



BRIGHTPOINT INSPECTIONS

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RESIDENTIAL REPORT

1234 Main St.
Keedysville MD - Maryland 21756

Buyer Name
03/02/2018 9:00AM



Inspector

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Agent

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SUMMARY



RECOMMENDATIONS



SAFETY HAZARDS

-
- Exterior - Siding, Flashing & Trim: Mildew/Algae
 - Exterior - Decks, Balconies, Porches & Steps: Deck - Rotting Support Column
 - Exterior - Foundation/Slab on Grade: Foundation Cracks - Minor
 - Garage - Lighting Fixtures, Switches & Receptacles: Switches Installed Improperly
 - Garage - Occupant Door (From garage to inside of home): Not Self-closing
 - Garage - GFCI & AFCI: Improper Installation
 - Plumbing - General: Pipe Corrosion
 - Kitchen - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
 - Kitchen - GFCI & AFCI: Missing Cover Plate
 - Kitchen - Windows: Handle Missing
 - Grounds - Hose Bibs: Anti-siphon valve
 - Grounds - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent, Home
Owner

Main Entrance Faces

South

Approximate Age of House

20-25

Occupancy

Furnished, Occupied

Type of Building

Single Family

Style

Ranch

Weather Conditions

Clear

2: GROUNDS

		IN	NI	NP	O
2.1	Driveways	X			
2.2	Walkways			X	
2.3	Vegetation, Grading, Drainage & Retaining Walls	X			X
2.4	Hose Bibs	X			X
2.5	Patio			X	
2.6	Fence/Wall			X	
2.7	Retaining Wall	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Driveways: Driveway Material

Asphalt

Observations

2.3.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

Grading is sloping towards the home on south wall and under deck on north wall. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaper or gardener.

2.4.1 Hose Bibs



ANTI-SIPHONE VALVE

Hose bib(s) not equipped with anti-siphon device. Possible cross connection can occur. Recommend installation by qualified contractor.

Recommendation

Contact a qualified plumbing contractor.

3: EXTERIOR

		IN	NI	NP	O
3.1	Foundation/Slab on Grade	X			X
3.2	Decks, Balconies, Porches & Steps	X			X
3.3	Windows	X			
3.4	Exterior Doors	X			
3.5	Chimneys			X	
3.6	Siding, Flashing & Trim	X			X
3.7	Eaves, Soffits & Fascia	X			
3.8	Service Entrance Conductors	X			
3.9	Cooling Equipment	X			

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Information

Foundation/Slab on Grade:

Material

Masonry Block

Decks, Balconies, Porches &

Steps: Type

Balcony, Deck with Steps

Decks, Balconies, Porches &

Steps: Material

Wood

Windows: Material

Wood

Windows: Recommend Window

Wells

Recommend Window Wells on basement window.

Exterior Doors: Exterior Entry

Door

Steel

Siding, Flashing & Trim: Siding

Material

Vinyl, Stone

Siding, Flashing & Trim: Siding

Style

Shiplap

Service Entrance Conductors:

Electrical Service Conductors

Below Ground

Cooling Equipment: Brand

Trane

Cooling Equipment: Energy

Source/Type

Electric, Heat Pump

Cooling Equipment: Location

Exterior West

Observations

3.1.1 Foundation/Slab on Grade

FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a qualified structural engineer.

3.2.1 Decks, Balconies, Porches & Steps



DECK - ROTTING SUPPORT COLUMN

One of more of the deck support columns appear to be rotting at ground. This could cause a safety hazard and further deterioration of the deck. Recommend qualified deck contractor evaluate and repair.

Recommendation

Contact a qualified deck contractor.

3.6.1 Siding, Flashing & Trim

MILDEW/ALGAE

There are signs of algae and/or mildew on the siding. This is a cosmetic issue and is not uncommon especially on shaded portions of the home. Recommend that said areas be washed or cleaned on a regular basis.

Recommendation

Recommended DIY Project

4: ROOF

		IN	NI	NP	O
4.1	Coverings	X			
4.2	Roof Drainage Systems	X			
4.3	Flashings	X			X
4.4	Ventilation	X			
4.5	Skylights & Other Roof Penetrations	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method

Binoculars, Ladder, Ground

Roof Type/Style

Gable

Coverings: Material

Asphalt

Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Material

Aluminum, Rubber

Ventilation: Ventilation Type

Soffit Vents, Ridge Vents, Whole House Fan

5: GARAGE

		IN	NI	NP	O
5.1	Garage Door	X			
5.2	Walls & Ceilings	X			
5.3	Garage Door Opener	X			
5.4	Ceiling	X			
5.5	Floor	X			
5.6	GFCI & AFCI	X			X
5.7	Lighting Fixtures, Switches & Receptacles	X			X
5.8	Walls & Firewalls	X			
5.9	Occupant Door (From garage to inside of home)	X			X

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Information

Garage Door: Material

Vinyl

Garage Door: Type

Roll-Up, Automatic

Walls & Ceilings: Wall Material

Drywall

Walls & Ceilings: Ceiling Material Floor: General Comments

Gypsum Board

Typical cracking in floor

Observations

5.6.1 GFCI & AFCI

IMPROPER INSTALLATION

GFCI outlet improperly wired. Recommend repair.

Recommendation

Contact a qualified electrical contractor.

5.7.1 Lighting Fixtures, Switches & Receptacles

SWITCHES INSTALLED IMPROPERLY

Switch by main panel has hot reversed from main switch. Recommend licensed electrician repair or replace.

Recommendation

Contact a qualified electrical contractor.

5.9.1 Occupant Door (From garage to inside of home)

NOT SELF-CLOSING



Safety Hazard

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

[DIY Resource Link.](#)

Recommendation

Contact a qualified door repair/installation contractor.

6: KITCHEN

		IN	NI	NP	O
6.1	General	X			
6.2	Countertops & Cabinets	X			
6.3	Walls & Ceilings	X			
6.4	Windows	X			X
6.5	Doors			X	
6.6	GFCI & AFCI	X			X
6.7	Lighting Fixtures, Switches & Receptacles	X			X
6.8	Heating/Cooling Source	X			
6.9	Floors	X			
6.10	Fixtures / Faucets	X			
6.11	Dishwasher	X			
6.12	Refrigerator	X			
6.13	Range/Oven/Cooktop	X			
6.14	Garbage Disposal			X	
6.15	Built-in Microwave	X			

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Information

Countertops & Cabinets:
Countertop Material
 Granite

Countertops & Cabinets:
Cabinetry
 Wood

Walls & Ceilings: Wall Material
 Drywall

Windows: Window Type
 Casement

Floors: Floor Coverings
 Laminate

Limitations

Doors not present.

Garbage Disposal not present.

Heating/Cooling Source

NOT PRESENT

Heating source not present. Recommend heating source be installed by qualified contractor

Observations

6.4.1 Windows

HANDLE MISSING

Handle to open window is missing. Recommend repair

Recommendation
Recommended DIY Project

6.6.1 GFCI & AFCI

MISSING COVER PLATE

One or more cover plates missing. Recommend repair.

Recommendation
Recommended DIY Project

6.7.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation
Contact a qualified electrical contractor.

7: DINING ROOM

		IN	NI	NP	O
7.1	General	X			
7.2	Doors			X	
7.3	Windows	X			
7.4	Floors	X			
7.5	Walls & Ceilings	X			
7.6	Lighting Fixtures, Switches & Receptacles	X			
7.7	Heating/Cooling Source	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Windows: Window Type

Double-hung

Floors: Floor Coverings

Hardwood

Limitations

Doors not present.

Heating/Cooling Source

NOT PRESENT

Heating source not present. Recommend heating source be installed by qualified contractor

8: LIVING ROOM

		IN	NI	NP	O
8.1	General	X			
8.2	Doors			X	
8.3	Windows	X			
8.4	Floors	X			
8.5	Walls & Ceilings	X			
8.6	Lighting Fixtures, Switches & Receptacles	X			
8.7	Heating/Cooling Source	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Windows: Window Type

Double-hung

Floors: Floor Coverings

Carpet

Walls & Ceilings: Wall Material

Drywall

Walls & Ceilings: Ceiling Material

Gypsum Board

9: LAUNDRY ROOM

		IN	NI	NP	O
9.1	General	X			
9.2	Fixtures / Faucets	X			
9.3	Floors	X			
9.4	Walls & Ceilings	X			
9.5	Lighting Fixtures, Switches & Receptacles	X			
9.6	Heating/Cooling Source	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Dryer Power Source

220 Electric

General: Dryer Vent

Unknown

Floors: Floor Coverings

Laminate

Walls & Ceilings: Wall Material

Drywall

Walls & Ceilings: Ceiling Material

Gypsum Board

Limitations

Heating/Cooling Source

NOT PRESENT

Heating source not present. Recommend heating source be installed by qualified contractor

10: MASTER BEDROOM

		IN	NI	NP	O
10.1	General	X			
10.2	Doors	X			
10.3	Windows	X			
10.4	Floors	X			
10.5	Walls & Ceilings	X			
10.6	Lighting Fixtures, Switches & Receptacles	X			
10.7	Heating/Cooling Source	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Windows: Window Type

Double-hung

Floors: Floor Coverings

Carpet

Walls & Ceilings: Wall Material

Drywall

Walls & Ceilings: Ceiling Material

Gypsum Board

11: MASTER BATHROOM

		IN	NI	NP	O
11.1	General	X			
11.2	Toilet	X			
11.3	Fixtures / Faucets	X			
11.4	Shower	X			
11.5	GFCI & AFCI	X			
11.6	Walls & Ceilings	X			
11.7	Water Supply, Distribution Systems & Fixtures	X			
11.8	Lighting Fixtures, Switches & Receptacles	X			
11.9	Heating/Cooling Source	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Walls & Ceilings: Wall Material

Drywall

Walls & Ceilings: Ceiling Material

Gypsum Board

Water Supply, Distribution Systems & Fixtures: Distribution Material

Unknown, Not Visible

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Not Visible

12: BEDROOM

		IN	NI	NP	O
12.1	General	X			
12.2	Doors	X			
12.3	Windows	X			
12.4	Floors	X			
12.5	Walls & Ceilings	X			
12.6	Lighting Fixtures, Switches & Receptacles	X			
12.7	Heating/Cooling Source	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Windows: Window Type

Double-hung

Floors: Floor Coverings

Carpet

Walls & Ceilings: Wall Material

Drywall

Walls & Ceilings: Ceiling Material

Gypsum Board

Limitations

Heating/Cooling Source

NOT PRESENT

Heating source not present. Recommend heating source be installed by qualified contractor

13: BATHROOM

		IN	NI	NP	O
13.1	General	X			
13.2	Toilet	X			
13.3	Fixtures / Faucets	X			
13.4	Shower	X			
13.5	GFCI & AFCI	X			
13.6	Walls & Ceilings	X			
13.7	Water Supply, Distribution Systems & Fixtures	X			
13.8	Lighting Fixtures, Switches & Receptacles	X			
13.9	Heating/Cooling Source	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Walls & Ceilings: Wall Material

Drywall

Walls & Ceilings: Ceiling Material

Gypsum Board

Water Supply, Distribution Systems & Fixtures: Distribution Material

Not Visible, Not Visible

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Not Visible

Limitations

Heating/Cooling Source

NOT PRESENT

Heating source not present. Recommend heating source be installed by qualified contractor

14: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
14.1	Roof Structure				
14.2	Attic Insulation				
14.3	Vapor Barrier				
14.4	Ventilation				
14.5	Exhaust/Vent Systems				
14.6	Electrical				
14.7	Walls & Firewalls				

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Attic Insulation: R-value

0

15: STAIRS & SMOKE DETECTORS

		IN	NI	NP	O
15.1	Steps, Stairways & Railings	X			
15.2	Smoke Detectors	X			X
15.3	Carbon Monoxide Detectors			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

16: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
16.1	Foundation	X			
16.2	Floor Structure	X			
16.3	Walls & Ceilings	X			
16.4	Wall Structure		X		
16.5	Ceiling Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method

Attic Access

Foundation: Material

Masonry Block

Floor Structure: Material

Slab, Concrete

Floor Structure: Basement/Crawlspace Floor

Concrete

Walls & Ceilings: Wall Material

Drywall, Concrete Block

Walls & Ceilings: Ceiling Material

Gypsum Board, Unfinished

Limitations

Wall Structure

NOT VISIBLE

17: PLUMBING

		IN	NI	NP	O
17.1	General	X			X
17.2	Hot Water Systems, Controls, Flues & Vents	X			
17.3	Drain, Waste, & Vent Systems	X			
17.4	Fuel Storage & Distribution Systems			X	
17.5	Sump Pumps / Sewage Ejectors	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Filters

None

General: Water Source

Well

General: Filters

None

General: Main Water Shut-Off Device (Location)

Basement

General: Material - Distribution

Copper

General: Material - Water Supply

Copper, PVC

General: Source

Well

Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Electric

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Basement

Drain, Waste, & Vent Systems: Drain Size

1 1/2"

Drain, Waste, & Vent Systems: Material

PVC

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Unknown

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Observations

17.1.1 General

PIPE CORROSION

Supply pipe is corroded at entrance to the basement. Recommend plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.

18: HEATING

		IN	NI	NP	O
18.1	Equipment	X			
18.2	Normal Operating Controls	X			
18.3	Distribution Systems	X			
18.4	Vents, Flues & Chimneys	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Equipment: Brand

Trane

Equipment: Energy Source

Electric

Equipment: Heat Type

Forced Air, Heat Pump

Distribution Systems: Ductwork

Insulated

19: COOLING

		IN	NI	NP	O
19.1	Normal Operating Controls	X			
19.2	Distribution System	X			
19.3	Thermostat Controls	X			
19.4	Evapoator Coil	X			
19.5	Refridgerant Lines	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Location

West
Exterior

Configuration

Central

Age

Older

Condensate Drain Line

To Pump

20: ELECTRICAL

		IN	NI	NP	O
20.1	General	X			
20.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			
20.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Branch Wire 15 and 20 AMP
Copper

General: Wiring Method
Romex

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity
200 AMP

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations
Garage

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Manufacturer
General Electric

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type
Circuit Breaker