



# LAWSON HOME SERVICES

Page 2 of 6 inspection report

16101	Moccasin Ranch Rd.	La Grange	CA	95329
Address of Property Inspected		City	State	ZIP
03/25/2025	11900			
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.

# LAWSON HOME SERVICES

Page 3 of 6 inspection report

16101	Moccasin Ranch Rd.	La Grange	CA	95329
Address of Property Inspected		City	State	ZIP
03/25/2025	11900			
Date of Inspection	Corresponding Report No.	Escrow No.		

**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 decking, fascia, and posts at the landing.

RECOMMENDATION: Remove and replace up to 22 linear feet of 2x12 pressure treated, 62 linear feet of 2x6 redwood and 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 repair.

### 3B - Section I

FINDING: Surface fungus was noted on the shear wall under the deck and the underside of the deck.

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

### 3C - Section I

FINDING: Wood decay fungus was noted on the trim at the 2nd story window.

RECOMMENDATION: Remove and replace up to 6 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: New wood will not match.

### 3D - Section I

FINDING: Wood decay fungus was noted on the log siding.

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

# LAWSON HOME SERVICES

Page 4 of 6 inspection report

16101	Moccasin Ranch Rd.	La Grange	CA	95329
Address of Property Inspected		City	State	ZIP
03/25/2025	11900			
Date of Inspection	Corresponding Report No.	Escrow No.		

## 3E - Section I

FINDING: Surface fungus was noted on the door jamb.

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

## 3F - Section I

FINDING: Wood decay fungus was noted on the fascia.

RECOMMENDATION: Remove and replace up to 8 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.

## 3G - Section I

FINDING: Wood decay fungus was noted on the post, decking, and trim at the covered deck.

RECOMMENDATION: Remove and replace up to 8 linear feet of 4x6 Douglas Fir, 12 square feet of 3/4" CDX, and 8 linear feet of 1x12 cedar 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: Voids were noted at the exterior which were apparently caused by birds which may allow excessive moisture to enter the adjacent wood members.

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

### 4B - Section II

FINDING: Voids were noted at the window trim which may allow excessive moisture to enter.

RECOMMENDATION: Seal the voids as needed.

### 4C - Section II

FINDING: The plumbing could not be inspected because the water to the shop was turned off.

RECOMMENDATION: When the water has been turned on at the shop, and upon request Lawson Home Services will inspect the plumbing listing any adverse findings, recommendations and costs in a supplemental report.

### 4D - Section II

FINDINGS: Embedded cellulose was noted in the subarea.

RECOMMENDATIONS: Remove as practical all embedded cellulose. Any remaining cellulose 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: Voids were noted at the log siding which may allow excessive moisture to enter.

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

## 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: Evidence of a bat and bird activity was noted at the exterior. No wood destroying organisms were noted so no

# LAWSON HOME SERVICES

Page 5 of 6 inspection report

16101	Moccasin Ranch Rd.	La Grange	CA	95329
Address of Property Inspected		City	State	ZIP
03/25/2025	11900			
Date of Inspection	Corresponding Report No.	Escrow No.		

recommendations are being given. If parties of interest desire more information they should contact a licensed branch 2 company.

## Note C

NOTES: Water stains on the eaves 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 D

NOTE: Staining is not included in this estimate.

## Note E

NOTE: Evidence of a rodent infestation was noted in the interior and shop. 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 F

NOTE: There is a window located low on the walls of all of the bathrooms. 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 G

NOTES: Cracks in the foundation 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.

## Note H

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 I

NOTE: Dried water stains were noted on the garage pedestrian door. 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.

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:

# LAWSON HOME SERVICES

Page 6 of 6 inspection report

16101	Moccasin Ranch Rd.	La Grange	CA	95329
Address of Property Inspected		City	State	ZIP
03/25/2025	11900			
Date of Inspection	Corresponding Report No.		Escrow No.	

Poison Control Center  
Agricultural Department  
Health Department  
Structural Pest Control Board

(800) 222-1222  
(209) 525-4730  
(209) 558-7116  
(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 #: 11900**

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

Address of Property : 16101 Moccasin Ranch Rd.  
City: La Grange  
State/ZIP: CA 95329

The inspection report of the company dated, **03/25/2025** 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	2,002.00	0.00	0.00	0.00
3B	375.00	0.00	0.00	0.00
3C	229.00	0.00	0.00	0.00
3D	Owner	0.00	0.00	0.00
3E	175.00	0.00	0.00	0.00
3F	310.00	0.00	0.00	0.00
3G	971.00	0.00	0.00	0.00
4A	0.00	Owner	0.00	0.00
4B	0.00	359.00	0.00	0.00
4C	0.00	Owner	0.00	0.00
4D	0.00	210.00	0.00	0.00
4E	0.00	Owner	0.00	0.00

Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_ Inspected By: Joel Lawson 03/25/2025

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



## Lawson Home Services

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

### WORK AUTHORIZATION

Report #: 11900

Prefix	Section I	Section II	Further Inspection	Other
Total:	4,062.00	569.00	0.00	0.00
<b>GRAND TOTAL:</b>	<b>4,631.00</b>			

Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_ Inspected By: Joel Lawson \_\_\_\_\_ 03/25/2025

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



# INVOICE / STATEMENT

## Lawson Home Services

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

Date: 03/26/2025

Report Number: 11900

Invoice Number: 11900-1

Escrow Number:

Property 16101 Moccasin Ranch Rd.  
Inspected: La Grange, CA 95329

Bill To: Gary Schmitt

HOME: (909) 725-9183  
gsinsp@aol.com

Inspection: \$	200.00
<b>Invoice Total: \$</b>	<b>200.00</b>
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: 03/26/2025

Report Number: 11900

Invoice Number: 11900-1

Escrow Number:

Property 16101 Moccasin Ranch Rd.  
Inspected: La Grange, CA 95329

Bill To: Gary Schmitt

HOME: (909) 725-9183  
gsinsp@aol.com

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

Description of Service

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