

# Inspection Report

Provided by:



## G2 Home Inspections

Inspector: Brad Partlow

G2tricity@gmail.com  
509.378.7095

---

### Property Address

5207 Crane Dr  
West Richland Wa



# Report Information

## Client Information

**Client Name** Melinda Robinson

## Property Information

**Approximate Year Built** 1995  
**Approximate Square Footage** 1986  
**Number of Bedroom** 3.  
**Number of Bath** 3.  
**Direction House Faces** North.

## Inspection Information

**Inspection Date** 6/13/25  
**Inspection Time** 9am  
**Weather Conditions** Dry.  
**Outside Temperature** 70°  
**Price for Inspection** \$375.

### WITHIN THE SCOPE OF THE INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See Standards of Practice for a detailed description of the scope of inspection.

Exterior:Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.) - The scope of the inspection is limited to the description and the general condition of the above systems.

### OUTSIDE THE SCOPE OF THE INSPECTION

-Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection. -The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering

analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item. - The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

#### CONFIDENTIAL REPORT

- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

#### DISPUTES

- Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

Definition of conditions:

**AS** = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

**R** = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

**S** = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

**NI** = Not Inspected: The item was not inspected during the inspection.

## Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

### Exterior

#### 2.1 Exterior Wall Conditions (Repair)

There was evidence of moisture exposure and damage observed at the fascia boards at the west side of the garage

There was no evidence of moisture exposure in minor damage, observed at the bottom edge of siding at the west side of the home.

There was minor swelling/evidence of moisture exposure, observed at the trim halfway up the wall at the back of the home.

There was weathered, paint and minor damage observed at the corner trim, and several areas around the home.

There is evidence of moisture exposure and minor damage observed at the bottom edge of the trim at the front posts

They were gaps in the caulk at siding and trim joints in several areas around the home.

Recommend repair/maintenance by qualified contractor.

#### 2.2 Window Conditions (Repair)

The vinyl glazing strip at the bottom of the garage window was damaged. Recommend repair.

#### 2.3 Exterior Door Conditions (Repair)

The sliding glass door did not slide smoothly. Recommend adjustment or repair.

### Roofing

#### 3.1 Roof Covering Condition (Repair)

There is a small piece of missing roof sheathing near the peak of the roof above the garage just above the garage attic access. Recommend repair.

The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection.

### Heating - Air

#### 4.1 Unit Conditions (Appears Serviceable)

The heating system was operational at time of inspection. This is not an indication of future operation or condition.

There were no service records visible for the HVAC system at the time of inspection. Recommend having this system serviced by a qualified technician.



## Electrical

### 5.1 Electrical Service Conditions (Repair)

Recommend installing a strap at the conduit below the electrical meter base.

### 5.3 Electrical Panel Conditions (Repair)

The receptacle below the electrical panel is fed from the bottom left breaker in the panel. This is a 30 amp single pole breaker. Receptacle is only rated for 20 A. Recommend replacing breaker with a 20 amp single pole breaker.

## Interiors

### 7.3 Floor Conditions (Repair)

The carpet was loose in several areas. Recommend stretching carpet.

### 7.5 Interior Door Conditions (Repair)

The doorstop for the front exterior door was missing. Recommended install doorstop to prevent wall damage.

### 7.6 Electrical Conditions (Repair)

Several of the kitchen countertop receptacles are not GFCI protected. It is recommended to install GFCI protection for All kitchen receptacles.

Recommend installing GFCI protection for the exterior receptacle of the back patio

Recommend installing GFCI protection for the exterior receptacle at the front patio.

There is an open junction box in the attic above the garage to the left of the attic access when facing the home. Recommend recommend installing a cover at this junction box.

The cover was missing for the thermostat control for the attic fan. Recommend installing a cover for this device. The fan did not appear to be operational at the time of inspection. Recommend repair or replacement if desired.

## Kitchen

### 8.6 Hood Fan Conditions (Repair)

The left light below the microwave did not operate at the time of inspection. Recommend replacing bulb.

## Bath(s)

### 9.6 Shower - Tub Conditions (Repair)

The guest bathroom tub, drained somewhat slowly at the time of inspection. Recommend clearing drain.

## Garage - Laundry

### **10.4 Door Conditions** (Repair)

There was evidence of moisture exposure and damage observed at the door casing at the side garage door. Recommend repair. Install installing a gutter at the eve outside of the garage door would help prevent further damage.

### **10.6 Electrical Conditions** (Repair)

Several receptacles in the garage are not GFCI protected. It is recommended that all garage receptacles be GFCI protected. Recommend installing GFCI protection.

### **10.8 Laundry Room Conditions** (Repair)

The hot water valve at the washing machine hook up was dripping slowly at the time of inspection. Recommend repair by qualified plumbing contractor.

## 1 Grounds

### Grading

**Grading Slope** The site is flat.

**1.1) Grading Conditions**

AS

Grading of the soil near the foundation appears to be in serviceable condition.

### Driveways - Sidewalks - Walkways

**Driveway Material** Concrete.

**1.2) Driveway Conditions**

AS

Cracks and surface deterioration were observed at the driveway. Recommend repair as needed/desire.



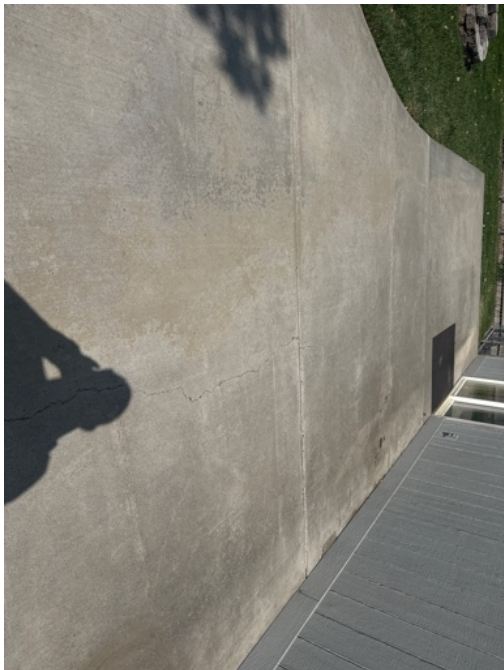
**Sidewalk Material** Concrete.

**1.3) Sidewalk Conditions**

AS

There were common settlement cracks observed at the back patio.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected





## 2 Exterior

### Exterior Walls

**Structure Type** Wood frame.

**Exterior Wall Covering** The visible and accessible areas of the exterior siding material are wood.

#### 2.1) Exterior Wall Conditions

R

There was evidence of moisture exposure and damage observed at the fascia boards at the west side of the garage

There was no evidence of moisture exposure in minor damage, observed at the bottom edge of siding at the west side of the home.

There was minor swelling/evidence of moisture exposure, observed at the trim halfway up the wall at the back of the home.

There was weathered, paint and minor damage observed at the corner trim, and several areas around the home.

There is evidence of moisture exposure and minor damage observed at the bottom edge of the trim at the front posts

They were gaps in the caulk at siding and trim joints in several areas around the home.

Recommend repair/maintenance by qualified contractor.

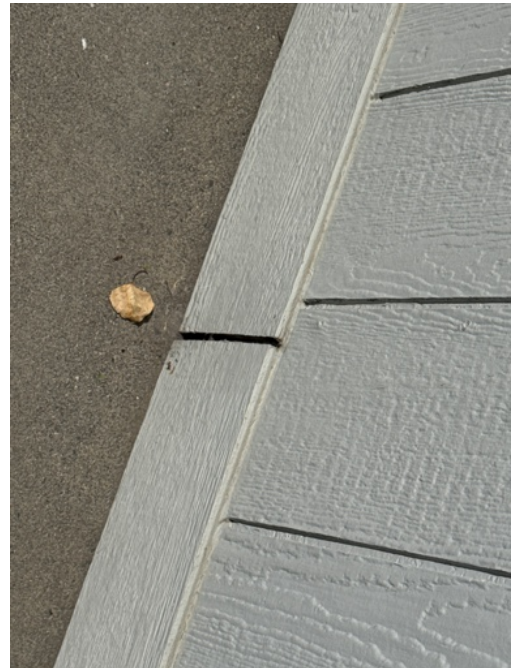


AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected





AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected





AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected





AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



### Exterior Windows - Doors

**Window Type** Sliding.Casement.

**Window Material** Vinyl.

#### 2.2) Window Conditions

R

The vinyl glazing strip at the bottom of the garage window was damaged. Recommend repair.



#### 2.3) Exterior Door Conditions

R

The sliding glass door did not slide smoothly. Recommend adjustment or repair.

### Exterior Water Faucet(s)

#### 2.4) Faucet Conditions

AS

The hose faucets appeared to be in serviceable condition at the time of the inspection. These

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

should be insulated prior to freezing temperatures.

3 Roofing

Roof Covering

Roof Style	Hip.
Roof Covering Material	Asphalt composition shingles.
Number of Layers	One.

3.1) Roof Covering Condition R

There is a small piece of missing roof sheathing near the peak of the roof above the garage just above the garage attic access. Recommend repair.

The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection.





AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected





AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



3.2) Flashing Conditions

AS

The exposed flashings appeared to be in serviceable condition at the time of inspection.

3.3) Gutter & Downspout Conditions

NI

The property has a no gutter system installed. Recommend adding gutters and downspouts where needed. Water seepage into crawl spaces, basements and under foundations are primarily caused by inadequate removal of rainwater from the perimeter of the house.

Attic Area

Attic Access	Garage.Hallway.
Method of Inspection	Entered attic area.
Roof Frame Type	The roof framing is constructed with truss framing.

3.4) Attic Conditions

AS

The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



**Attic Ventilation Type** Ridge Vents.Soffit vents.

**Attic Ventilation Conditions** The attic ventillation appeared adequate at the time of inspection

**Attic Insulation Type** Loose fill.

### 3.5) Attic Insulation Conditions

AS

The attic has blown-in insulation. The approximate depth of the insulation is 10+ inches, which appears adequate.

The attic space above the garage is not insulated which is typical



## 4 Heating - Air

### Heating

**Location of Unit** Attic.

**Heating Type** Forced Air.Heat Pump.

**Energy Source** Electric.

#### 4.1) Unit Conditions

AS

The heating system was operational at time of inspection. This is not an indication of future operation or condition.

There were no service records visible for the HVAC system at the time of inspection. Recommend having this system serviced by a qualified technician.



**Distribution Type** The visible areas of the heat distribution system is ductwork with registers.

#### 4.2) Distribution Conditions

AS

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

#### 4.3) Thermostat Condition

AS

The normal operating controls appeared to be serviceable at the time of the inspection.

### Air Condition - Cooling

**Type of Cooling System** Split system.

**AC Unit Power** 240V.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

4.4) AC Unit Conditions

AS

The heat pump was operational at the time of inspection. This is not an indication of future operation or condition.





## 5 Electrical

### Service Drop - Weatherhead

**Electrical Service Type** The electrical service is underground.

**Electrical Service Material** Aluminum.

**Number of Conductors** Three.

#### 5.1) Electrical Service Conditions

R

Recommend installing a strap at the conduit below the electrical meter base.



### Main Electrical Panel

**Main Disconnect Location** At Main Panel.

**Electric Panel Location** The main electric panel is located at the garage.

**Panel Amperage Rating** 200 Amp

**Circuit Protection Type** Breakers.

#### 5.2) Wiring Methods

AS

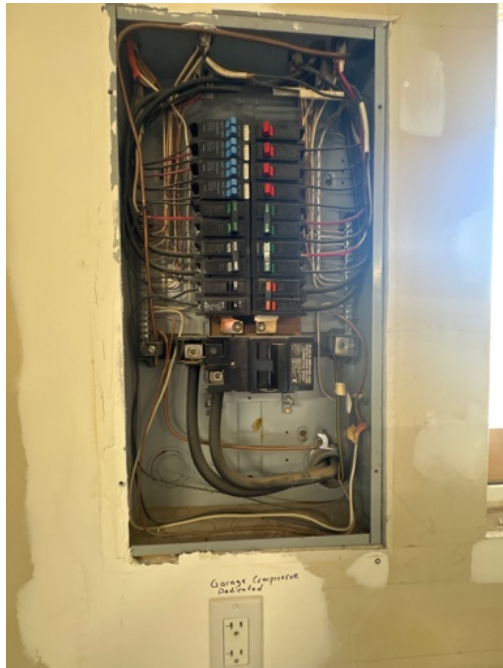
Plastic insulated (romex) type wire is present.

#### 5.3) Electrical Panel Conditions

R

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

The receptacle below the electrical panel is fed from the bottom left breaker in the panel. This is a 30 amp single pole breaker. Receptacle is only rated for 20 A. Recommend replacing breaker with a 20 amp single pole breaker.



## 6 Plumbing

### Water Main Line

**Main Shutoff Location** The main valve is located under the stairs.

**Main Line Material** The visible material of the main line / pipe appears to be copper.

#### 6.1) Main Line & Valve Conditions

AS

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.



### Water Supply Lines

**Supply Line Material** The visible material used for the supply lines is copper.

#### 6.2) Supply Line Conditions

AS

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

### Drain - Waste Lines

**Drain Line Material** The visible portions of the waste lines are plastic.

#### 6.3) Drain Line Conditions

AS

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

### Water Heater(s)

**Water Heater Type** Electric.

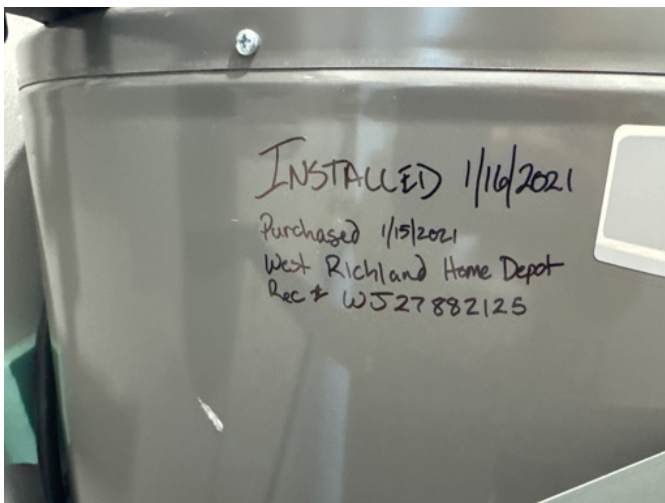
**Water Heater Location** Closet under stairs

**Water Heater Capacity** 50 Gallon.

#### 6.4) Water Heater Conditions

AS

The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.





AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



## 7 Interiors

### Walls - Ceilings - Floors

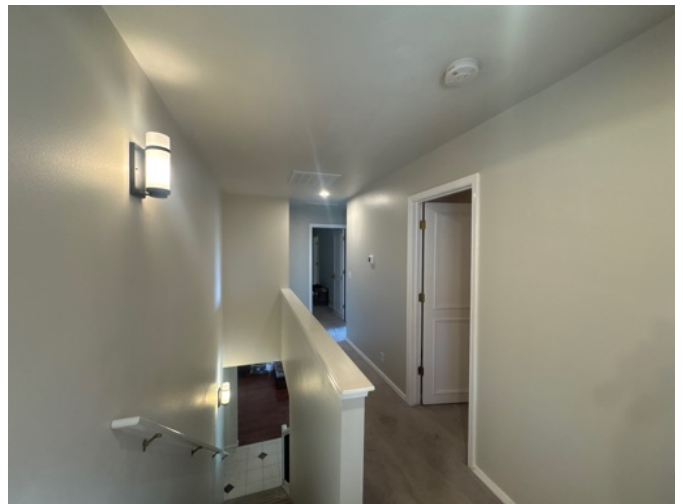
#### 7.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected





AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



7.2) Ceiling Conditions

R

There were Pops drywall screws, observed at the ceiling near the walls in several areas at the upper level of the home. Recommend maintenance and repair as needed.





**7.3) Floor Conditions**

R

The carpet was loose in several areas. Recommend stretching carpet.

**Windows - Doors****7.4) Interior Window Conditions**

AS

The sample of windows tested were operational at the time of the inspection.

**7.5) Interior Door Conditions**

R

The doorstop for the front exterior door was missing. Recommended install doorstop to prevent wall damage.

**Electrical Conditions****7.6) Electrical Conditions**

R

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Several of the kitchen countertop receptacles are not GFCI protected. It is recommended to install GFCI protection for All kitchen receptacles.

Recommend installing GFCI protection for the exterior receptacle of the back patio

Recommend installing GFCI protection for the exterior receptacle at the front patio.

There is an open junction box in the attic above the garage to the left of the attic access when facing the home. Recommend recommend installing a cover at this junction box.

The cover was missing for the thermostat control for the attic fan. Recommend installing a cover for this device. The fan did not appear to be operational at the time of inspection. Recommend repair or replacement if desired.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

**7.7) Lighting Conditions**

AS

Appears Serviceable.

**7.8) Ceiling Fan Conditions**

AS

Appears Serviceable.

**7.9) Smoke Detector Conditions**

AS

The smoke and carbon monoxide detectors appeared to be in serviceable condition at the time of inspection.



## 8 Kitchen

### Kitchen Sink - Counter tops - Cabinets

#### 8.1) Counter Conditions

AS

The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.

#### 8.2) Cabinet Conditions

AS

The kitchen cabinets appeared to be in serviceable condition at the time of inspection. The kitchen cabinets showed evidence of minor wear.



#### 8.3) Sink Plumbing Conditions

AS

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

**8.4) Garbage Disposal Condition**

AS

The sink disposal was operable at the time of the inspection. Client should consult a licensed plumber, manufacturer, or disposal supply company for information on proper usage and safety related concerns.

**Appliances**

**Stove - Range Type** The range is electric.

**8.5) Stove - Range Condition**

AS

the electric range operated as intended at time of inspection

**8.6) Hood Fan Conditions**

R

The left light below the microwave did not operate at the time of inspection. Recommend replacing bulb.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



### 8.7) Dishwasher Conditions

AS

The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions.





**9 Bath(s)****Electrical Conditions****9.1) Electrical Conditions**

AS

The bathroom Receptacles appeared to be in serviceable condition at the time of inspection.

**9.2) Lighting Conditions**

AS

Appears Serviceable.

**9.3) Vent Fan Conditions**

AS

The bathroom and laundry ventilation fans appeared to be in serviceable condition at the time of inspection.

**Bathroom Sink****9.4) Counter - Cabinet Conditions**

AS

Appears Serviceable.

**9.5) Sink Conditions**

AS

The sinks appeared to be in serviceable condition at the time of inspection



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



## Shower - Tub - Toilet

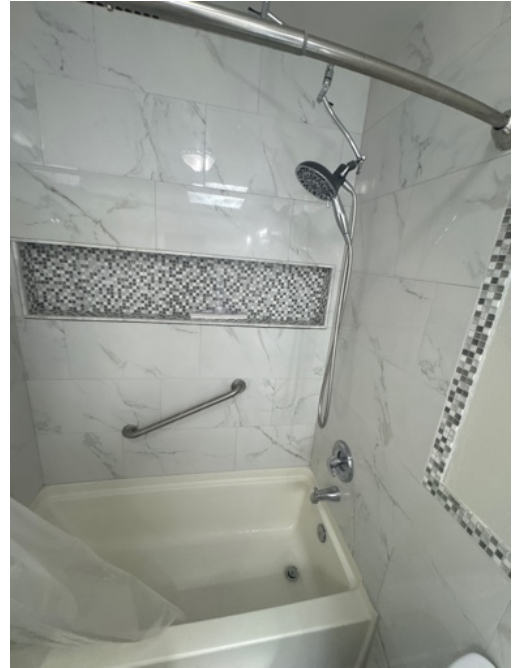
### 9.6) Shower - Tub Conditions

R

The guest bathroom tub, drained somewhat slowly at the time of inspection. Recommend clearing drain.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



### 9.7) Toilet Conditions

AS

The toilets appeared to be in serviceable condition at the time of inspection in bath.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



## 10 Garage - Laundry

### Walls - Ceilings - Floors

**Garage Type** The garage is attached to the house.

#### 10.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



#### 10.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

#### 10.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

There were common settlement cracks observed at the garage floor.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



#### 10.4) Door Conditions

R

There was evidence of moisture exposure and damage observed at the door casing at the side garage door. Recommend repair. Install installing a gutter at the eve outside of the garage door would help prevent further damage.



#### 10.5) Vehicle Door Conditions

AS

The vehicle door(s) appeared to be in serviceable condition at the time of the inspection.

**10.6) Electrical Conditions****R**

Several receptacles in the garage are not GFCI protected. It is recommended that all garage receptacles be GFCI protected. Recommend installing GFCI protection.

**10.7) Lighting Conditions****AS**

Appears Serviceable.

**Laundry Room**

**Location** The laundry facilities are located in the laundry room.

**10.8) Laundry Room Conditions****R**

The hot water valve at the washing machine hook up was dripping slowly at the time of inspection. Recommend repair by qualified plumbing contractor.



11 Foundation - Crawl Space

Foundation

Foundation Type      Slab on grade.

Foundation Material      Concrete.

11.1) Foundation Conditions      AS

The visible and accessible portions of the foundation appeared to be in serviceable condition at the time of inspection.