

Inspection Report

Provided by:



G2 Home Inspections

Inspector: Brad Partlow

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509.378.7095

Property Address

903 Willard Ave
Richland Wa



Report Information

Client Information

Client Name Melinda Robinson

Property Information

Approximate Year Built 1948

Approximate Square Footage 1700

Number of Bedroom 3.

Number of Bath 1.

Direction House Faces East.

Inspection Information

Inspection Date 8/28/24

Inspection Time 1pm

Weather Conditions Dry.

Outside Temperature 84

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 cracking caulk, observed at siding and trim joints in several areas around the home. Recommend maintenance as needed.

There was weathered paint observed at the trim around the south exterior door. Recommend repainting trim. *Repainted*

The exterior paint was slightly weathered in some areas. Recommend repainting as needed. *repainted*

2.3 Exterior Door Conditions (Repair)

The exterior door to the basement was difficult to close. Recommend adjustment or repair.

Roofing

3.1 Roof Covering Condition (Repair)

There was significant granular loss observed at areas of the roof covering.

There were exposed nailhead observed at the roof covering.

There was moss on the roof covering in some areas.

There was a damaged shingle at the ridge cap at the Southeast facing portion of the roof.

Recommend further evaluation of the roof by an by a qualified contractor and repair/replace as recommended.

3.4 Attic Conditions (Repair)

repaired by Contractor

There was dark mildew, like staining, observed at the underside of the roof sheathing above the bathroom area. This may have been caused by excessive moisture in the attic or the fan may have not been properly vented. Recommend for the evaluation and any needed repair by a qualified contractor.

Heating - Air

4.1 Unit Conditions (Repair)

The kitchen baseboard heater did not operate when tested. Recommend repair of thermostat or heater.

Plumbing

6.4 Water Heater Conditions (Repair)

The water heater was operational at the time of inspection. This is not an indication of future operation or condition. *replaced*

Recommended selling seismic straps at the water heater. *replaced & added straps*

Recommend extending the discharge pipe for the TPR valve, so it reaches within 6 inches of the floor.

There was some rust visible on the outside of the water heater.

The water heater is likely near the end of its expected lifespan. Replacement as needed. *replaced*

Interiors

7.6 Electrical Conditions (Repair)

Recommend installing GFCI protection for the kitchen, bathroom, and exterior receptacles.

The kitchen receptacles on either side of the sink had loose contacts. Recommend replacing receptacles.

7.8 Smoke Detector Conditions (Safety)

Recommend installing a carbon monoxide detector on each level of the home.

done ✓

Kitchen

8.1 Counter Conditions (Repair)

Recaulking
crack near fan

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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

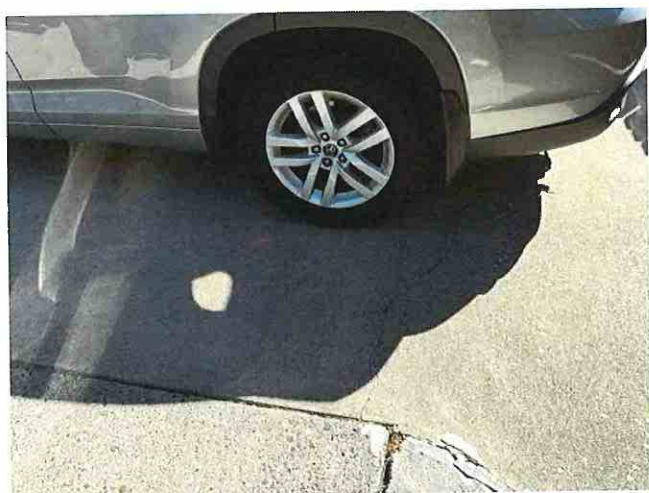
Driveway Material

Concrete.

1.2) Driveway Conditions

AS

Common cracks were observed in the driveway.

**Sidewalk Material**

Concrete.



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



1.3) Sidewalk Conditions

AS

Minor settlement observed

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2 Exterior

Exterior Walls

Structure Type

Wood frame.

Exterior Wall Covering

The visible and accessible areas of the exterior siding material are wood.

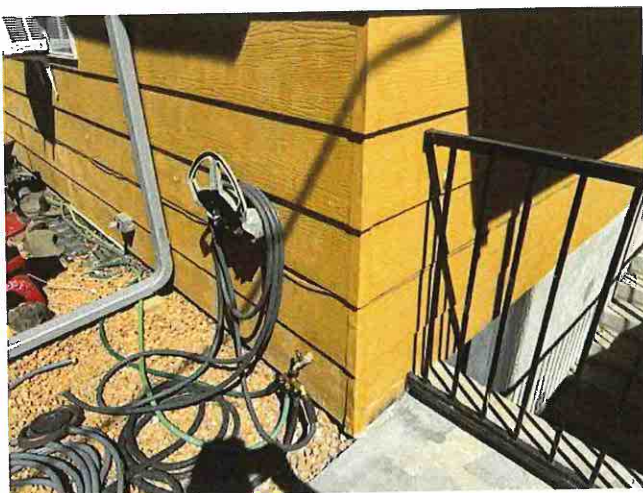
2.1) Exterior Wall Conditions

R

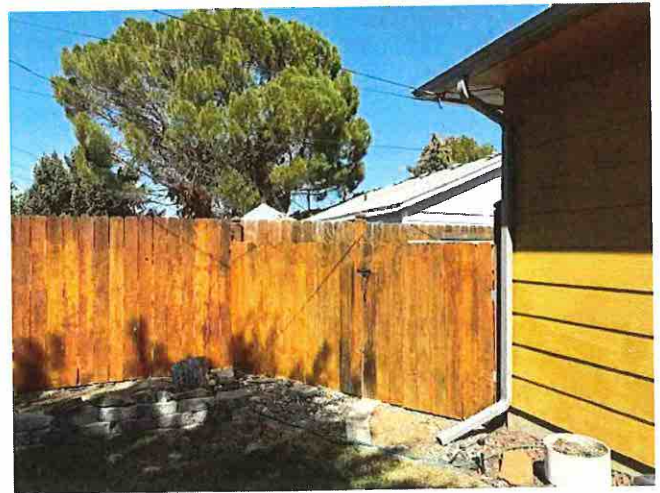
There was cracking caulk, observed at siding and trim joints in several areas around the home. Recommend maintenance as needed.

There was weathered paint observed at the trim around the south exterior door. Recommend repainting trim.

The exterior paint was slightly weathered in some areas. Recommend repainting as needed.



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Exterior Windows - Doors

Window Type

Sliding.Casement.

Window Material

Aluminum.Vinyl.

2.2) Window Conditions

AS

Appears Serviceable.

2.3) Exterior Door Conditions

R

The exterior door to the basement was difficult to close. Recommend adjustment or repair.

Exterior Water Faucet(s)

2.4) Faucet Conditions

R

The north exterior faucet appears to have been disconnected.

3 Roofing

Roof Covering

Method of Inspection

The roof was inspected by walking the safe and accessible areas.

Roof Style

Hip.

Roof Covering Material

Asphalt composition shingles.

Number of Layers

One.

3.1) Roof Covering Condition

R

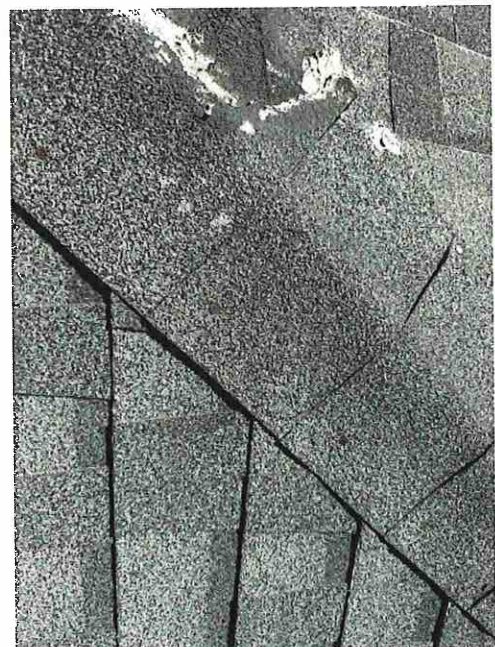
There was significant granular loss observed at areas of the roof covering.

There were exposed nailhead observed at the roof covering.

There was moss on the roof covering in some areas.

There was a damaged shingle at the ridge cap at the Southeast facing portion of the roof.

Recommend further evaluation of the roof by an by a qualified contractor and repair/replace as recommended.



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3.2) Flashing Conditions

AS

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

3.3) Gutter & Downspout Conditions

AS

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The property has a partial gutter system. 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.

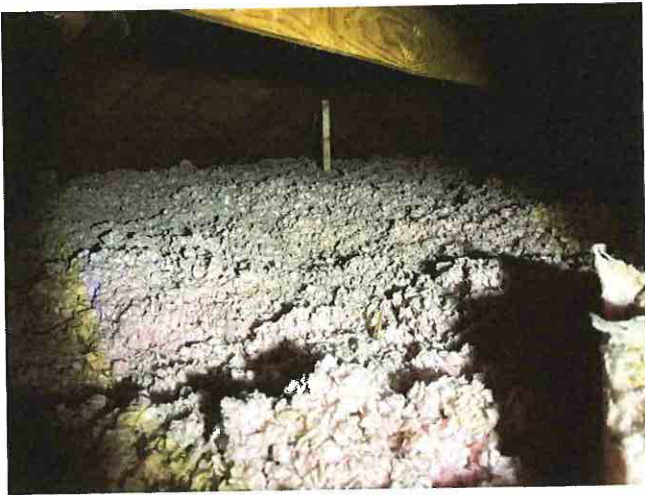
Attic Area

Attic Access	Hallway.
Method of Inspection	Viewed from ladder.
Roof Frame Type	The roof framing is constructed with rafter framing.

3.4) Attic Conditions

R

There was dark mildew, like staining, observed at the underside of the roof sheathing above the bathroom area. This may have been caused by excessive moisture in the attic or the fan may have not been properly vented. Recommend for the evaluation and any needed repair by a qualified contractor.



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Attic Ventilation Type	Ridge 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 8+/- inches. Additional insulation could be considered at some point.

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4 Heating - Air

Heating

Heating Type

The home is heated by electric baseboards

Energy Source

Electric.

4.1) Unit Conditions

R

The kitchen baseboard heater did not operate when tested. Recommend repair of thermostat or heater.

Air Condition - Cooling

Type of Cooling System

Wall unit

4.2) AC Unit Conditions

NI

Window or wall air conditioning units were present and are not tested as part of our inspection. Only central air conditioning units are inspected as part of our services.



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5 Electrical**Service Drop - Weatherhead**

Electrical Service Type	The electrical service is overhead.
Electrical Service Material	Aluminum.
Number of Conductors	Three.

5.1) Electrical Service Conditions

R

The guy wire support for the service mast was slightly loose. Recommend tightening.

Main Electrical Panel

Main Disconnect Location	At Main Panel.
Electric Panel Location	Kitchen cabinet
Panel Amperage Rating	200 Amp
Circuit Protection Type	Breakers.

5.2) Wiring Methods

AS

Non metallic sheathed cable

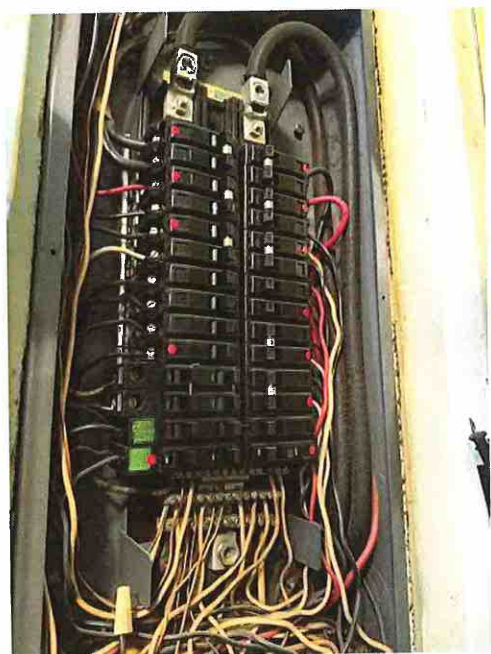
5.3) Electrical Panel Conditions

AS

The main panel appeared to be in serviceable condition at the time of the inspection.

The electrical panel is located in a cabinet, which makes it difficult to access. Today standards require 36 inches of clear space in front of an electrical panel for proper working clearance.

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6 Plumbing

Water Main Line

Main Shutoff Location

The main valve is located at the basement.

Main Line Material

The visible material of the main line / pipe appears to be plastic.

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 plastic. The visible material used for the supply lines is copper. The visible material used for the supply lines is galvanized.

6.2) Supply Line Conditions

AS

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. The visible portions of the waste lines are cast iron.

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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	Basement.
Water Heater Capacity	50 Gallon.

6.4) Water Heater Conditions

R

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

Recommended selling seismic straps at the water heater.

Recommend recommend extending the discharge pipe for the TPR valve, so it reaches within 6 inches of the floor.

There was some rust visible on the outside of the water heater.

The water heater is likely near the end of its expected lifespan. Replacement as needed.



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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. Furnishings, pictures, wall coverings, and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk through. Client is advised to note any staining or conditions that may not have been visible during the time of inspection. Such conditions should be brought to your Realtor (if applicable) or Attorney's attention prior to closing of this property.



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7.2) Ceiling Conditions

AS

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

There was a section of drywall removed at the ceiling in the basement below the bathroom. This was likely removed when the bathtub was updated. Recommend repair as needed/desired.

7.3) Floor Conditions

R

The carpets were loose in some areas. Recommend rest stretching/replacement as needed or desired. Loose carpet can be a tripping hazard.

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Windows - Doors

7.4) Interior Window Conditions

S

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

The egress window at the basement bedroom was likely installed many years ago. This window would not meet today's standards for egress. Recommend contacting qualified contractor for information.

7.5) Interior Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

7.6) Electrical Conditions

R

Recommend installing GFCI protection for the kitchen, bathroom, and exterior receptacles.

The kitchen receptacles on either side of the sink had loose contacts. Recommend replacing receptacles.

7.7) Lighting Conditions

AS

Appears Serviceable.

7.8) Smoke Detector Conditions

S

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Recommend installing a carbon monoxide detector on each level of the home.

Fireplace

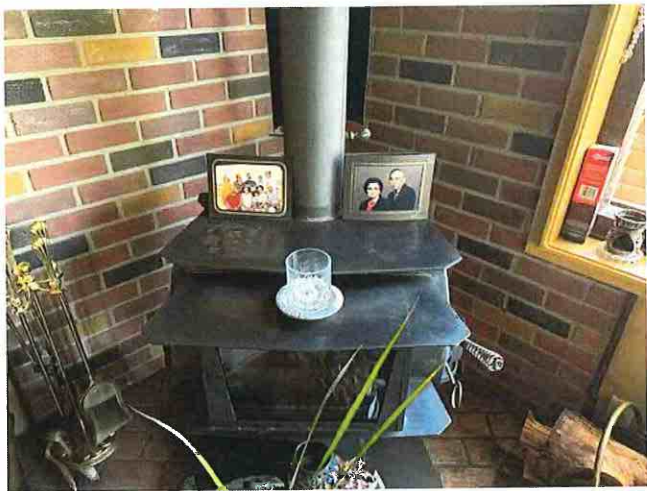
Fireplace Location A fireplace is located at the living room.

Fireplace materials The fireplace is metal/pre-fabricated.

7.9) Fireplace Conditions

NI

Solid fuel fire places are not tested as part of this inspection.



8 Kitchen

Kitchen Sink - Counter tops - Cabinets

8.1) Counter Conditions

R

Recaulking
crack near fan



8.2) Cabinet Conditions

AS

The kitchen cabinets appeared to be in serviceable condition at the time of inspection.



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

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



8.4) Garbage Disposal Condition

AS

No disposal

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

AS

The fan was in operational condition at the time of the inspection.

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8.7) Dishwasher Conditions

NI

No dishwasher

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

Recommend selling GFCI protection for the bathroom receptacle

**9.2) Lighting Conditions****AS**

Appears Serviceable.

9.3) Vent Fan Conditions**AS**

Appears Serviceable.

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

There was minor wear observed at the bathroom vanity countertop. Recommend repair as needed.

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**9.5) Sink Conditions**

AS

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

**Shower - Tub - Toilet****9.6) Shower - Tub Conditions**

AS

The bathtub, faucet, and drains appeared to be in serviceable condition.

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9.7) Toilet Conditions

AS

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



10 Garage - Laundry

Laundry Room

Location

The laundry facilities are located in the basement.

10.1) Laundry Room Conditions

AS

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



11 Foundation - Crawl Space

Foundation

Foundation Type Basement.

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. Typical of this style home, the inspector was unable to fully inspect the foundation walls and floors due to the finished interior components. Also typical of this style home, the inspector was unable to fully inspect the main beam, floor joists and floorboards due to the finished ceiling and / or wall components. Areas behind the finished walls and ceilings were concealed and were not visible or accessible for inspection.