Inspection Report

Mr. Robert Kuehnl

Property Address:
30047 West Barrier Reef Blvd
Lewes DE 19958

Tip Top Property Inspections, LLC

Michael Kuehnl MD 33468
212 Cordon Drive,
Church Hill, MD. 21623

Phone: 443-974-8452

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Date: 5/11/2019	**Time:** 03:30 PM	**Report ID:** 20190511-30047-West-Barrier-Reef-Blvd
Property: 30047 West Barrier Reef Blvd Lewes DE 19958	**Customer:** Mr. Robert Kuehnl	**Real Estate Professional:** Mike Kuehnl TEST Brokers

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Type of building:: Single Family (1 story)	**Approximate Square Footage::** 2100	**Approximate Year of Original Construction::** 2012
Inspection started at:: 330pm	**Inspection ended at::** 5pm	**Occupancy::** The home was occupied
Attending the Inspection:: Seller and listing agent	**Weather during the Inspection::** Cloudy	**Significant precipitation in last 3 days::** Yes
Temperature during inspection:: Over 60 (F) = 15.5 (C)	**Ground/Soil surface condition:** Wet	

1. Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

		IN	NI	NP	RR
1.0	Roof Structure Exterior	•			
1.1	Underlayment	•			
1.2	Roof Flashing	•			•
1.3	Roof Drainage System	•			•
1.4	Plumbing and Combustion Vents	•			
1.5	Asphalt Composition Shingle	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Styles & Materials

Method of inspection::
Walked the roof

The roof style was::
Gable

Primary roof-covering type::
Architectural Fiberglass Asphalt Shingle

Drainage system description::
Gutters and downspouts installed

Chimney flue material::
Metal

Underlayment/ Interlayment::
Mostly hidden from view

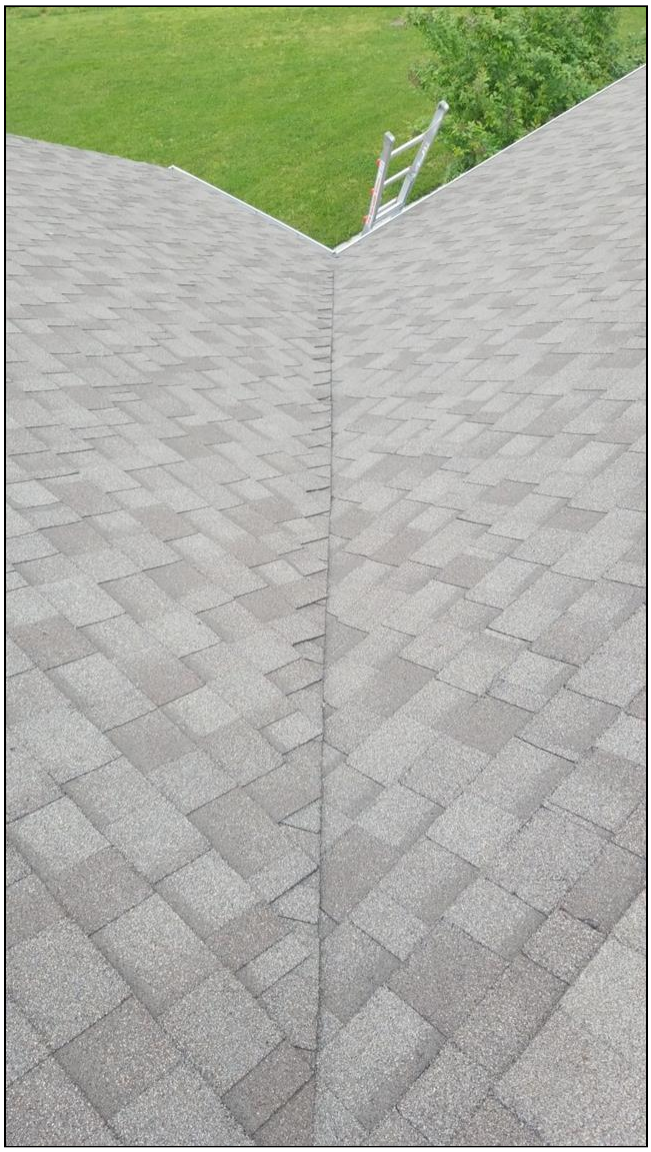
Comments:

1.0 The Inspector inspected the roof and its components by walking the roof. The roof was covered with asphalt composition shingles.

Roof is approximately 7 years old and appears to be in good condition.

1.0 Item 1(Picture)

1.0 Item 2(Picture)



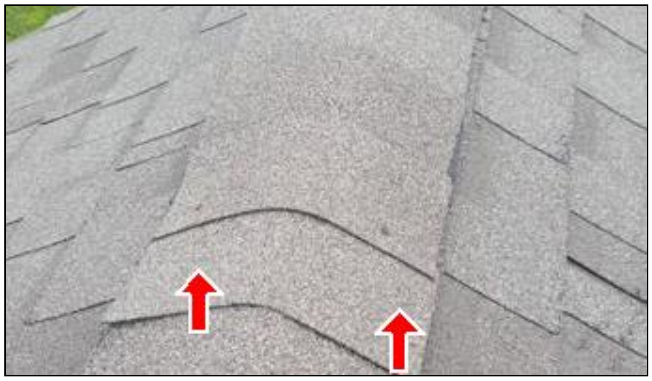
1.0 Item 3(Picture)

1.0 Item 4(Picture)

1.1 Most underlayment was hidden beneath the roof-covering material. The inspector was able to view edges only a representative areas around the perimeter of the roof. It was not inspected and the Inspector disclaims responsibility for evaluating its condition.

1.2 (1) Nail heads not properly covered in ridge vent and flashing resulting in corrosion. Recommend having a roofing contractor properly seal these to prevent future damage.

1.2 Item 1(Picture)



1.2 Item 2(Picture)

(2) Nails coming loose on trim panel

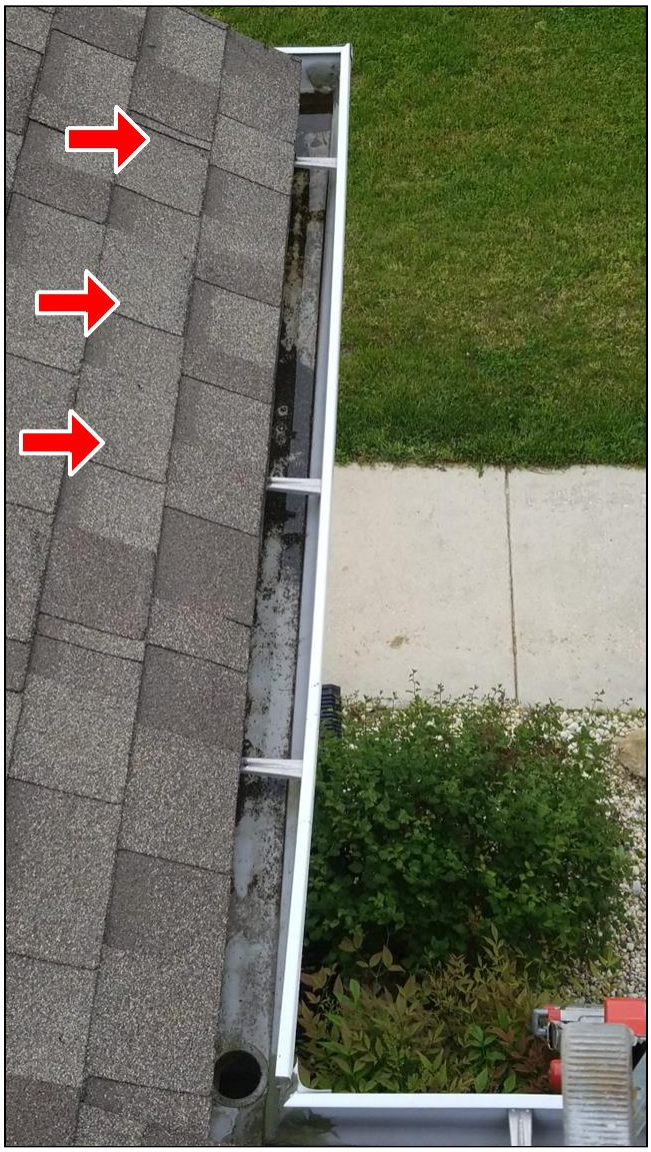
1.2 Item 3(Picture)

1.2 Item 4(Picture)

1.3 (1) Granules from the asphalt shingles were accumulated in the gutters. This condition is common as loose granules that are not embedded in the asphalt covering shingles are washed loose by runoff from rain. This is not a defective condition, but is common and expected, however the granules trap sediment, which hardens and prevents fully functional drainage of the gutters. This condition may hasten corrosion. The Inspector recommends thorough cleaning of the gutters.

1.3 Item 1(Picture)

1.3 Item 2(Picture)



1.3 Item 3(Picture)

(2) Water laying in gutters not draining properly

1.3 Item 4(Picture)

(3) Considering Splash blocks on downspouts to get water away from Foundation

1.3 Item 5(Picture)

1.4 Plumbing and Combustion vents appear to be installed properly with no signs of leaks or water intrusion.

1.4 Item 1(Picture)

1.4 Item 2(Picture)

1.5 At the time of the inspection, the Inspector observed few deficiencies in the installation of asphalt composition shingles covering this roof. Notable exceptions will be listed in this report.

2. Attic

Inspection of the attic typically includes visual examination the following:roof structure (framing and sheathing); roof structure ventilation; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting); plumbing components (supply and vent pipes, bathroom vent terminations) and HVAC components (drip pans, ducts, condensate and TPR discharge pipes)

		IN	NI	NP	RR
2.0	Attic Access	•			
2.1	Truss Roof Framing	•			
2.2	Roof Sheathing	•			
2.3	Roof Structure Ventilation	•			
2.4	Attic Electrical	•			

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Styles & Materials

Attic inspected from::
Inside the attic

Attic thermal insulation material::
Blown-in Fiberglass

Approximate attic thermal insulation depth::
16-18 inches

Roof Structure Ventilation::
Attic ventilation appeared sufficient

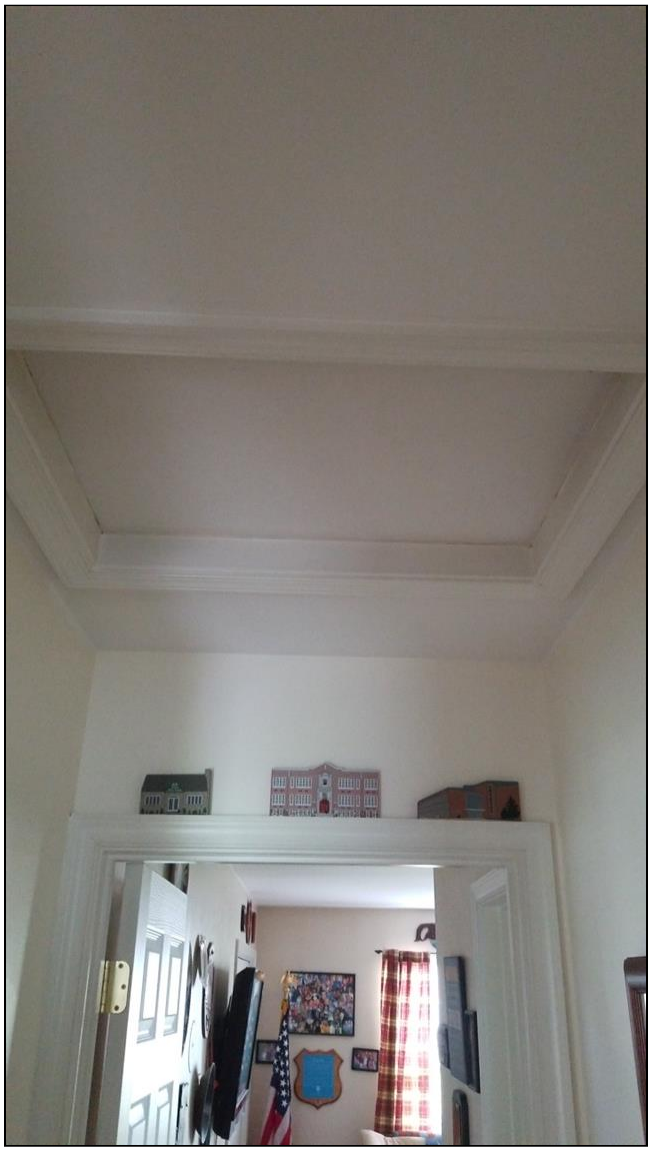
Roof structure ventilation device type::
Continuous ridge and soffit vents

Roof Framing Type::
Manufactured Roof Trusses

Roof Sheathing Material::
Oriented Strand Board (OSB)

Comments:

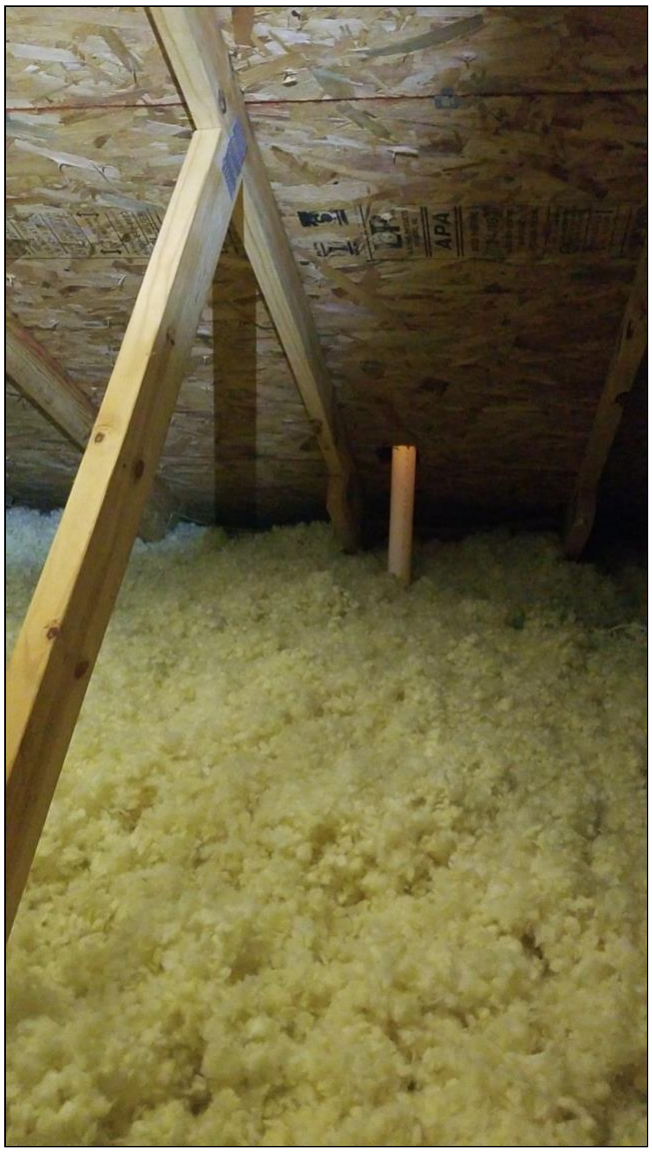
2.0 (1) The Inspector evaluated the attic from the access hatch located in hallway.



2.0 Item 1(Picture)

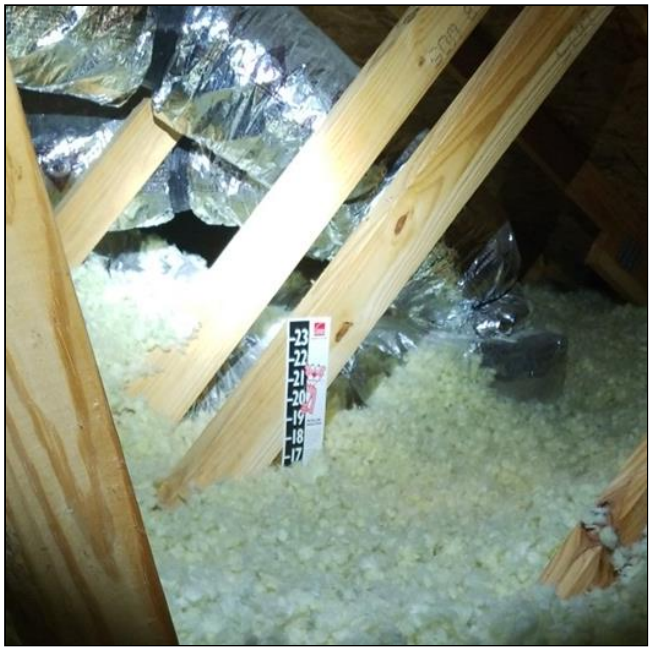
2.0 Item 2(Picture)

2.0 Item 3(Picture)



2.0 Item 4(Picture)

2.0 Item 5(Picture)



2.0 Item 6(Picture)

(2) The Inspector evaluated the attic from the access hatch.

2.3 A combination of soffit and continuous ridge vents were installed to ventilate the attic space. This is typically an effective combination.

Attic ventilation appeared to be sufficient.

At the time of the inspection, the Inspector observed no deficiencies in the condition of roof structure ventilation.

3. Exterior

Inspection of the home exterior typically includes: exterior wall covering materials; exterior trim; window and door exteriors; adequate surface drainage; driveway and walkways; window wells; exterior electrical and plumbing components; and retaining wall conditions that may affect the home structure. The potential for dangers/damage associated with trees- such as falling branches or root damage to foundations- varies with tree species and age, and requires an arborist evaluation.

The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.

		IN	NI	NP	RR
3.0	Exterior Views	•			
3.1	Driveway	•			
3.2	Walkways	•			
3.3	General Grounds	•			•
3.4	Exterior Trim	•			•
3.5	Porch	•			
3.6	Patio	•			•
3.7	Trees	•			•

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Styles & Materials

Driveway Material::
Asphalt

Walkway Materials::
Concrete

Comments:

3.0 The photo shows the front of the home.

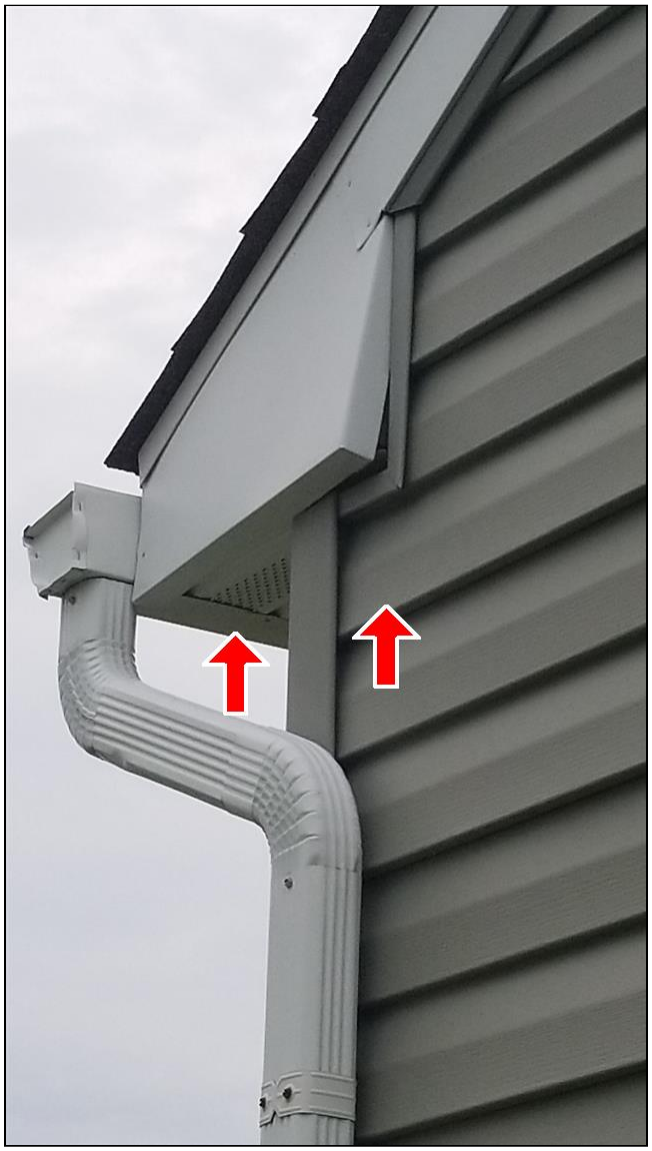
3.0 Item 1(Picture)

3.1 The Inspector observed no deficiencies the driveway condition at the time of the inspection.

3.3 Neutral the negative grade in front of house near garage. The home had areas of neutral or negative drainage that will route runoff from precipitation toward the foundation. Excessively high moisture levels in soil supporting the foundation can effect its ability to support the weight of the structure above. The ground should slope away from the home a minimum of ¼-inch per foot for a distance of at least six feet from the foundation. The Inspector recommends that these area be re-grading to improve drainage near the foundation.

3.3 Item 1(Picture)

3.4 The fascia trim loose at the time of the inspection should be re-fastened by a qualified contractor.



3.4 Item 1(Picture)

3.4 Item 2(Picture)

3.4 Item 3(Picture)

3.6 A risers are too high for exterior stairs leading into the sunroom. Risers shouldn't be more than 7 ¾ inches high. Correction and further evaluation is recommended.

3.6 Item 1(Picture)

3.6 Item 2(Picture)

3.7 Consider trimming trees and shrubs to avoid contact with siding and/or roofing to prevent damage.

3.7 Item 1(Picture)

3.7 Item 2(Picture)

4. Wall Exteriors

		IN	NI	NP	RR
4.0	Door Exteriors	•			
4.1	Window Exteriors	•			
4.2	Exterior Wall Penetrations	•			
4.3	Exterior Wall Membrane	•			
4.4	Vinyl Siding	•			•
	IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace	**IN**	**NI**	**NP**	**RR**

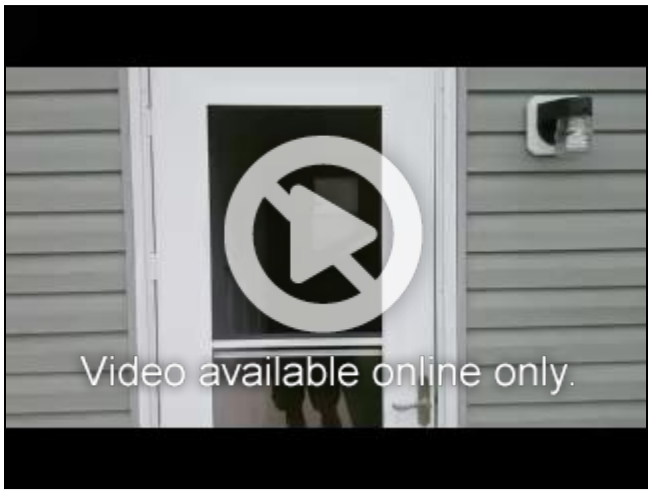
Styles & Materials

Exterior wall-covering

Material:
Vinyl Siding

Comments:

4.0 Stone door needs to be adjusted repair doesn't close properly



4.0 Item 1(Video)

4.4 The vinyl siding covering exterior walls had areas of cracked or broken siding that should be replaced to prevent potential damage from moisture intrusion to the home materials, the roof structure and to prevent development of microbial growth such as mold. All work should be performed by a qualified contractor.

4.4 Item 1(Picture)

5. Structure

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This may include the: foundation; walls; floor structure; and/or roof structure. Soils vary in their stability and ability to support the weight of a structure. Minor cracking is normal with some common foundation materials, is typically limited to the material surface, is not a structural concern, and may not be commented on. Cracking related to soil/foundation movement indicates the potential for present or future structural concerns and will be commented on to the best of the inspector's ability.

Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

		IN	NI	NP	RR
5.0	Exterior Wall Construction	•			
5.1	Floor Structure	•			
5.2	Foundation	•			
5.3	Crawlspace	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

IN	NI	NP	RR

Styles & Materials

Foundation Configuration::
Crawlspace

Foundation Method/ Materials::
Poured concrete footings
Poured concrete foundation walls

Method used to Inspect Crawlspace::
Inspector entered the crawlspace

Main Floor Structure::
Oriented strand board (OSB) sheathing over wood joists

Main Floor Structure- Perimeter Bearing::
Rests on top of foundation wall

Main Floor Structure- Intermediate Support::
Wood beam girder
Adjustable steel posts

Exterior Wall Structures::
Conventional 2x4 Wood Frame

Typical Ceiling Structure::
Drywall attached to engineered lumber ceiling joists

Comments:

5.3 The inside of the exterior crawlspace walls were insulated with Fiberglass batt.

5.3 Item 1(Picture)


5.3 Item 2(Picture)


5.3 Item 3(Picture)


5.3 Item 4(Picture)

6. Electrical

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection.

The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor.Inspection of the home electrical system typically includes visual inspection of the following:service drop: conductors, weatherhead, and service mast; electric meter exterior; service panel and sub-panels; service and equipment grounding; system and component bonding; and visible branch wiring: receptacles (representative number), switches, lighting

		IN	NI	NP	RR
6.0	General Electrical System Description	•			
6.1	General Electrical System Condition	•			
6.2	Service Drop, Drip Loop, Splice and Attachment	•			
6.3	Mast & Weatherhead			•	
6.4	Electric Meter	•			
6.5	Service Entrance Conductors	•			
6.6	Service Panel Manufacturer	•			•
6.7	Service Panel Cabinet, Ampacity, and Cover	•			•
6.8	Service Panel Wiring		•		
6.9	Service Disconnect	•			
6.10	Overcurrent Protection Devices	•			
6.11	Service Grounding Electrode System & Service Bond	•			
6.12	Equipment Grounding & Bonding	•			
6.13	Exterior Electrical Receptacles	•			
6.14	Conventional Electrical Receptacles (interior)	•			
6.15	GFCI/AFCI Electrical Receptacles	•			
6.16	Switches	•			
6.17	Lighting	•			
6.18	Visible Branch Wiring	•			
6.19	Smoke Detectors	•			
6.20	Carbon Monoxide Detectors	•			
6.21	Doorbell	•			

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Styles & Materials

Electrical Service
Conductors::
Underground service
Service Panel
Ampacity::
200 amps
Service Panel Type::
Load Center
Service Panel
Manufacturer::
Square D
Service Disconnect
Location::
At Service Panel
Service Disconnect
Type::
Breaker
Service Grounding
Electrode::
Driven rod
Wiring Methods::
Not Visible
Type of Branch
Wiring::
Solid Copper
Ground Fault Circuit
Interruptor (GFCI)
Protection::
YES
Arc Fault Circuit
Interruptor (AFCI)
Protection::
YES

Comments:

6.0 Power company service cables fed a load center service panel containing a main disconnect and breakers that protected and controlled power to branch circuits.

6.2 Conductors supplying electricity to the home were buried underground.

6.4 At the time of the inspection, the Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.

6.4 Item 1(Picture)

6.5 Because the service entrance conductors were hidden behind service panel components the inspector was unable to view markings in order to determine the service conductor amperage rating. Confirmation of correct service entrance conductors sizing will require the services of a qualified electrical contractor.

6.5 Item 1(Picture)

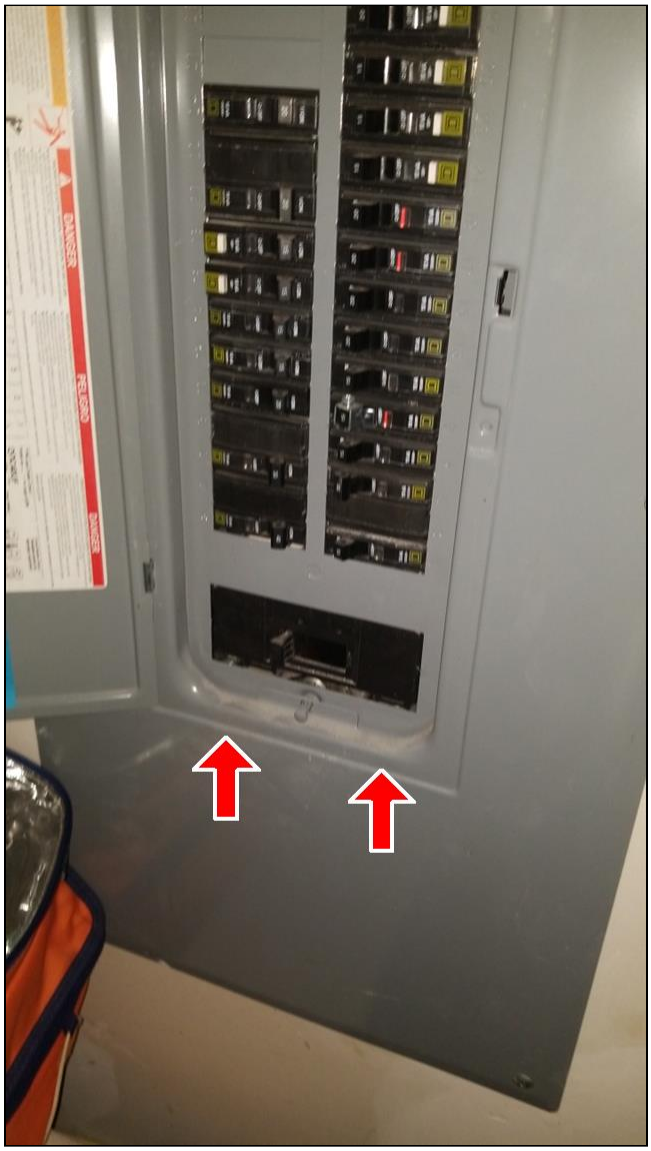
6.6 The service panel brand was Square D

6.6 Item 1(Picture)

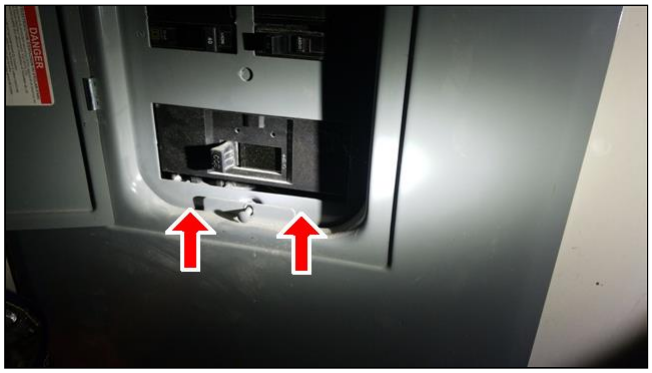
6.6 Item 2(Picture)

6.7 The inspector was unable to remove the dead front cover and electrical components inside the service panel were not inspected. The Inspector recommends that before the expiration of your Inspection Objection Deadline you have this condition corrected and the service panel contents inspected by a qualified electrical contractor.

Space between main disconnect and dead front cover which is a safety issue. Recommend a licensed electrician make necessary repairs.



6.7 Item 1(Picture)



6.7 Item 2(Picture)

6.8 Unable to removed dead front cover due to limited access.

6.8 Item 1(Picture)

6.9 The electrical service disconnect was rated at 200 amps.

6.10 The service panel contained Arc Fault Circuit Interrupter (GFCI) breakers designed to provide fire protection by shutting off current flow should sensors detect arcing at outlets on the protected circuit. AFCI protection of electrical outlets in sleeping rooms is required in new construction.

Overcurrent protection was located in the service panel.

7. Garage

Inspection of the garage typically includes examination of the following:general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage

		IN	NI	NP	RR
7.0	Vehicle Doors	•			
7.1	Conventional Doors	•			
7.2	Floors	•			
7.3	Walls	•			
7.4	Ceiling	•			
7.5	Fire Separation	•			
7.6	Stairs/Steps to Living Space	•			
7.7	Garage Electrical	•			
7.8	General Condition and Ventilation	•			
7.9	Attic		•		
7.10	Roof Framing		•		

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Styles & Materials

Garage Vehicle Door Type::
Single

Number of Vehicle Doors::
1

Number of Automatic Openers::
1

Vehicle Door Automatic Reverse::
Photosensor installed too high

Comments:

7.0 (1) An overhead garage door photo sensor was installed at a height greater than 6 inches above the floor. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person in a position in which they may be injured by the descending door. Installation of photo sensors in new homes has been required by generally-accepted safety standards since 1993. Safety standards designed to protect small children limit the maximum mounting height for garage door photo sensors to 6 inches. The Inspector recommends correction by a qualified garage door contractor.

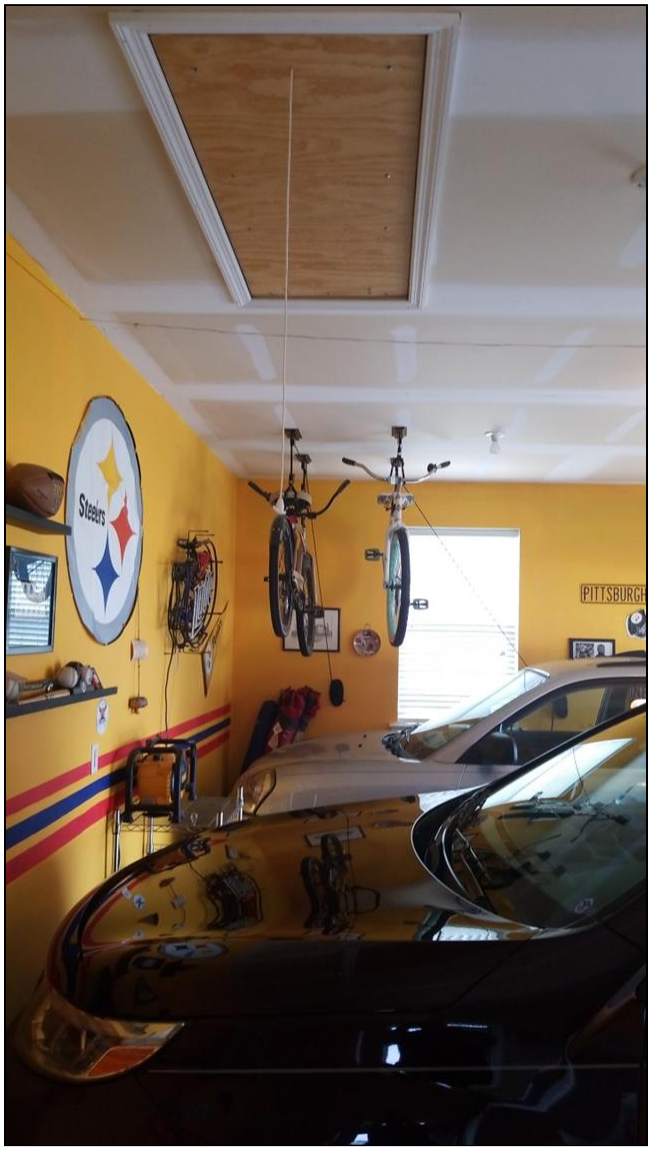
7.0 Item 1(Picture)

(2) An overhead garage door photo sensor was installed at a height greater than 6 inches above the floor. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person in a position in which they may be injured by the descending door. Installation of photo sensors in new homes has been required by generally-accepted safety standards since 1993. Safety standards designed to protect small children limit the maximum mounting height for garage door photo sensors to 6 inches. The Inspector recommends correction by a qualified garage door contractor.

7.8 At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage.

7.9 No access hatch was provided through which to view garage roof framing. The roof framing was not inspected and the Inspector disclaims any responsibility for confirming its condition. The Inspector

recommends having the attic area inspected by a qualified inspector after access has been provided, to help ensure that safe conditions exist.



7.9 Item 1(Picture)

7.10 The Inspector DID NOT inspect the garage roof framing due to no access.

8. Interior

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans.

		IN	NI	NP	RR
8.0	Floors	•			
8.1	Walls	•			
8.2	Ceilings	•			
8.3	Lighting	•			
8.4	Misc. Components: Ceiling fans, doorbells, Env. Hazards, Detectors, etc.	•			
8.5	Doors	•			
8.6	Windows and Skylights	•			
8.7	Interior Trim	•			
8.8	Cabinets and Countertops	•			
8.9	Stairs			•	
8.10	Bathroom and Laundry Ventilation	•			
8.11	Kitchen Appliances	•			

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	IN	NI	NP	RR

Styles & Materials

Walls and Ceilings::
Drywall

Floor Covering

Materials::
Carpet
Sheet Vinyl
Composite Flooring

Interior Doors::
Hollow

Window Material::
Vinyl

Window Glazing::
Double-pane

Window Operation::
Single-hung

Countertops::
Granite

Kitchen Appliances::
Electric Range
Refrigerator
Microwave

Smoke/CO Detectors::
Smoke detectors installed (hardwired)
Smoke detector locations appeared adequate
No Carbon monoxide detector installed

Comments:

8.4 No carbon monoxide detectors were installed at the time of the inspection. Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces and heaters can introduce dangerously high levels of carbon monoxide onto the indoor air if combustion components need adjustment. Carbon monoxide detectors monitor indoor air and sound an alarm if dangerously high levels of carbon monoxide are detected. They are inexpensive and available at most hardware and home improvement stores. The Inspector recommends installation as necessary by a qualified contractor.

9. Plumbing

Inspection of the plumbing system typically includes (limited) operation and visual inspection of: water supply source (identification as public or private); sewage disposal system (identification as public or private); water supply/distribution pipes; drain, waste and vent (DWV) system; water heater (type, condition and operation); gas system; and sump pump (confirmation of installation/operation).

		IN	NI	NP	RR
9.0	Exterior Plumbing	•			
9.1	Source of Water	•			
9.2	Water Supply and Distribution	•			
9.3	Sewage and DWV Systems	•			
9.4	Gas Water Heater	•			
9.5	Sump Pump	•			•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Styles & Materials

Water Supply Source::
Public Water Supply

Main Water Supply Pipe::
3/4-inch

Water Distribution Pipes::
Chlorinated Polyvinyl Chloride (CPVC)

Distribution Pipe Bonding::
Pipes were bonded

Sewage System Type::
Public

Drain Waste and Vent Pipe Materials::
Polyvinyl Chloride (PVC)

Water Heater Manufacturer:
Rinnai

Date of Manufacture:
2012

Water Heater Fuel Type:
Gas

Water Heater Type:
On-demand

Gas Pipe Material::
Black Steel

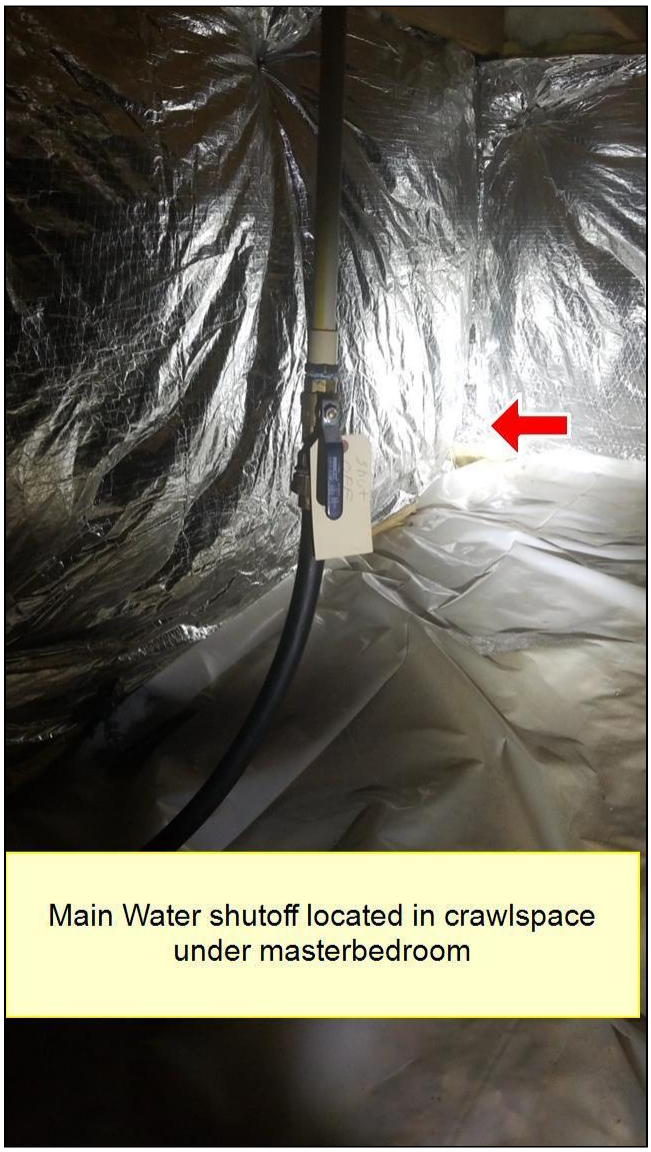
Type of Gas::
Propane

Sump Pump::
An operable sump pump was installed

Comments:

9.1 The home water was supplied from a public source.

9.2 (1) At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply shut-off valve. It was not operated but was visually inspected.



9.2 Item 1(Picture)

(2) Hot water supply pipes included PVC. PVC is not an approved material for this purpose. The inspector recommends that all PVC pipes be replaced with pipes of an approved material by a qualified contractor.

9.3 The home was connected to the public sewage system. A main sewer pipe in the street that served the community was gravity fed from the home sewer system through a main sewer pipe.

9.4 This is a tankless water heater system. Recommend this system be serviced on a yearly basis by a qualified contractor.

The photo shows the data plate of the water heater. Water heater was manufactures March of 2012

This water heater model number was RL75i

This water heater serial number was DC - CA-029137

Water temperature measured at 117F degrees.

9.4 Item 1(Picture)

9.4 Item 2(Picture)

9.4 Item 3(Picture)

9.5 (1) Recommend sump-pump discharge be extended to remove water from foundation.

9.5 Item 1(Picture)

(2) The crawlspace contained a sump pump. A sump pump is a water pump installed in a pit in the lower level of the home. This system protects the home from water intrusion by discharging rising groundwater or seepage from surface runoff to the exterior of the home or to a waste pipe or storm drain. Sump pumps require periodic maintenance to ensure that they work when they're needed. The Inspector recommends having it serviced immediately and asking the service provider for advice on the best maintenance schedule.

At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the sump pump.

9.5 Item 2(Picture)

10. Heating

Heating system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will be referred to a qualified heating, ventilating, and air-conditioning (HVAC) contractor. Inspection of heating systems typically includes (limited) operation and visual inspection of: the heating appliance (confirmation of adequate response to the call for heat); proper heating appliance location; proper or adequate heating system configuration; exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; heat distribution components; proper condensation discharge; and temperature/pressure relief valve and discharge pipe (presence, condition, and configuration).

		IN	NI	NP	RR
10.0	Presence of installed heat source in each room	•			
10.1	Furnace	•			
10.2	Fuel, Piping and Support	•			•
10.3	Thermostat	•			
10.4	Filter condition	•			
10.5	Fireplace			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Styles & Materials

Heating System Type::
Gas-fired Furnace (high efficiency)

Energy Source::
Propane

Number of Heat Systems (excluding wood)::
One

Heating/Cooling Ducts::
Partially insulated

Air Filter::
Disposable

Filter Size::
(Three filters)
12x12
20x20

Air Filter Location::
Behind return air registers

Heating System Brand::
Coleman

Comments:

10.1 The furnace blower appeared to operate in a satisfactory manner at the time of the inspection.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the combustion exhaust flue of this furnace.

The year of furnace manufacture appeared to be May 2012.

This furnace was gas-fired, high-efficiency, forced-air.

10.1 Item 1(Picture)

10.1 Item 2(Picture)

10.1 Item 3(Picture)

10.2 Consider painting gas meter and piping to reduce corrosion which can lead to leaks.

10.2 Item 1(Picture)

10.3 The thermostat for this furnace was located in the Main floor hallway.

10.3 Item 1(Picture)

10.4 There are 3 separate filters in this system Two are 12x12x1 located in Masterbedroom ceiling and sunroom, the third is a 20x20x1 located in the kitchen ceiling. All filters were clean at the time of the inspection.

10.4 Item 1(Picture)

11. Cooling

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. To avoid the potential for system damage, the air-conditioning system will not be operated if the outside air temperature is below 65 degrees F (17 C).

		IN	NI	NP	RR
11.0	Central Air Conditioner	•			•
11.1	Presence of installed cooling source in each room	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace		IN	NI	NP	RR

Styles & Materials

Number of cooling systems (excluding window AC):
One

Cooling System Type::
Split System (indoor and outdoor components

Cooling Equipment Energy Source::
Electricity

Cooling System Manufacturer::
Coleman

Comments:

11.0 (1) At the time of the inspection, the Inspector observed few deficiencies in the condition of the air-conditioning system. Notable exceptions will be mentioned in this report.

The air-conditioner date of manufacture appeared to be 2012.

The system was NOT tested due to outside temperature at the time of the inspection.

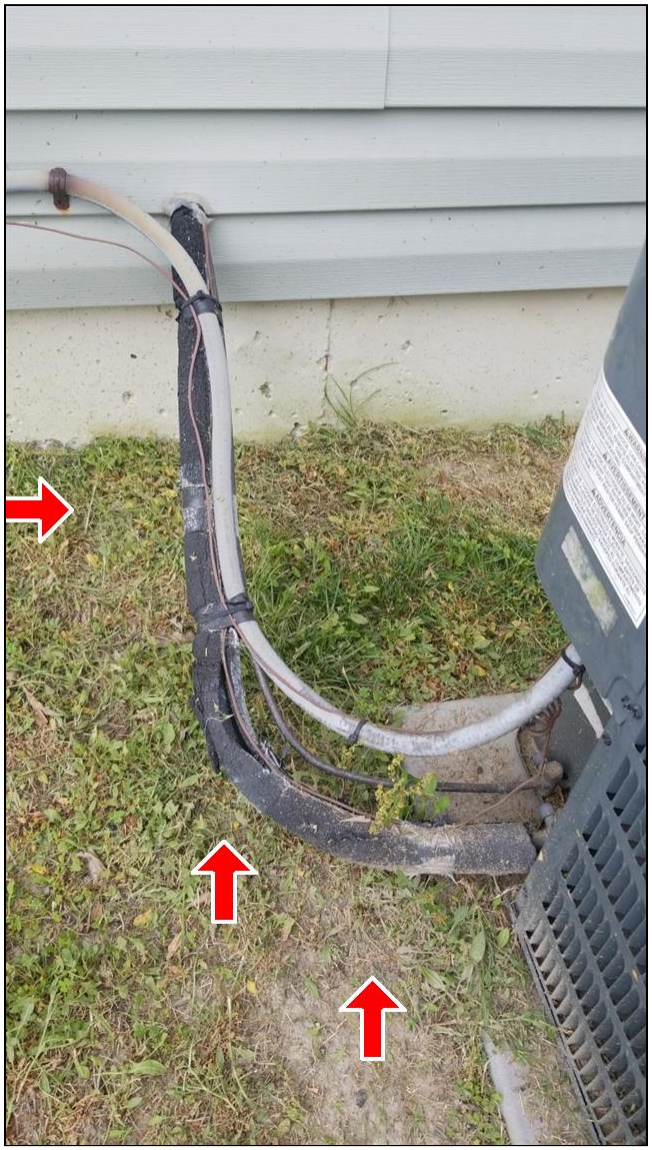
11.0 Item 1(Picture)

11.0 Item 2(Picture)

(2) Phone condensate line should be replaced.

11.0 Item 3(Picture)

(3) Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced by a qualified HVAC contractor.



11.0 Item 4(Picture)

12. Bathrooms

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

		IN	NI	NP	RR
12.0	Floors	•			
12.1	Walls	•			
12.2	Ceilings	•			
12.3	Doors	•			
12.4	Windows	•			
12.5	Skylights			•	
12.6	Electrical Receptacles and Switches	•			
12.7	Lighting	•			
12.8	Ventilation	•			
12.9	Cabinets	•			
12.10	Toilet	•			
12.11	Shower	•			
12.12	Medicine Cabinet	•			
12.13	Mirrors	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

IN NI NP RR

Styles & Materials

Exhaust Fans:
Fan only

13. Kitchen and Built-in Appliances

Inspection of kitchens typically includes (limited) operation and visual inspection of the following: wall, ceiling and floor; windows, skylights and doors; range/cooktop (basic functions, anti-tip); range hood (fan, lights, type); dishwasher; Cabinetry exterior and interior; door and drawer; Sink basin condition; supply valves; adequate trap configuration; functional water flow and drainage; disposal; Electrical switch operation; and outlet placement, grounding, and GFCI protection. **Note: Appliances are operated at the discretion of the Inspector.**

		IN	NI	NP	RR
13.0	Floors	•			
13.1	Walls	•			
13.2	Ceilings	•			
13.3	Doors	•			
13.4	Windows	•			
13.5	Skylights			•	
13.6	Interior Trim	•			
13.7	Receptacles and Switches	•			
13.8	Lighting	•			
13.9	Cabinets	•			
13.10	Range	•			
13.11	Range Hood			•	
13.12	Garbage Disposal	•			
13.13	Dishwasher	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Styles & Materials

Countertop Material::
Granite

Range::
Electric

Dishwasher::
Present, Inspected

Dishwasher brand::
General Electric

Dishwasher Anti-siphon method::
High-loop installed

14. Laundry Facilities

		IN	NI	NP	RR
14.0	120-volt Receptacles	•			
14.1	240-volt Receptacles	•			
14.2	Dryer Venting	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Styles & Materials

Dryer::
Electric

Dryer 240-volt electrical receptacle::
Modern 4-prong

General Summary

Tip Top Property Inspections, LLC

212 Cordon Drive,
Church Hill, MD. 21623

Phone: 443-974-8452

Customer
Mr. Robert Kuehnl

Address
30047 West Barrier Reef Blvd
Lewes DE 19958

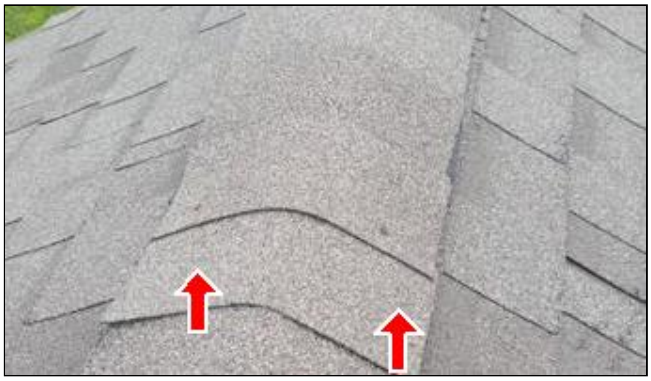
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roof

1.2 Roof Flashing

Inspected, Repair/Replace
(1) Nail heads not properly covered in ridge vent and flashing resulting in corrosion. Recommend having a roofing contractor properly seal these to prevent future damage.

1.2 Item 1(Picture)



1.2 Item 2(Picture)

(2) Nails coming loose on trim panel

1.2 Item 3(Picture)

1.2 Item 4(Picture)

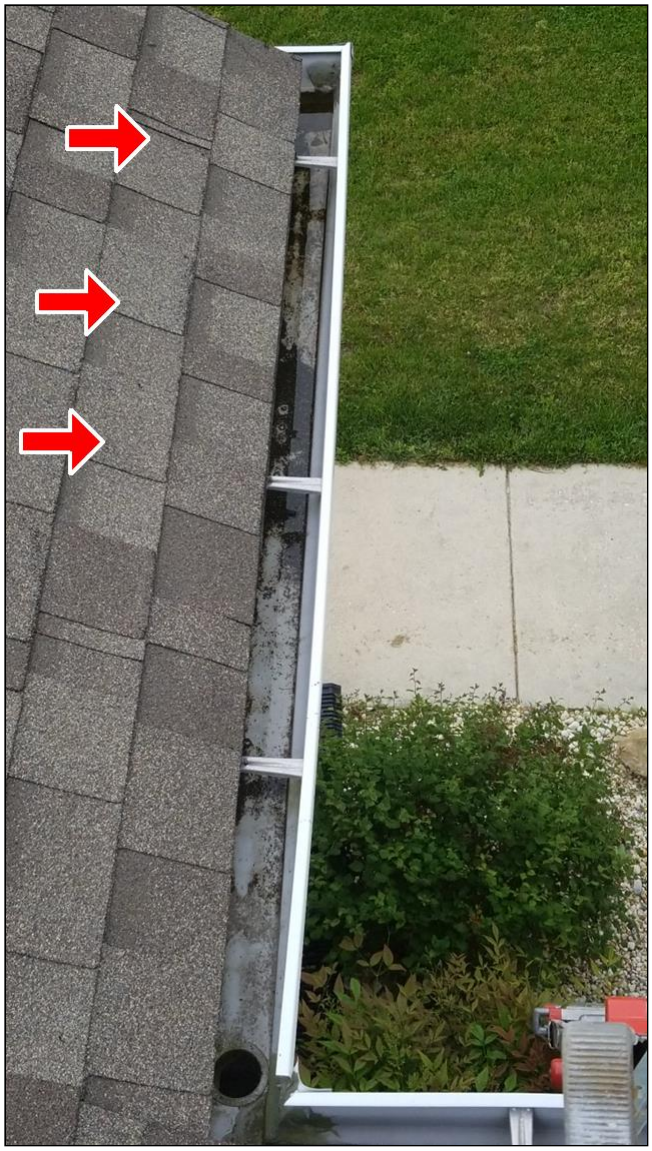
1.3 Roof Drainage System

Inspected, Repair/Replace

(1) Granules from the asphalt shingles were accumulated in the gutters. This condition is common as loose granules that are not embedded in the asphalt covering shingles are washed loose by runoff from rain. This is not a defective condition, but is common and expected, however the granules trap sediment, which hardens and prevents fully functional drainage of the gutters. This condition may hasten corrosion. The Inspector recommends thorough cleaning of the gutters.

1.3 Item 1(Picture)

1.3 Item 2(Picture)



1.3 Item 3(Picture)

(2) Water laying in gutters not draining properly

1.3 Item 4(Picture)

(3) Considering Splash blocks on downspouts to get water away from Foundation

1.3 Item 5(Picture)

3. Exterior

3.3 General Grounds

Inspected, Repair/Replace

Neutral the negative grade in front of house near garage. The home had areas of neutral or negative drainage that will route runoff from precipitation toward the foundation. Excessively high moisture levels in soil supporting the foundation can effect its ability to support the weight of the structure above. The ground should slope away from the home a minimum of ¼-inch per foot for a distance of at least six feet from the foundation. The Inspector recommends that these area be re-grading to improve drainage near the foundation.

3.3 Item 1(Picture)

3.4 Exterior Trim

Inspected, Repair/Replace

The fascia trim loose at the time of the inspection should be re-fastened by a qualified contractor.

3.4 Item 1(Picture)

3.4 Item 2(Picture)

3.4 Item 3(Picture)

3.6 Patio

Inspected, Repair/Replace

A risers are too high for exterior stairs leading into the sunroom. Risers shouldn't be more than 7 ¾ inches high. Correction and further evaluation is recommended.

3.6 Item 1(Picture)

3.6 Item 2(Picture)

3.7 Trees

Inspected, Repair/Replace

Consider trimming trees and shrubs to avoid contact with siding and/or roofing to prevent damage.

3.7 Item 1(Picture)

3.7 Item 2(Picture)

4. Wall Exteriors

4.4 Vinyl Siding

Inspected, Repair/Replace

The vinyl siding covering exterior walls had areas of cracked or broken siding that should be replaced to prevent potential damage from moisture intrusion to the home materials, the roof structure and to prevent development of microbial growth such as mold. All work should be performed by a qualified contractor.

4.4 Item 1(Picture)

6. Electrical

6.6 Service Panel Manufacturer

Inspected, Repair/Replace

The service panel brand was Square D

6.6 Item 1(Picture)

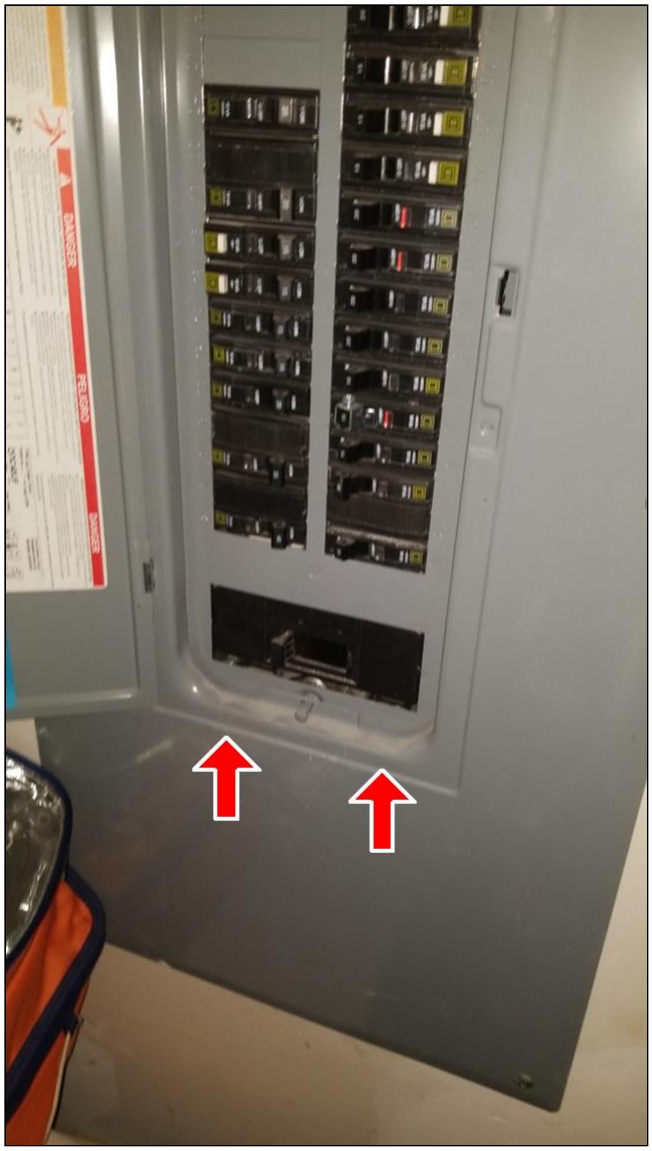
6.6 Item 2(Picture)

6.7 Service Panel Cabinet, Ampacity, and Cover

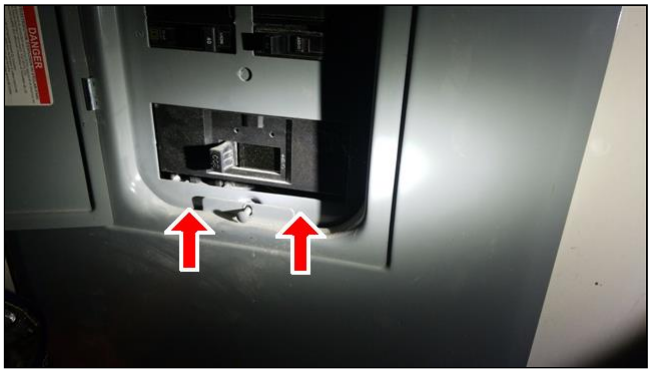
Inspected, Repair/Replace

The inspector was unable to remove the dead front cover and electrical components inside the service panel were not inspected. The Inspector recommends that before the expiration of your Inspection Objection Deadline you have this condition corrected and the service panel contents inspected by a qualified electrical contractor.

Space between main disconnect and dead front cover which is a safety issue. Recommend a licensed electrician make necessary repairs.



6.7 Item 1(Picture)



6.7 Item 2(Picture)

9. Plumbing

9.5 Sump Pump

Inspected, Repair/Replace

(1) Recommend sump-pump discharge be extended to remove water from foundation.

9.5 Item 1(Picture)

(2) The crawlspace contained a sump pump. A sump pump is a water pump installed in a pit in the lower level of the home. This system protects the home from water intrusion by discharging rising groundwater or seepage from surface runoff to the exterior of the home or to a waste pipe or storm drain. Sump pumps require periodic maintenance to ensure that they work when they're needed. The Inspector recommends having it serviced immediately and asking the service provider for advice on the best maintenance schedule.

At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the sump pump.

9.5 Item 2(Picture)

10. Heating

10.2 Fuel, Piping and Support

Inspected, Repair/Replace

Consider painting gas meter and piping to reduce corrosion which can lead to leaks.

10.2 Item 1(Picture)

11. Cooling

11.0 Central Air Conditioner

Inspected, Repair/Replace

(1) At the time of the inspection, the Inspector observed few deficiencies in the condition of the air-conditioning system. Notable exceptions will be mentioned in this report.

The air-conditioner date of manufacture appeared to be 2012.

The system was NOT tested due to outside temperature at the time of the inspection.

11.0 Item 1(Picture)

11.0 Item 2(Picture)

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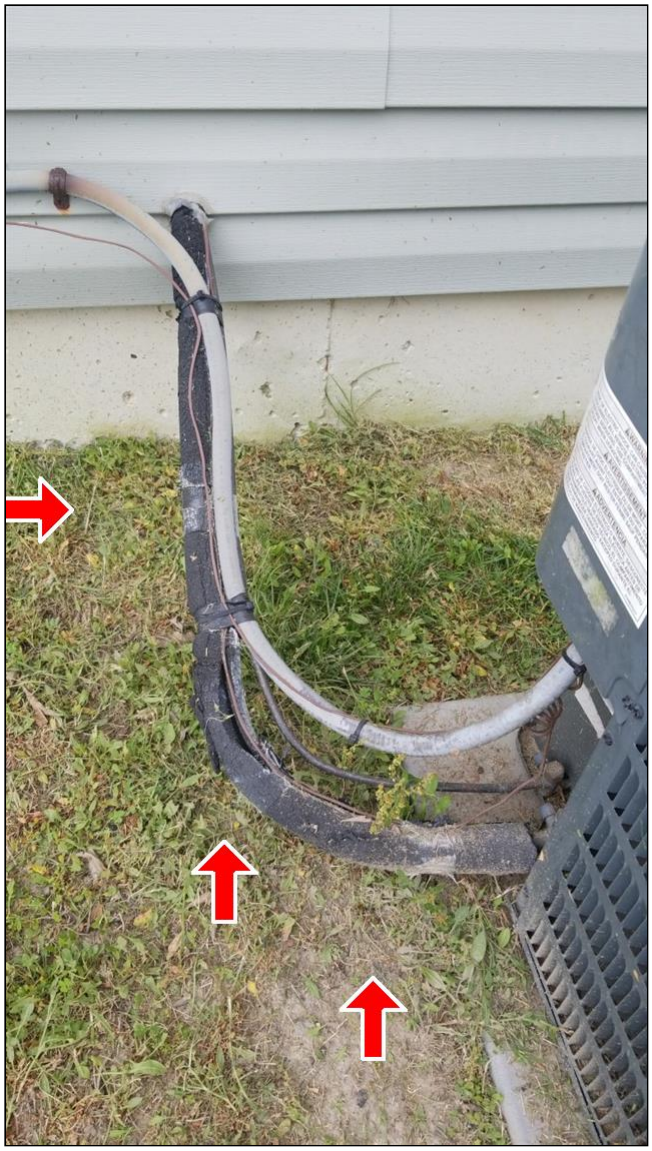

11.0 Item 4(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of

this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

Tip Top Property Inspections, LLC
212 Cordon Drive,
Church Hill, MD. 21623

Phone: 443-974-8452
Inspected By: Michael Kuehnl

Inspection Date: 5/11/2019
Report ID: 20190511-30047-West-Barrier-Reef-Blvd

Customer Info:	**Inspection Property:**
Mr. Robert Kuehnl 30047 West Barrier Reef Blvd Lewes DE 19958 **Customer's Real Estate Professional:** Mike Kuehnl TEST Brokers	30047 West Barrier Reef Blvd Lewes DE 19958

Inspection Fee:

Service	Price	Amount	Sub-Total
1,500 - 2,000 sq. ft.	350.00	1	350.00
Senior Citzen Discount	-35.00	1	-35.00

Tax $0.00
Total Price $315.00

Payment Method:
Payment Status:
Note: