMMENDATION: Remove and replace up to 16 linear feet of 1x8 V-Rustic 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.

## 3H - Section I

FINDING: Wood decay fungus was noted on the window sill at the upstairs window.

RECOMMENDATION: Remove and replace up to 3 linear feet of 1x3 pine 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.

## 3I - Section I

FINDING: Subterranean termites and wood decay fungus was noted on the skirting, siding, and framing at the skirt wall in the subarea. This is apparently caused by a faulty grade and earth to wood contact.

RECOMMENDATION: Remove the bottom rows of siding, soil, metal flashing, up to 96 square feet of skirting and up to 135 linear feet of 2x6 pressure treated for further inspection listing any further costs and damages on a supplemental report. If no further damages are found, install new pressure treated wood, metal, and 1x8 V-Rustic. See Item 1A for the treatment of the subterranean termite treatment.

## 3J - Section I

FINDING: Surface fungus was noted on the underside of the deck.

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

## 4. OTHER FINDINGS:

### 4A - Section II

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

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

## 4B - Section II

FINDING: The attached fence was noted to be in direct contact with the soil.

RECOMMENDATION: Separate with metal flashing.

## 4C - Section II

FINDING: There were voids noted on the siding above the deck cover which may allow excessive moisture to enter.

RECOMMENDATION: Seal the voids as needed.

## 4D - Section II

FINDING: There were voids noted at the kitchen sink which may allow excessive moisture to enter.

RECOMMENDATION: Seal the void with tan silicon. Please note caulking is a temporary repair and must periodically maintained by the homeowner.

## 4E - Section II

FINDINGS: The toilet in the primary bathroom is rocking on its drain flange.

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.

## 4F - Section II

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

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

## 4G - Section II

FINDING: Cellulose debris is present in the subarea.

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

## 4H - Section II

FINDING: A lack of vents was noted on the structure which has allowed excessive moisture to enter. NOTE: See Item 3I.

RECOMMENDATION: Install up to 12 screen vents to promote air flow.

## 5. FURTHER INSPECTION:

### 5A - Further Inspection

FINDING: The underside of the deck was inaccessible due to a lack of clearance.

RECOMMENDATION: Pull treads for further inspection listing any further costs and damages on a supplemental report.

### 5B - Further Inspection

FINDING: Portions of the subarea were inaccessible due to a lack of clearance between the bottom of the joists and soil.

RECOMMENDATION: Owner to remove enough soil to permit further inspection listing any further costs and damages on a supplemental report.

## NOTES:

### Note A

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

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## Note B

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 C

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

## Note D

NOTES: Moss was noted on the roof. This is considered an uncontrollable moisture condition. We make no recommendation except that if further information is needed on the condition of the roof, the owner should contact a licensed roofing contractor for an inspection.

## Note E

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 F

NOTES: The subarea wood members are covered by insulation some of which are hanging down. No pest related issues were noted as a result of this condition therefore no recommendations are being given. Owner should employ licensed trades to repair as necessary.

## Note G

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.

## 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.

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.

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

Poison Control Center  
Agricultural Department

(800) 222-1222  
(209) 533-5691

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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 #: 12432

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

Address of Property : 18237 4th St.  
City: Jamestown  
State/ZIP: CA 95327

The inspection report of the company dated, 02/10/2026 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	1,450.00	0.00	0.00	0.00
3A	3,561.00	0.00	0.00	0.00
3B	795.00	0.00	0.00	0.00
3C	2,035.00	0.00	0.00	0.00
3D	767.00	0.00	0.00	0.00
3E	968.00	0.00	0.00	0.00
3F	179.00	0.00	0.00	0.00
3G	281.00	0.00	0.00	0.00
3H	110.00	0.00	0.00	0.00
3I	8,610.00	0.00	0.00	0.00
3J	379.00	0.00	0.00	0.00
4A	0.00	25.00	0.00	0.00
4B	0.00	95.00	0.00	0.00

Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_ Inspected By: Joel Lawson 02/10/2026

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



## Lawson Home Services

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

### WORK AUTHORIZATION

Report #: 12432

Prefix	Section I	Section II	Further Inspection	Other
4C	0.00	127.00	0.00	0.00
4D	0.00	25.00	0.00	0.00
4E	0.00	247.00	0.00	0.00
4F	0.00	275.00	0.00	0.00
4G	0.00	Owner	0.00	0.00
4H	0.00	768.00	0.00	0.00
5A	0.00	0.00	150.00	0.00
5B	0.00	0.00	Owner	0.00
Total:	19,135.00	1,562.00	150.00	0.00
<b>GRAND TOTAL:</b>	<b>20,847.00</b>			

Property Owner:

Date:

Inspected By: Joel Lawson

02/10/2026

Owner's Agent:

Date:



# INVOICE / STATEMENT

## Lawson Home Services

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

Date: 02/11/2026

Report Number: 12432

Invoice Number: 12432-1

Escrow Number:

Property 18237 4th St.  
Inspected: Jamestown, CA 95327

Bill To: Robert Reggiardo  
18237 4th St.  
Jamestown, CA 95327  
United States

HOME: (209) 986-7755

Inspection: \$	175.00
<b>Invoice Total: \$</b>	<b>175.00</b>
Payments: \$	0.00
<b>Total Due: \$</b>	<b>175.00</b>

Description of Service

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

CUT HERE

CUT HERE

CUT HERE



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Description of Service

RETURN THIS COPY WITH REMITTANCE  
**THANK YOU FOR YOUR BUSINESS.**