



Covenant Home Inspection

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Inspected By: Covenant Home Inspection



Home Inspection Report

Prepared For:

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Property Address:

209 Wright Ct

Brentwood, CA 94513

Inspected on Tue, Apr 30 2024 at 10:00AM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under.

Property Type:	Single Family
Stories:	One
Approximate Age:	22 years
Age Based On:	Listing
Bedrooms/Baths:	4/3
Furnished:	Yes
Occupied:	Yes
Weather:	Sunny
Temperature:	Hot
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client, Buyer's Agent

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Mostly Level Condition: Satisfactory
Vegetation:	Generally Maintained Condition: Satisfactory
Retaining Walls:	Concrete Condition: Satisfactory
Driveway:	Concrete Condition: Satisfactory
Walkways:	Concrete Condition: Satisfactory
Steps/Stoops:	Concrete Condition: Satisfactory

(Site continued)

Patios/Decks: Concrete
Condition: Satisfactory



Comment 1:
Concrete patio is uneven and could be potential tripping hazard. Recommend repair as needed.



Figure 1-1

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering: Stucco
Condition: Satisfactory

Exterior Trim Material: Wood
Condition: Satisfactory

Windows: Vinyl
Condition: Satisfactory

Entry Doors: Wood
Condition: Satisfactory

(Exterior continued)

Balconies: Wood
Condition: Satisfactory

Garage

Garage Type: Attached
Condition: Satisfactory
Garage Size: 2 Car
Door Opener: Chain Drive
Condition: Satisfactory
Opener Safety Feature: Light Beam
Condition: Satisfactory

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method: From Ground with Binoculars
Roof Design: Gable
Roof Covering: Concrete Tile
Condition: Satisfactory
Ventilation Present: Gable Ends
Condition: Satisfactory
Vent Stacks: Metal, Plastic
Condition: Satisfactory
Chimney : Metal
Condition: Satisfactory
Flashings: Metal
Condition: Satisfactory
Soffit and Fascia: Wood
Condition: Satisfactory
Gutters & Downspouts: Metal
Condition: Satisfactory

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Slab on Grade
Foundation Material:	Poured Concrete
	Condition: Satisfactory
Floor Structure:	Concrete Slab
	Condition: Satisfactory
Subflooring:	Plywood
	Condition: Satisfactory
Wall Structure:	Wood Frame
	Condition: Satisfactory

Attic

Attic Entry:	Bedroom Closet
Roof Framing Type:	Wood Trusses
	Condition: Satisfactory
Roof Deck Material:	Plywood
	Condition: Satisfactory
Vent Risers:	Metal, PVC
	Condition: Satisfactory
Insulation:	Blown In Cellulose
	Condition: Satisfactory

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Underground
Main Disconnect Location:	Service Panel
Service Panel Location:	Exterior
Service Panel Manufacturer:	Square D
	Condition: Satisfactory

(Electrical continued)

Service Line Material:	Copper Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	200 amps
Service Panel Ground:	Cold Water Pipe
Branch Circuit Wiring:	Stranded Copper Condition: Satisfactory
Overcurrent Protection:	Breakers Condition: Satisfactory
GFCI/AFCI Breakers:	Yes Condition: Satisfactory
Smoke Detectors:	9 volt Battery Type Condition: Satisfactory
Carbon Monoxide Detectors:	Present Condition: Satisfactory



Comment 2:
Main Service Panel.



Figure 2-1

HVAC

HVAC System Type: Central Split System
Thermostat: Digital
Condition: Satisfactory
Thermostat Location: Living Room

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location: Attic
Type of Equipment: Forced Air
Condition: Satisfactory
Heating Fuel: Gas
Condition: Satisfactory
Output Temperature: 111
Type of Distribution: Flexible Ducting
Condition: Satisfactory

(Heating continued)



Comment 3:

Output heating temperature shows that the unit is working at time of inspection.



Figure 3-1



Figure 3-2

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System
	Condition: Satisfactory
Condensate Drainage:	To Exterior
	Condition: Satisfactory
AC Supply Air Temp:	50
AC Return Air Temp:	69
AC Temperature Drop:	19

(Cooling continued)



Comment 4:
Cooling unit.



Figure 4-1



Comment 5:
The cooling fins on the unit are damaged or deteriorated which cause loss of air flow. Recommended repairing as needed to prevent energy loss.



Figure 5-1

(Cooling continued)



Comment 6:

The foam sleeve is deteriorating on the suction line at outside unit. Missing foam sleeve can cause condensation and energy loss. I recommended replace as needed.



Figure 6-1



Comment 7:

The temperature drop at the supply vent and return vent shows the unit is working properly at time of inspection.

(Cooling continued)



Figure 7-1



Figure 7-2

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Public
Supply Pipe Material:	Copper
	Condition: Satisfactory
Location of Main Water Shutoff:	At Meter
Sewer System:	Public
Waste Pipe Material:	ABS Plastic
	Condition: Satisfactory
Sump Pump:	Sealed Crock
	Condition: Satisfactory
Location of Fuel Shutoff:	At Meter

(Plumbing continued)


 **Comment 8:**
Water temperatures show the water heater was working properly at time of inspection.



Figure 8-1



Figure 8-2


 **Comment 9:**
Button at the kitchen faucet spray nozzle is missing. Recommend installing for proper use.



Figure 9-1

(Plumbing continued)

Water Heater

Manufacturer:	General Electric
Fuel:	Natural Gas
Capacity:	50 gal
Approximate Age:	2014
Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Satisfactory
Fuel Disconnect:	In Same Room
Seismic Straps Installed:	Yes
	Condition: Satisfactory

Bathrooms

Bathroom #1

Location:	Primary bathroom
Bath Tub:	Free Standing
	Condition: Satisfactory
Sink(s):	Double Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Tub Surround:	Fiberglass
	Condition: Satisfactory
Floor:	Carpet
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory

(Bathroom #1 continued)



Comment 10:

Tub spout was missing at time of inspection. Recommend installing for proper water distribution.



Figure 10-1



Comment 11:

Sink is chipped. This is cosmetic but recommend repair as needed to prevent leak.



Figure 11-1

(Bathrooms continued)

Bathroom #2

Location:	Hall bathroom
Bath Tub:	Free Standing Condition: Satisfactory
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Tub Surround:	Fiberglass Condition: Satisfactory
Floor:	Vinyl Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory



Comment 12:

Active leak was noted at the shower head. Recommend repair as needed to prevent water damage/water waste.



Figure 12-1

(Bathroom #2 continued)



Comment 13:

Active leak at shower control valve. Recommend repair to prevent damage and water waste.



Figure 13-1

Bathroom #3

Location:	Hall bathroom downstairs
Bath Tub:	Free Standing Condition: Satisfactory
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Tub Surround:	Fiberglass Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

(Bathroom #3 continued)


 **Comment 14:**
Caulking was missing on plumbing fixtures at shower/tub wall. Recommend sealing to prevent water intrusion.



Figure 14-1

Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Granite Condition: Satisfactory
Sink:	Double Condition: Satisfactory

(Kitchen continued)

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Range:

Frigidaire

Condition: Satisfactory



Dishwasher:

Frigidaire

Condition: Satisfactory



(Appliances continued)



Comment 15:
Plumbing leak coming from air gap at the dishwasher. Recommend repair for proper function and drainage.



Figure 15-1

Microwave:



Frigidaire
Condition: Satisfactory



(Appliances continued)

Disposal:

Insinkerator
Condition: Satisfactory



Laundry

Built In Cabinets:	Yes Condition: Satisfactory
Laundry Sink:	Yes Condition: Satisfactory
Dryer Venting:	To Exterior Condition: Satisfactory
GFCI Protection:	Yes Condition: Satisfactory
Laundry Hook Ups:	Yes Condition: Satisfactory

(Laundry continued)



Comment 16:

Laundry hooks ups appear to be sufficient at time of inspection. 220v electric connection present.



Figure 16-1

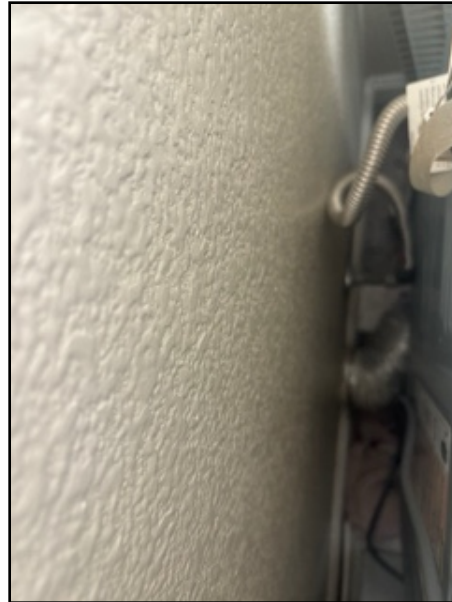


Figure 16-2

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Tile, Carpet, Linoleum Condition: Satisfactory
Walls:	Painted Drywall Condition: Satisfactory
Window Types:	Sliders Condition: Satisfactory
Window Materials:	Vinyl
Entry Door Types:	Sliding, Hinged Condition: Satisfactory
Entry Door Materials:	Wood
Interior Door Materials:	Wood

(Interior continued)

Fireplace:

Wood Burning
Condition: Satisfactory



Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Site

1) Concrete patio is uneven and could be potential tripping hazard. Recommend repair as needed.



Figure 1-1

HVAC: Cooling

2) The cooling fins on the unit are damaged or deteriorated which cause loss of air flow. Recommended repairing as needed to prevent energy loss.

(Report Summary continued)



Figure 5-1

3) The foam sleeve is deteriorating on the suction line at outside unit. Missing foam sleeve can cause condensation and energy loss. I recommended replace as needed.



Figure 6-1

(Report Summary continued)

Plumbing

4) Button at the kitchen faucet spray nozzle is missing. Recommend installing for proper use.



Figure 9-1

Bathrooms: Bathroom #1

5) Tub spout was missing at time of inspection. Recommend installing for proper water distribution.



Figure 10-1

(Report Summary continued)

6) Sink is chipped. This is cosmetic but recommend repair as needed to prevent leak.



Figure 11-1

Bathrooms: Bathroom #2

7) Active leak was noted at the shower head. Recommend repair as needed to prevent water damage/water waste.



Figure 12-1

8) Active leak at shower control valve. Recommend repair to prevent damage and water waste.

(Report Summary continued)



Figure 13-1

Bathrooms: Bathroom #3

9) Caulking was missing on plumbing fixtures at shower/tub wall. Recommend sealing to prevent water intrusion.



Figure 14-1

(Report Summary continued)

Dishwasher

10) Plumbing leak coming from air gap at the dishwasher. Recommend repair for proper function and drainage.



Figure 15-1