

Inspection Report

Provided by:



G2 Home Inspections

Inspector: Brad Partlow

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509.378.7095

Property Address

3063 S Dawes Pl
Kennewick Wa



Report Information

Client Information

Client Name Melinda Robinson

Property Information

Approximate Year Built 2019

Approximate Square Footage 2400

Number of Bedroom 3.

Number of Bath 3.

Direction House Faces West.

Inspection Information

Inspection Date 6/24/25

Inspection Time 415pm

Weather Conditions Dry.

Outside Temperature 90

Price for Inspection \$425.

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 trim below the sliding glass door and at the bottom edge of siding at the back patio area. Recommend repair. Installing a gutter above this area would help prevent future damage

There was a small area of damaged corner trim near the ground to the right of the garage door. Recommend repair as needed.

There was cracked caulking, observed at siding and trim joints in several areas around the home. Recommend maintenance/recaulking.

Roofing

3.1 Roof Covering Condition (Repair)

There was a wind, damaged shingle observed near the ridge at the front portion of the roof. Recommend further evaluation and repair by a qualified roofing contractor.

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 at the HVAC system at the time of inspection. Recommend having the HVAC system serviced by a qualified technician.

Electrical

5.3 Electrical Panel Conditions (Repair)

The Insulation has shrunk at the aluminum circuit conductors that are connected to the bottom left breaker in the electrical panel. This leaves too much bare conductor exposed. Recommend Having a qualified electrician re-insulate the exposed conductors.

Plumbing

6.2 Supply Line Conditions (Repair)

Recommend installing insulation to prevent freezing at the exposed plumbing lines that connect to the water softener in the garage.

6.3 Drain Line Conditions (Repair)

The threaded adapter at the sewer, clean out pipe at the front of the home was not glued in place. Recommend gluing this fitting in place so it doesn't accidentally become disconnected.

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.

Interiors

7.1 Wall Conditions (Repair)

There is a small missing piece of baseboard trim at the master bathroom wall near the bathtub.

There was missing trim at the door in the master bathroom toilet area.

there were areas of scuffed paint at the interior doors and trim. Recommend touchup painting/minor repairs as needed.

7.2 Ceiling Conditions (Repair)

There were several popped Drywall screws, observed at the ceilings near the walls in several locations in the home. Recommend repair as needed/desired.

7.3 Floor Conditions (Repair)

There was a small area of damaged carpet at one of the stair risers. Recommend repair as needed/desired .

The carpet was slightly loose in several areas at the upper level of the home. Recommend stretching carpet.

7.7 Lighting Conditions (Repair)

There were several inoperable lamps at the laundry room, fluorescent light fixture, and the fluorescent light fixture in the master bedroom. The Covers for these fixtures were not installed at the time of inspection. Recommend replacing lamps/repair if needed.

Bath(s)

9.6 Shower - Tub Conditions (Repair)

The faucet was slightly loose at the master bathroom tub. Recommend repair

One panel at the master bathroom shower door did not slide smoothly. Recommend adjustment.

9.7 Toilet Conditions (Repair)

The master bathroom toilet was not securely fastened to the floor. Recommend repair as this condition could cause a leak at the wax ring seal.

Garage - Laundry

10.6 Electrical Conditions (Repair)

An extension cord was used to power the water softener in the garage. It would be recommended to install a receptacle near the water softener to eliminate the use of extension cords.

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

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



Sidewalk Material Concrete.

1.3) Sidewalk Conditions

AS

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection.

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Retaining Wall

Retaining Wall Material Block.

1.4) Retaining Wall Conditions

AS

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

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 trim below the sliding glass door and at the bottom edge of siding at the back patio area. Recommend repair. Installing a gutter above this area would help prevent future damage

There was a small area of damaged corner trim near the ground to the right of the garage door. Recommend repair as needed.

There was cracked caulking, observed at siding and trim joints in several areas around the home. Recommend maintenance/recaulking.



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Exterior Windows - Doors

Window Type	Sliding.Casement. single hung
Window Material	Vinyl.

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2.2) Window Conditions

AS

Appears Serviceable.

2.3) Exterior Door Conditions

AS

Appears Serviceable.

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 should be insulated prior to freezing temperatures.

3 Roofing

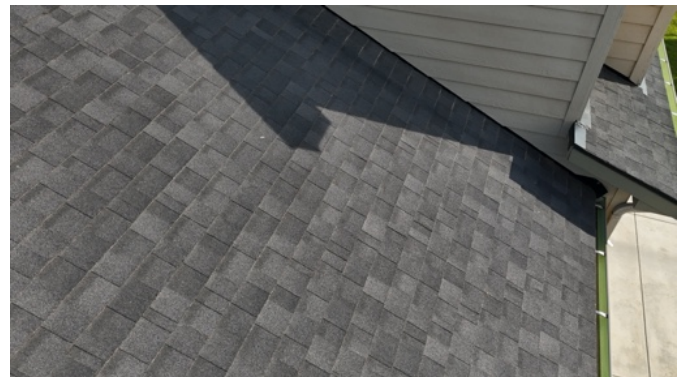
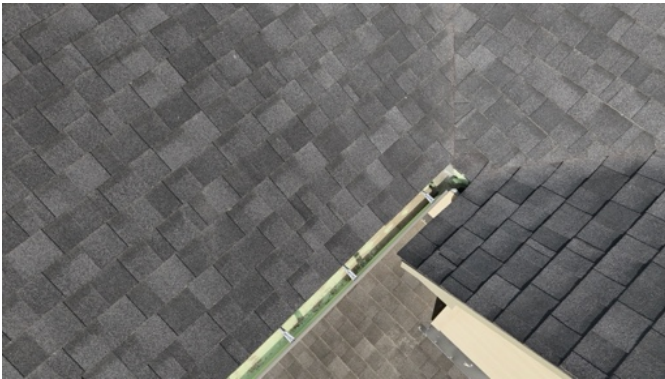
Roof Covering

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

3.1) Roof Covering Condition

R

There was a wind, damaged shingle observed near the ridge at the front portion of the roof. Recommend further evaluation and repair by a qualified roofing contractor.



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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	There is an attic access in the master bedroom closet, and in the bonus room
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.



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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.

4 Heating - Air

Heating

Location of Unit Attic.

Heating Type Forced Air.

Energy Source Natural Gas.

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 at the HVAC system at the time of inspection. Recommend having the HVAC 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) Ventilation Conditions

AS

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

4.4) Thermostat Condition

AS

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

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Air Condition - Cooling

Type of Cooling System Split system.

AC Unit Power 240V.

4.5) AC Unit Conditions

AS

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.

Electrical Service Material Aluminum.

Number of Conductors Three.

5.1) Electrical Service Conditions

AS

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

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

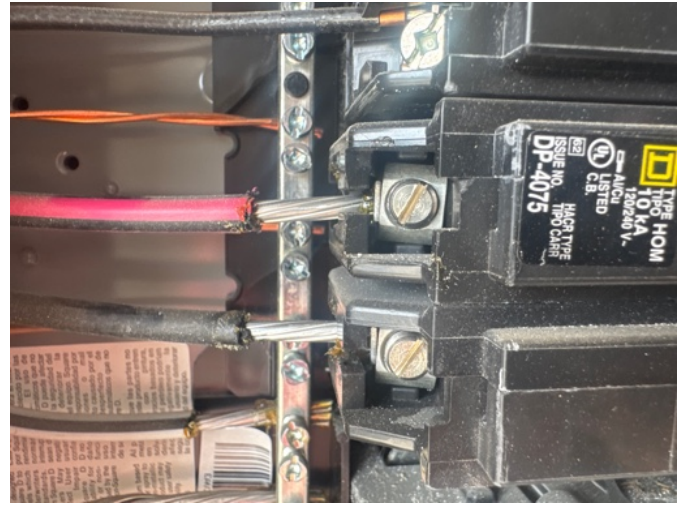
Plastic insulated (romex) type wire is present.

5.3) Electrical Panel Conditions

R

The Insulation has shrunk at the aluminum circuit conductors that are connected to the bottom left breaker in the electrical panel. This leaves too much bare conductor exposed. Recommend Having a qualified electrician re-insulate the exposed conductors.

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6 Plumbing

Water Main Line

Main Shutoff Location The main valve is located at the garage.

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.

6.2) Supply Line Conditions

R

Recommend installing insulation to prevent freezing at the exposed plumbing lines that connect to the water softener in the garage.



Drain - Waste Lines

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

6.3) Drain Line Conditions

R

The threaded adapter at the sewer, clean out pipe at the front of the home was not glued in place. Recommend gluing this fitting in place so it doesn't accidentally become disconnected.

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 Garage.

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.

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RESIDENTIAL HEAT PUMP										 LISTED 3RV1	
WATER HEATER											
FOR INDOOR USE ONLY											
MODEL NUMBER			SERIAL NUMBER				ITEM ID/PART NUMBER				
HPHE10250H045DVN 120			1845112535567				100269518				
VOLTS AC		Hz	MIN CIRCUIT AMPS 208 V		MAX CIRCUIT BREAKER 240 V	TANK MAX WORKING PRESSURE PSI		Mpsa	NOMINAL CAPACITY US GAL		TANK CAPACITY LITRE
208 - 240		60	23.60	25.80	30	150		1.034	50	189	
COMPRESSION			RATED LOAD AMPS (RLA)				LOCKED ROTOR AMPS (LRA)				
FAN MOTOR			1.88/1.7				12.0/14.0				
ELEMENT WATTS		208 V	LOWER	240 V	208 V		HIGHER	240 V			
		3500		4500	3500			4500			
REFRIGERANT		TYPE				CHARGE (lbs)		CHARGE (kg)			
		R134A				1.59		0.721			
DESIGN PRESS		PSI	HIGH SIDE		Mpsa	PSI	LOW SIDE		Mpsa		
		365	2.517			0.0	0.0				
This water heater complies with the current edition of ASHRAE 90.1											
MADE IN MEXICO											
AMERICAN WATER HEATER COMPANY											
JOHNSON CITY, TN.											
Model Number											

7 Interiors

Walls - Ceilings - Floors

7.1) Wall Conditions

R

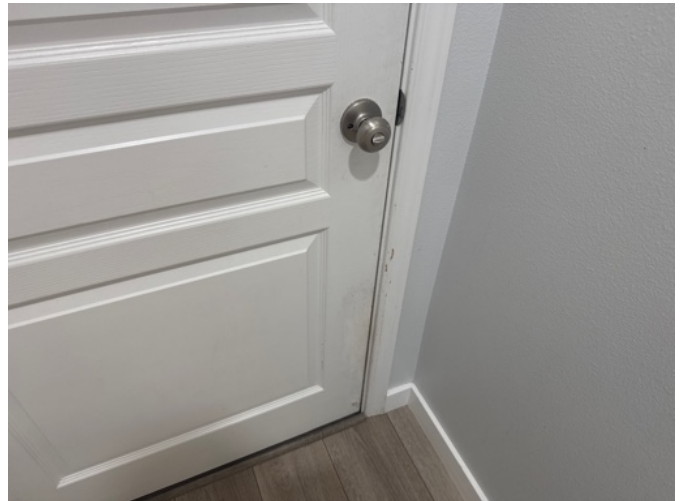
There is a small missing piece of baseboard trim at the master bathroom wall near the bathtub.

There was missing trim at the door in the master bathroom toilet area.

there were areas of scuffed paint at the interior doors and trim. Recommend touchup painting/minor repairs as needed.



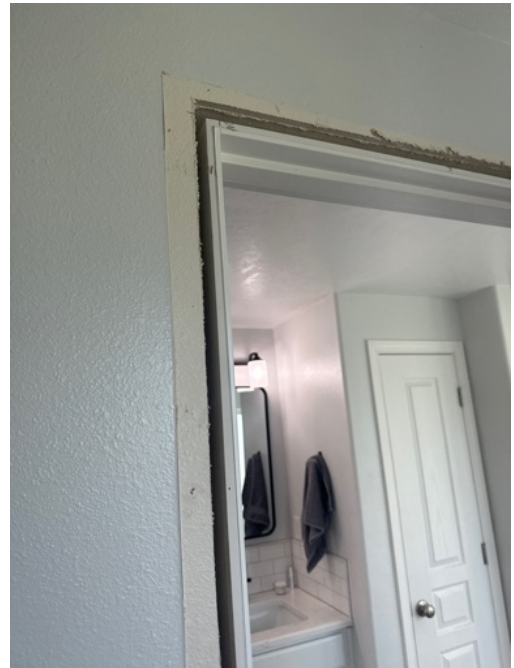
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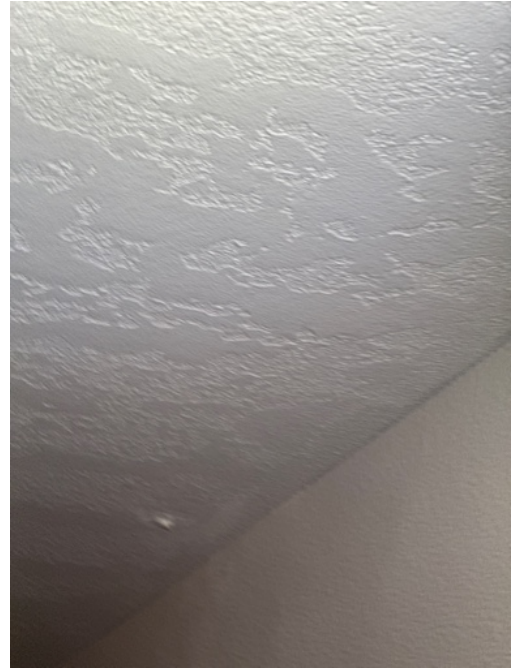


7.2) Ceiling Conditions

R

There were several popped Drywall screws, observed at the ceilings near the walls in several locations in the home. Recommend repair as needed/desired.

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7.3) Floor Conditions



There was a small area of damaged carpet at one of the stair risers. Recommend repair as needed/desired .

The carpet was slightly loose in several areas at the upper level of the home. Recommend stretching carpet.



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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

AS

Pantry door

Doorstops



Electrical Conditions

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7.6) Electrical Conditions

AS

Appears Serviceable.

7.7) Lighting Conditions

R

There were several inoperable lamps at the laundry room, fluorescent light fixture, and the fluorescent light fixture in the master bedroom. The Covers for these fixtures were not installed at the time of inspection. Recommend replacing lamps/repair if needed.

**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

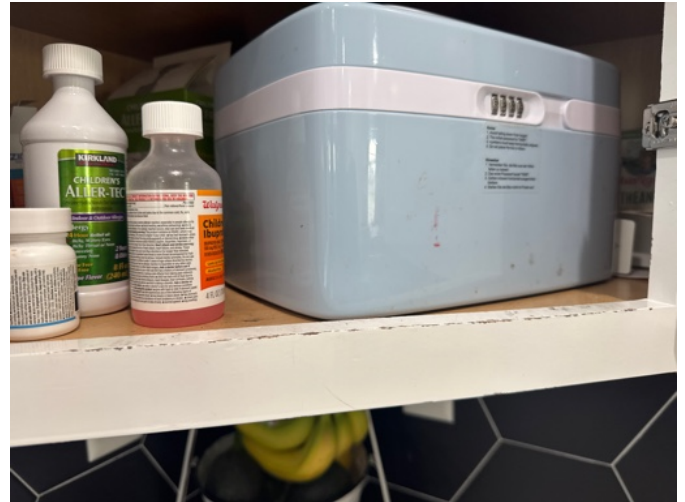
The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.

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.



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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.

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**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**

AS

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

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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 drain for the water softener in the garage is routed into the sink drain in the powder room.

The drain stop did not operate with the pull handle at the upstairs guest bathroom sink.
Recommend adjustment.



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Shower - Tub - Toilet

9.6) Shower - Tub Conditions

R

The faucet was slightly loose at the master bathroom tub. Recommend repair

One panel at the master bathroom shower door did not slide smoothly. Recommend adjustment.



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9.7) Toilet Conditions

R

The master bathroom toilet was not securely fastened to the floor. Recommend repair as this condition could cause a leak at the wax ring seal.



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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. 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

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.

10.4) Door Conditions

AS

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

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

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An extension cord was used to power the water softener in the garage. It would be recommended to install a receptacle near the water softener to eliminate the use of extension cords.



10.7) Lighting Conditions

AS

Appears Serviceable.

Laundry Room

Location The laundry facilities are located in the laundry room.

10.8) 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 Crawl Space.

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.

A crack of approximately 1/8" or less was observed in the foundation wall in the crawlspace below the back door area. The cracking implies that some foundation movement may have occurred. Recommend monitoring for any further movement. Although no obvious evidence suggesting "immediate" concern was observed, this does not however guarantee future conditions. The exact / precise measurement of such conditions is not within the scope of our inspection. Past or future movement may be related to soils and geological issues, which are beyond the scope of our expertise.



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Flooring Structure

Flooring Support Type The wood framing floor system was constructed of pre-fabricated truss joists.

11.2) Flooring Support Conditions

AS

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