# **Inspection Report**

Provided by:



# **G2** Home Inspections

Inspector:Brad Partlow

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Property Address 1824 W 28th Ave Kennewick Wa



#### **Client Information**

| chefit Maine Moninaa Kobinson | Client Name | Melinda Robinson |
|-------------------------------|-------------|------------------|
|-------------------------------|-------------|------------------|

#### **Property Information**

| Approximate Year Built                 |               | 2004   |
|--|---------------|--------|
| Approximate Square Footage             |               | 3300   |
| Number of Bedroom                      |               | 4.     |
| Number of Bath                         |               | 3.     |
| <b>Direction House Faces</b>           |               | South. |
|  |               |        |
| Inspection Information                 |               |        |
| Inspection Information Inspection Date | 6/4/25        |        |
|  | 6/4/25<br>3pm |        |
| Inspection Date                        | ••••=•        |        |

#### WITHIN THE SCOPE OF THE INSPECTION

Price for Inspection

\$475.

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, Widows, 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 nomajor discrepancies noted.

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

**S** = Safety Issue: The item is considered a safety hazard and can cause harm to people orproperty. 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.

### Grounds

### 1.4 Pool (Repair)

There was evidence of moisture exposure and damage observed at the wall, sheathing and framing components below the window windows at the south wall of the pool house. Recommend further evaluation and repair by a qualified contractor.

The weatherstripping at the exterior door to the pool house was damaged. Recommend repair.

There were cracks and minor surface deterioration observed at the concrete pool deck. Recommend monitoring condition and repair as needed.

There was a damaged blank cover at an exterior junction box at the pool house. Recommend replacing cover.

The pool equipment appeared to be operational at the time of inspection.

### Exterior

#### 2.1 Exterior Wall Conditions (Repair)

The trim around the exterior windows was unpainted. Recommend painting trim.

The mortar at the stone front pillars was slightly cracking. Recommend maintenance and repair as needed.

there were cracks at the stone at the front of the garage and some of the stone at the east side of the front of the garage appeared to be slightly loose. Recommend maintenance and repair.

The exterior paint at the trim around the garage doors was slightly weathered at the top piece of trim. Recommend maintenance as needed.

There was an area of peeling paint observed behind the fence at the east side of the home. Recommend maintenance/repainting.

There was an area of peeling paint at the siding below the vent for the furnace at the north side of the home. This exhaust does contain some moisture and may need periodic maintenance at this area.

The caulk at the siding joints was cracking. Recommend caulking as needed.

The paint at the exterior trim and facia boards was slightly weathered in some areas. Recommend repainting as needed.

The paint at the west exterior wall is slightly weathered. Recommend repainting as needed.

## 2.3 Exterior Door Conditions (Repair)

The weatherstripping at the bottom of the front exterior door was slightly damaged. Recommend replacement.

## Roofing

## 3.5 Attic Insulation Conditions (Repair)

When scanned with a thermal imaging camera, it appears that the insulation does not have as much coverage in the areas in the upstairs living room that have had large skylights removed. Recommend adding insulation at these areas.

The attic has blown-in insulation. The approximate depth of the insulation is 12+inches, which appears adequate.

## Plumbing

## 6.1 Main Line & Valve Conditions (Repair)

It would be recommended to install insulation at the waterlines from the water softener in the garage to their connection to the main line in the crawlspace to prevent freezing.

### 6.3 Drain Line Conditions (Repair)

The condensation drain line from the air handler terminates into one of the main drain lines in the crawlspace. This is not a typical installation. Recommend further evaluation and repair by a qualified contractor.

### Interiors

### 7.2 Ceiling Conditions (Repair)

A drywall seam at the master bedroom ceiling appears to have been repaired, and the tape line has slightly cracked against the back wall. Recommend repair.

There were areas of drywall repair observed at the Ceilings in several areas around the home including the powder room, ceiling, and upstairs living area ceilings. Recommend asking seller why these repairs were made.

### 7.5 Interior Door Conditions (Repair)

Several of the bedroom doors in the upstairs level of the home drag on the carpet. Recommend Adjustment

There was damage at the interior side of the small bonus room door where the doorstop is installed. Recommend repair or replacement of door as needed/desired.

The door to the small bonus room at the upper level of the home was slightly out of adjustment Making the door difficult to close. Recommend adjustment/repair.

## 7.8 Ceiling Fan Conditions (Repair)

The upstairs living area ceiling fan does not turn off at a wall switch. Recommend repair.

Kitchen

### 8.1 Counter Conditions (Repair)

The caulk was cracked at the backsplash behind the kitchen sink. Recommend recaulking

### 8.5 Stove - Range Condition (Repair)

The middle portion of the front right burner at the kitchen stove did not operate. Recommend repair.

## Bath(s)

### 9.3 Vent Fan Conditions (Repair)

The cover was missing at the master bathroom exhaust fan. Recommended installing cover.

### 9.4 Counter - Cabinet Conditions (Repair)

Recommend recaulking at the backsplash at the master bathroom vanity countertops.

### 9.6 Shower - Tub Conditions (Repair)

There was a small gap at the tile around the hot water valve for the master bath bathtub. Recommend sealing this gap.

Recommend re-caulking at the tile behind the master bathtub.

## Garage - Laundry

### 10.2 Ceiling Conditions (Repair)

There was a small square of drywall that had been cut out and reinstalled at the garage ceiling near the door into the home. Recommend fire taping this drywall patch.

### 10.5 Vehicle Door Conditions (Repair)

The weatherstripping at the bottom of the garage door was slightly damaged at the corners. It appears that the weatherstripping rubs on the door frame when the door is fully opened. Recommend repair as needed.

### 10.6 Electrical Conditions (Safety)

Some of the receptacles in the garage are not GFCI protected. This is common for the age of the home. Current codes require all receptacles in garages to be GFCI protected. Recommend consulting with a qualified electrician to install GFCI protection for unprotected outlets.

### 10.8 Laundry Room Conditions (Repair)

The laundry room sink was not securely fastened in place. Recommend repair.

Recommend cleaning dryer vent as an accumulation of lint can be a fire hazard.

# 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



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



Sidewalk Material Concrete.

#### 1.3) Sidewalk Conditions

AS

There were common cracks and areas of minor surface deterioration observed at the back patio area.





### 1.4) Pool



There was evidence of moisture exposure and damage observed at the wall, sheathing and framing components below the window windows at the south wall of the pool house. Recommend further evaluation and repair by a qualified contractor.

The weatherstripping at the exterior door to the pool house was damaged. Recommend repair.

There were cracks and minor surface deterioration observed at the concrete pool deck. Recommend monitoring condition and repair as needed.

There was a damaged blank cover at an exterior junction box at the pool house. Recommend replacing cover.

The pool equipment appeared to be operational at the time of inspection.

























# G2 Home Inspections







## 2 Exterior

#### **Exterior Walls**

Structure Type Wood frame.

**Exterior Wall Covering** The exterior wall covering was Hardie plank siding.

2.1) Exterior Wall Conditions

R

The trim around the exterior windows was unpainted. Recommend painting trim.

The mortar at the stone front pillars was slightly cracking. Recommend maintenance and repair as needed.

there were cracks at the stone at the front of the garage and some of the stone at the east side of the front of the garage appeared to be slightly loose. Recommend maintenance and repair.

The exterior paint at the trim around the garage doors was slightly weathered at the top piece of trim. Recommend maintenance as needed.

There was an area of peeling paint observed behind the fence at the east side of the home. Recommend maintenance/repainting.

There was an area of peeling paint at the siding below the vent for the furnace at the north side of the home. This exhaust does contain some moisture and may need periodic maintenance at this area.

The caulk at the siding joints was cracking. Recommend caulking as needed.

The paint at the exterior trim and facia boards was slightly weathered in some areas. Recommend repainting as needed.

The paint at the west exterior wall is slightly weathered. Recommend repainting as needed.



















































## **Exterior Windows - Doors**

Window Type Sliding.Casement. single hung

Window Material Vinyl.

2.2) Window Conditions

AS

Appears Serviceable.

## 2.3) Exterior Door Conditions



The weatherstripping at the bottom of the front exterior door was slightly damaged. Recommend replacement.



### Exterior Water Faucet(s)

2.4) Faucet Conditions



The hose faucets appeared to be in serviceable condition at the time of the inspection. These should be drained/insulated prior to freezing temperatures.

# 3 Roofing

### **Roof Covering**

Roof Style Gable.

**Roof Covering Material** Asphalt composition shingles.

Number of Layers One.

3.1) Roof Covering Condition

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

AS





#### 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

The gutter system appeared to be in serviceable condition at the time of the inspection.

## Attic Area

| Attic Access         | Garage.<br>laundry area                             |
|----------------------|---|
| 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.

| 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 Condition | ns R   |

When scanned with a thermal imaging camera, it appears that the insulation does not have as much coverage in the areas in the upstairs living room that have had large skylights removed. Recommend adding insulation at these areas.

The attic has blown-in insulation. The approximate depth of the insulation is 12+inches, which appears adequate.





# 4 Heating - Air

#### Heating

| Location of Unit | Garage. |
|------------------|---------|
|------------------|---------|

Heating Type Forced Air.

Energy Source Natural Gas.

#### 4.1) Unit Conditions



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





**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) Ventilation Conditions



The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

### **Air Condition - Cooling**

Type of Cooling System Split system.

AC Unit Power 240V.

4.4) AC Unit Conditions



The AC unit 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. |
|-------------------------|--|
|-------------------------|--|

Aluminum. **Electrical Service Material** 

Number of Conductors Three.

5.1) Electrical Service Conditions

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

AS



## **Main Electrical Panel**

| Main Disconnect Location                        | At Main Panels                                      |
|---|---|
| Electric Panel Location                         | The main electric panels are located at the garage. |
| Panel Amperage Rating                           | 2 200 Amp panels<br>320 amp service                 |
| Circuit Protection Type                         | Breakers.   |
| 5.2) Wiring Methods                             | AS  |
| Plastic insulated (romex) type wire is present. |   |

**5.3) Electrical Panel Conditions** 

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

AS







## **Electrical Subpanel**

Subpanel Location Pool house

5.4) Subpanel Conditions

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

AS

# 6 Plumbing

### Water Main Line

Main Shutoff Location The main shut off is located at the closet under the stairs.

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

6.1) Main Line & Valve Conditions



It would be recommended to install insulation at the waterlines from the water softener in the garage to their connection to the main line in the crawlspace to prevent freezing.







Water Supply Lines

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

AS

#### 6.2) Supply Line Conditions

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

The condensation drain line from the air handler terminates into one of the main drain lines in the crawlspace. This is not a typical installation. Recommend further evaluation and repair by a qualified contractor.



#### Water Heater(s)

Water Heater Type Natural Gas.

Water Heater Location Garage.

Water Heater Capacity The water heater was a tankless on demand unit

6.4) Water Heater Conditions



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

The water heater was manufactured in 2004 and maybe nearing the end of its expected lifespan. Recommend monitoring condition.





# 7 Interiors

### Walls - Ceilings - Floors

### 7.1) Wall Conditions

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

AS

There were small cosmetic imperfections observed at the interior walls and trim. Recommend touchup/minor repairs as needed.

There were small partially finished drywall repair repairs at the back wall in the laundry area. Recommend repair as needed/desire.









# G2 Home Inspections





















R

A drywall seam at the master bedroom ceiling appears to have been repaired, and the tape line has slightly cracked against the back wall. Recommend repair.

There were areas of drywall repair observed at the Ceilings in several areas around the home







including the powder room, ceiling, and upstairs living area ceilings. Recommend asking seller why these repairs were made.





#### 7.3) Floor Conditions

AS

There were areas minor wear observed at the hardwood floors and carpets. Recommend repairs as needed.





#### Windows - Doors

7.4) Interior Window Conditions



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

7.5) Interior Door Conditions



Several of the bedroom doors in the upstairs level of the home drag on the carpet. Recommend Adjustment

There was damage at the interior side of the small bonus room door where the doorstop is installed. Recommend repair or replacement of door as needed/desired.

The door to the small bonus room at the upper level of the home was slightly out of adjustment Making the door difficult to close. Recommend adjustment/repair.









### **Electrical Conditions**



Appears Serviceable.

#### Fireplace

**Fireplace Location** A fireplace is located at the living room.

**Fireplace materials** The fireplace is metal/pre-fabricated.

#### 7.10) Fireplace Conditions

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

AS



## 8 Kitchen

### Kitchen Sink - Counter tops - Cabinets

#### 8.1) Counter Conditions

The caulk was cracked at the backsplash behind the kitchen sink. Recommend recaulking

R



### 8.2) Cabinet Conditions

several of the lower kitchen cabinet doors were slightly loose. Recommend tightening hardware.

R



8.3) Sink Plumbing Conditions



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.




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



The middle portion of the front right burner at the kitchen stove did not operate. Recommend repair.







8.6) Hood Fan Conditions

AS

The above range microwave was operational at the time of inspection.



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.





The cover was missing at the master bathroom exhaust fan. Recommended installing cover.



# **Bathroom Sink**

9.4) Counter - Cabinet Conditions



Recommend recaulking at the backsplash at the master bathroom vanity countertops.





9.5) Sink Conditions

AS

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



















# Shower - Tub - Toilet

9.6) Shower - Tub Conditions



There was a small gap at the tile around the hot water valve for the master bath bathtub. Recommend sealing this gap.

Recommend re-caulking at the tile behind the master bathtub.









# 9.7) Toilet Conditions

AS

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







# 10 Garage - Laundry

#### Walls - Ceilings - Floors

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

10.1) Wall Conditions



There were common drywall cracks in areas of minor damage, observed at the interior walls of the garage. Recommend maintenance and repair as needed. There were no immediate concerns observed at the time of inspection.

Personal belongings and / or shelving prevented a full inspection of the entire wall. Moving or disturbing homeowner personal property is outside the scope of our inspection.













10.2) Ceiling Conditions



There was a small square of drywall that had been cut out and reinstalled at the garage ceiling near the door into the home. Recommend fire taping this drywall patch.



### **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.

### 10.4) Door Conditions



It is recommended that a self closing hinge be installed at doors between garages and living space

#### 10.5) Vehicle Door Conditions



The weatherstripping at the bottom of the garage door was slightly damaged at the corners. It

appears that the weatherstripping rubs on the door frame when the door is fully opened. Recommend repair as needed.











**10.6) Electrical Conditions** 

Some of the receptacles in the garage are not GFCI protected. This is common for the age of the home. Current codes require all receptacles in garages to be GFCI protected. Recommend consulting with a qualified electrician to install GFCI protection for unprotected outlets.

S



**10.7) Lighting Conditions** 



Appears Serviceable.

## Laundry Room

**Location** The laundry facilities are located at the upper level.

## 10.8) Laundry Room Conditions

R

The laundry room sink was not securely fastened in place. Recommend repair.

Recommend cleaning dryer vent as an accumulation of lint can be a fire hazard.







# **11 Foundation - Crawl Space**

### Foundation

Foundation Type Crawl Space.

Foundation Material Concrete.

11.1) Foundation Conditions



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







## **Flooring Structure**

**Flooring Support Type** The wood framing floor system was constructed of 2 X 10 floor joists.

**11.2) Flooring Support Conditions** 



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