



# Inspection Report

**John Doe**

**Property Address:**  
4 Comfort Lane  
New City NJ 08512



**Robinson Home Inspections**

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<b>Date:</b> 9/25/2017	<b>Time:</b> 02:00 PM	<b>Report ID:</b> Doe
<b>Property:</b> 4 Comfort Lane New City NJ 08512	<b>Customer:</b> John Doe	<b>Real Estate Professional:</b> Kathleen Allison Weichert Realtors

### Comment Key or Definitions

The following are definitions of comment descriptions in 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.

**Style of Home:**

Colonial

**Age Of Home:**

Under 5 Years

**Client Is Present:**

Yes

**Radon Test:**

Yes

**Weather:**

Clear

**Temperature:**

Over 65

**Rain in last 3 days:**

No

**1. Roof**

**The inspector shall inspect from ground level or eaves:** The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

**The inspector is not required to:** Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

		IN	NI	NP	RR	<b>Styles &amp; Materials</b>
1.0	Roof Covering	•				<b>Roof Covering type:</b> Architectural
1.1	Gutters and Downspouts	•				<b>Viewed roof covering from:</b> Ground Binoculars Extra Info : Drone used for inspection
1.2	Flashing	•				<b>Sky Light(s):</b> None
1.3	Vents, Skylights, Chimney, and other roof penetrations	•				<b>Chimney (exterior):</b> N/A
1.4	Roof Structure and Attic	•				<b>Roof Structure:</b> 2 X 8 Rafters Lateral bracing Sheathing  <b>Roof-Type:</b> Gable Hip  <b>Method used to observe attic:</b> From entry Walked  <b>Attic info:</b> Pull Down stairs Light in attic

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**Comments:**

**1.0** The shingles are of an architectural style and are in good condition. These shingles typically have a life expectancy of 25-30 years.



1.0 Item 1(Picture) Shingles



1.0 Item 2(Picture) Front shingles

**1.1** Downspouts discharge into underground drain pipes.

Upper gutter discharges on to the roof below it.



1.1 Item 1(Picture) Downspout discharge



1.1 Item 2(Picture) Upper gutter discharge

1.2 All necessary flashing are in good condition. There is no sign of any water leakage where the 2 roof planes meet.



1.2 Item 1(Picture) Roof penetrations

1.3 Roof penetrations have a rubber boot flashing around them. There is no sign of any water leakage on the attic side.



1.3 Item 1(Picture) Roof penetrations



1.4 2x8 rafters have 2x6 collar ties. Roof sheathing is OSB.



1.4 Item 1(Picture) 2x8 rafters



1.4 Item 2(Picture) 2x6 collar ties



1.4 Item 3(Picture) Attic stairs

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**2. Exterior**

**The inspector shall inspect:** The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

**The inspector is not required to:** Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

		IN	NI	NP	RR	Styles & Materials
2.0	Wall Covering, Flashing and Trim	•				<b>Siding Style:</b> Lap
2.1	All Exterior Doors	•				<b>Siding Material:</b> Vinyl
2.2	Adjacent Walkways and Driveways	•			•	<b>Exterior Entry Doors:</b> Wood Insulated glass
2.3	Stairs, Steps, Stoops, Stairways and Ramps	•			•	<b>Appurtenance:</b> Covered porch Patio
2.4	Porches, Patios, Decks, Balconies and Carports	•				<b>Driveway:</b> Asphalt
2.5	Railings, Guards and Handrails			•		
2.6	Eaves Soffits and Fascia	•				
2.7	Windows (a representative number)	•				
2.8	Vegetation, Surface Drainage, Retaining Walls, Grading of the property, where they may adversely affect the structure due to moisture intrusion	•				

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IN NI NP RR

**Comments:**

**2.0** Lap style vinyl siding is in good condition.

The lower half of the front elevation is covered in stonelike siding.



2.0 Item 1(Picture) Siding



2.0 Item 2(Picture) Stonelike siding



2.0 Item 3(Picture) Stonelike siding

2.1 Front door is solid wood with a dead bolt.

Rear door is an insulated (double pane) slider exiting onto a patio.



2.1 Item 1(Picture) Rear slider



2.2 Driveway is asphalt in reasonably good condition. The driveway was expanded at one time to increase its size. There is a tared seam down the length of the driveway, There is also a manhole in the far corner to allow for some access. There are several low spots that will puddle when its raining.



2.2 Item 1(Picture) Driveway manhole



2.2 Item 2(Picture) Driveway corner seam



2.2 Item 3(Picture) Driveway seam

2.3 Front stoop and steps are in good condition.

Front walkway is made up of cement pads that are 18"x24" set in mulch. If the mulch washes or wears away the pads could become loose and present a tripping hazard.



2.3 Item 1(Picture) Front stoop



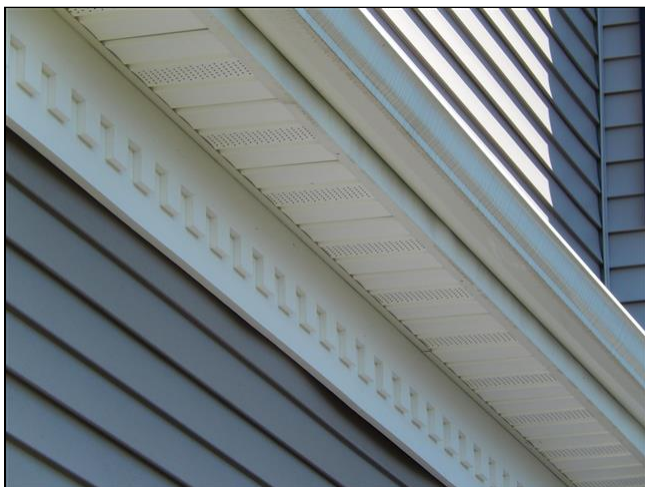
2.3 Item 2(Picture) Front walkway slabs

2.4 Rear door exits onto a paver style patio with a surrounding wall. There are 2 access openings to the patio.



2.4 Item 1(Picture) Back patio

**2.6** Soffits are covered in vinyl siding.



2.6 Item 1(Picture) Soffits

**2.7** Windows are double hung and casement style. The are all double pane insulated glass.

**2.8** There is no trees or shrubs close enough to the house to cause any issues.

The property is graded to direct water runoff from rain away from the structure.

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**3. Basement, Foundation, Crawlspace and Structure**

**The inspector shall inspect:** The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

**The inspector is not required to:** Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

		IN	NI	NP	RR	Styles & Materials
3.0	Foundation, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				<b>Foundation:</b> Masonry block <b>Method used to observe</b>
3.1	Walls (Structural)	•				<b>Crawlspace:</b> No crawlspace
3.2	Columns or Piers	•				<b>Floor Structure:</b> Engineered floor joists
3.3	Floors (Structural)	•				<b>Wall Structure:</b> Masonry
3.4	Ceilings (structural)	•				<b>Columns or Piers:</b> Steel lally columns <b>Ceiling Structure:</b> 2X10

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**Comments:**

**3.0** Foundation is concrete block. There is no sign of any water penetration or mold development.



3.0 Item 1(Picture) Block foundation walls



3.1 Walls are concrete block. No cracks or displacement was noted.



3.1 Item 1(Picture) Block wall

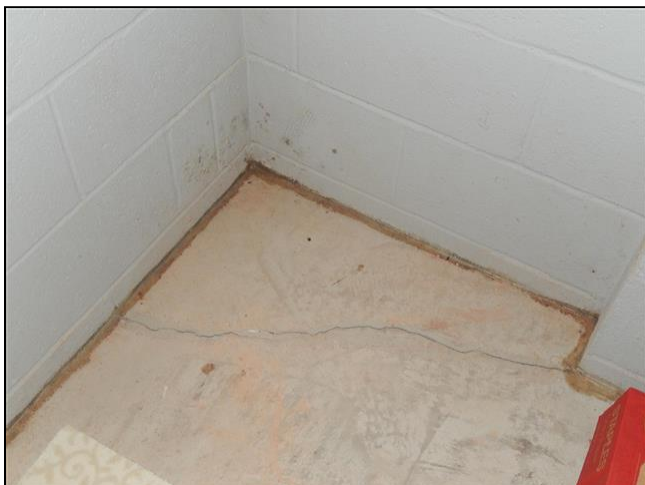
3.2 There are 5 steel columns supporting the center main beam.



3.2 Item 1(Picture) Steel columns

**3.3** Floor is finished concrete. There are 2 minor cracks in floor slab noted. No displacement of floor slab was present.

The seam between floor slab and block wall was previously caulked to seal it. The caulking is missing in a lot of sections along the corner seam.



3.3 Item 1(Picture) Corner crack

**3.4** The floor joists are 9" engineered wood joists.

The main beam is a 5"x12" engineered wood beam.

The ceiling frame work is insulated.



3.4 Item 1(Picture) Ceiling joist



3.4 Item 2(Picture) Main beam

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**4. Heating and Cooling**

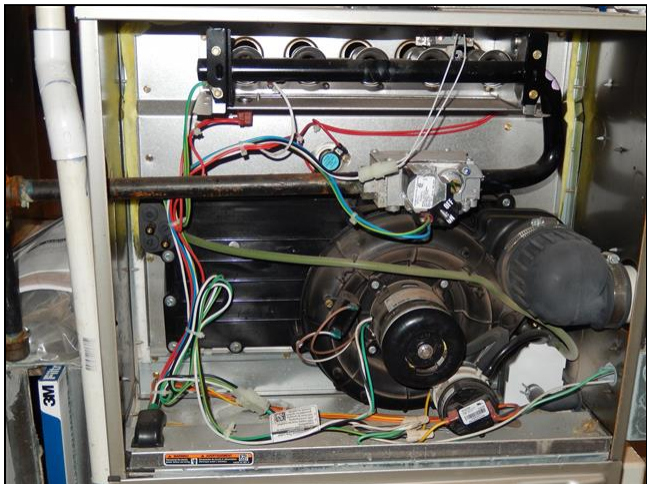
**The inspector shall inspect:** The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

**The inspector is not required to:** Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

		IN	NI	NP	RR	Styles & Materials
4.0	Heating System	•				<b>Heat Type:</b> Forced Air
4.1	Normal Operating Controls	•				<b>Energy Source:</b> Gas
4.2	Automatic Safety Controls	•				<b>Number of Heat Systems</b>
4.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				<b>(excluding wood):</b> Two
4.4	Presence of installed heat source in each room	•				<b>Heat System Brand:</b> CARRIER
4.5	Chimneys, Flues and vents (for gas water heaters or heat systems)	•				<b>Ductwork:</b> Insulated
4.6	Cooling System	•				<b>Filter Type:</b> Disposable
4.7	Normal Operating Controls	•				<b>Filter Size:</b> 20x25
4.8	Presence of installed cooling source in each room	•				<b>Cooling Equipment Type:</b> Air conditioner unit
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	<b>Cooling Equipment Energy</b>
						<b>Source:</b> Electricity
						<b>Central Air Manufacturer:</b> CARRIER
						<b>Number of AC Only Units:</b> Two

**Comments:**

4.0 Both upstairs and downstairs furnace are Carrier model 59SC2B units. They are high efficiency units and operating as designed.



4.0 Item 1(Picture) Downstairs furnace



4.0 Item 2(Picture) Upstairs furnace

4.1 The house has 2 individual zones. the 1st floor thermostat is on a sitting room wall and the 2nd floor thermostat is on the master bedroom wall.



4.1 Item 1(Picture) 1st floor thermostat



4.1 Item 2(Picture) 2nd floor thermostat



4.2 The A/C was operating at the time of the inspection.

4.3 All supply and return duct work is insulated.



4.3 Item 1(Picture) 1st floor supply duct



4.3 Item 2(Picture) Return duct



4.3 Item 3(Picture) 2nd floor duct work



4.3 Item 4(Picture) 2nd floor duct work



4.3 Item 5(Picture) Insulated duct work



4.3 Item 6(Picture) Return ducts



4.3 Item 7(Picture) Downstairs furnace filter



4.3 Item 8(Picture) Upstairs furnace filter

4.4 Each room has supply vents for both A/C and heat.

4.5 High efficiency furnaces and water heater use PVC exhaust and supply venting.



4.5 Item 1(Picture) Upper furnace venting



4.5 Item 2(Picture) Lower furnace exhaust and intake



4.6 House has 2 Carrier A/C systems.



4.6 Item 1(Picture) A/C condensing units



4.6 Item 2(Picture) Lower air handler



4.6 Item 3(Picture) Condensate pump

4.7 Thermostats operate both heat and A/C.

4.8 A/C systems utilize the same duct work as the heating system.



4.8 Item 1(Picture) Return grill - typical



4.8 Item 2(Picture) Wall register - typical



4.8 Item 3(Picture) Ceiling register - typical

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



**5. Plumbing**

**The inspector shall:** Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

**The inspector is not required to:** Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

		IN	NI	NP	RR
5.0	Main Water supply shut-off valve (Describe location)	•			
5.1	Main Fuel Supply shut-off valve (Describe Location)	•			
5.2	Water Heating Equipment, Controls, Chimneys, Flues and Vents	•			
5.3	Interior Water Supply, Fixtures, Faucets and Systems	•			•
5.4	Drainage, Waste and Vent System	•			
5.5	Interior Fuel Storage, Piping, Venting, Supports, Leaks			•	
5.6	Sump Pumps with accessible float		•		

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**IN NI NP RR**

**Styles & Materials**

**Water Source:**  
Public

**Plumbing Water Supply (into home):**  
Copper

**Plumbing Water Distribution (inside home):**  
Copper

**Washer Drain Size:**  
1 1/2" Diameter (undersized)

**Plumbing Waste:**  
PVC

**Water Heater Power Source:**  
Gas (quick recovery)

**Water Heater Capacity:**  
75 Gallon

**Manufacturer:**  
A.O. SMITH

**Water Heater Location:**  
Basement

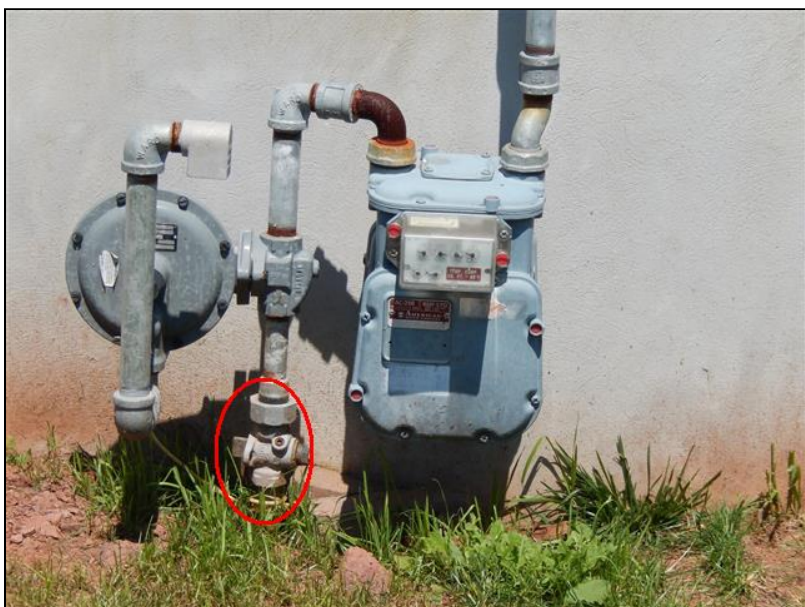
**Comments:**

5.0 Water meter is in the basement. Both shut off valves (supply and house) are at the meter location.



5.0 Item 1(Picture) Water meter

5.1 Gas meter is outside on south west side of house. Main gas shut off is next to gas meter. Shut off is circled in red.



5.1 Item 1(Picture) Gas meter

5.2 Water heater is a high efficiency AO Smith unit with a 75 gal capacity. Gas shut off is next to water heater. Pilot light is electronic (no standing pilot). Exhaust venting is through PVC ducting.



5.2 Item 1(Picture) Water heater



5.2 Item 2(Picture) Water heater venting



5.2 Item 3(Picture) Water heater electronic pilot

5.3 Interior water supply piping is copper. All sinks have braided steel hook ups.

All sink faucets work properly.

Shower valves work properly.

The hot water valve in the master bath tub flows extremely slow.



5.3 Item 1(Picture) Master bath tub



5.3 Item 2(Picture) Master bath vanity



5.3 Item 3(Picture) Master bath shower



5.4 All sinks, showers and tub drain properly. Sink drain hook ups are PVC. No sink drains were leaking.



5.4 Item 1(Picture) Main waste pipe



5.4 Item 2(Picture) Main waste pipe

5.6 A sump pump was present in the basement but was not able to be tested. The sump pump and float are in a sealed well.



5.6 Item 1(Picture) Sump pump well



5.6 Item 2(Picture) Sump pump discharge pipe

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**6. Electrical**

**The inspector shall inspect:** The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

**The inspector is not required to:** Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

		IN	NI	NP	RR	Styles & Materials
6.0	Service Entrance Conductors, Service Drop	•				<b>Electrical Service</b> <b>Conductors:</b> Below ground <b>Panel capacity:</b> 200 AMP <b>Panel Type:</b> Circuit breakers <b>Electric Panel</b> <b>Manufacturer:</b> SQUARE D <b>Branch wire 15 and 20</b> <b>AMP:</b> Copper <b>Wiring Methods:</b> Romex
6.1	Electric Meter and Base, Main Disconnect, Main and Distribution Panels, Grounding	•				
6.2	Circuit Breakers, Fuses and Compatibility of their Amperage and Voltage	•			•	
6.3	Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number)	•				
6.4	Polarity and Grounding of Receptacles within 6 feet of Interior Plumbing Fixtures and all Receptacles in Garage, Carport, Exterior Walls of Inspected Structure	•				
6.5	All Ground Fault Circuit Interrupter Receptacles	•				
6.6	Location of Main and Distribution panels	•				
6.7	Smoke Detectors	•				
6.8	Carbon Monoxide Detector	•				

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IN NI NP RR

**Comments:**

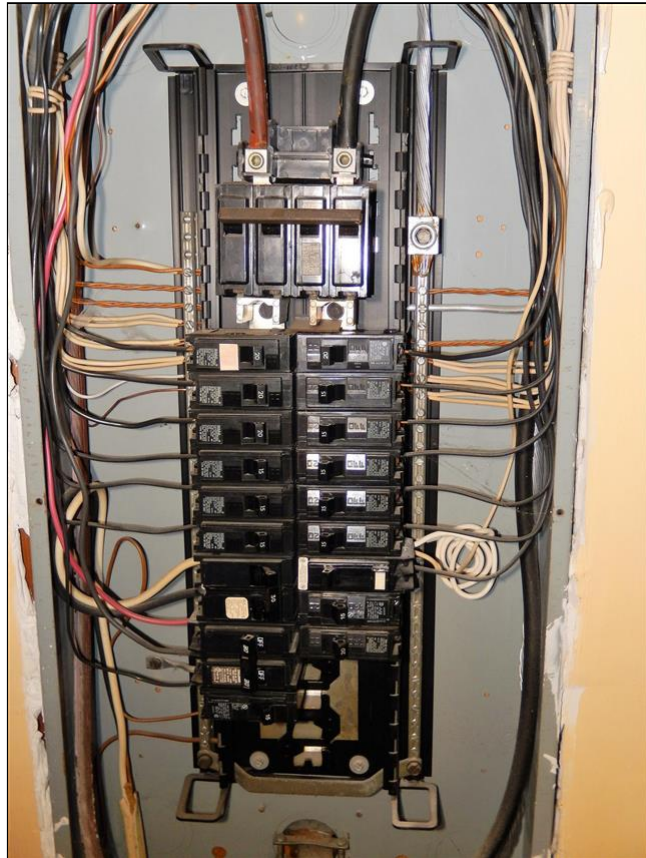
6.0 Electric service comes in from underground.

6.1 Panel is manufactured by Square D. Main breaker (200 amp) is in panel.

Panel mounting board also has alarm and sprinkler controls mounted on it.



6.1 Item 1(Picture) Electric meter

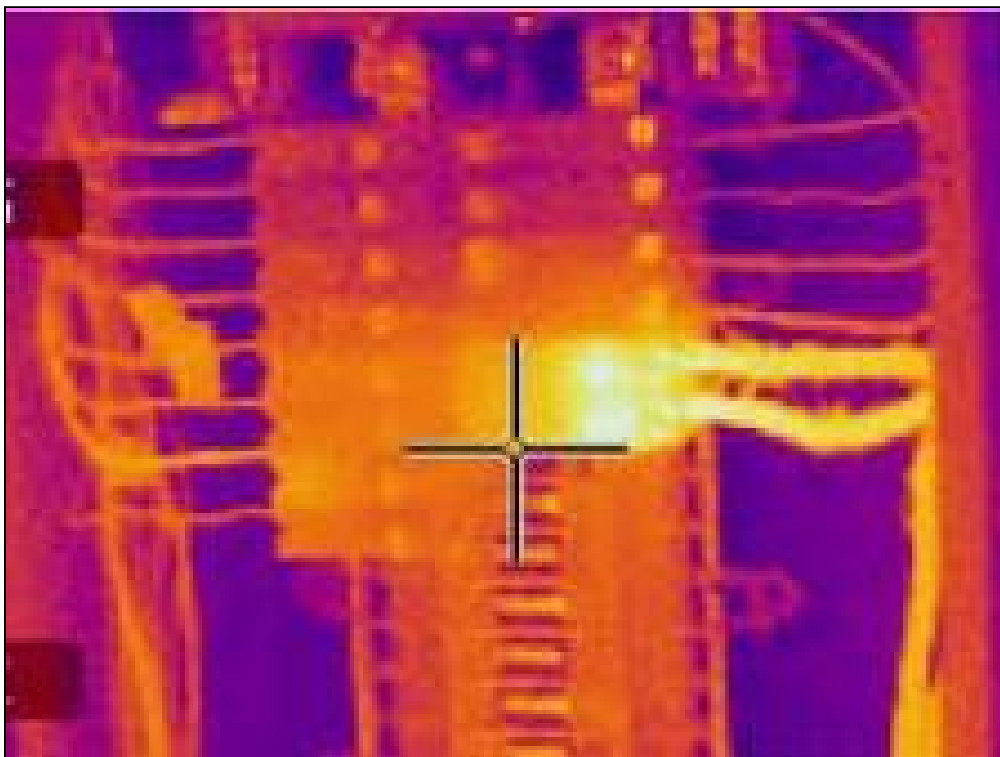


6.1 Item 2(Picture) Electric Panel



**6.2** Visual inspection of panel proved to be ok. Thermograph image of circuit breakers #10 & #12 showed them to be overheating. This circuit was for an electric dryer. Recommend that a licensed electrician evaluate this circuit further.

Circuit breaker size and branch wire gauges on all other circuits are compatible.



6.2 Item 1(Picture) Overheating breaker

**6.3** All visible cabling was properly routed and secured.

All outlets tested were properly wired.

The light switch for the shower light in the master bath felt "soft". The switch worked properly but didn't feel right.

**6.4** All outlets tested (kitchen and bath) were properly wired.

Garage outlets are properly wired.

**6.5** All kitchen countertop outlets are GFIC protected.

All bathroom outlets are GFIC protected.

**6.6** Main distribution panel is in the basement.

**6.7** All bedrooms have operational smoke alarms.

Main hallway upstairs has an operational smoke alarm.

Garage has an operational smoke alarm.



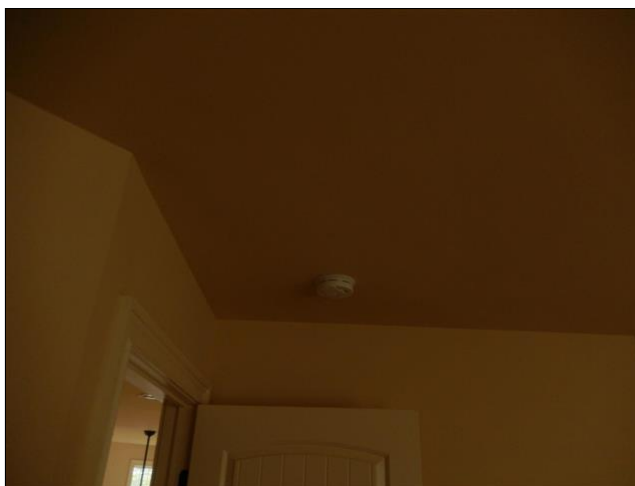
6.7 Item 1(Picture) Basement smoke alarm



6.7 Item 2(Picture) Smoke alarm, master bed room



6.7 Item 3(Picture) Smoke, fire and CO alarms, main hall



6.7 Item 4(Picture) Smoke detector- typical

6.8 CO alarm on ceiling in main hall.

CO alarm in basement outlet;



6.8 Item 1(Picture) CO alarm in basement

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**7. Fireplace**

**The inspector shall inspect:** The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

**The inspector is not required to:** Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

		IN	NI	NP	RR	Styles & Materials
7.0	Gas/LP Firelogs and Fireplaces	•				<b>Types of Fireplaces:</b> Vented gas logs
7.1	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•		<b>Operable Fireplaces:</b> None
7.2	Chimneys Flues and Vents (for fireplaces)	•				

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

IN NI NP RR

**Comments:**

**7.0** Family room on 1st floor has a gas log fireplace vented to the outside.



7.0 Item 1(Picture) Gas log fireplace



7.2 Gas log fireplace is vented to the outside with a sheet metal heat shield.



7.2 Item 1(Picture) Fireplace exhaust

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The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a certified chimney sweep inspect the liner for safe operation.

## 8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	Styles & Materials
8.0	Insulation in Attic	•				<b>Attic Insulation:</b> Fiberglass R-30 or better
8.1	Insulation Under Floor System	•				<b>Ventilation:</b> Ridge vents Soffit Vents Passive
8.2	Vapor Retarders (on ground in crawlspace or basement)			•		<b>Dryer Power Source:</b> 220 Electric
8.3	Ventilation of Attic and Foundation Areas	•				<b>Dryer Vent:</b> Flexible Metal
8.4	Venting systems (Kitchens, Baths and Laundry)	•				<b>Floor System Insulation:</b> Faced R-19
8.5	Ventilation Fans and Thermostatic Controls (in Attic)			•		

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**Comments:**

8.0 Attic has 8" of insulation between ceiling joists.



8.0 Item 1(Picture) Attic insulation

8.1 1st floor has 8" insulation between floor joists.



8.1 Item 1(Picture) Floor insulation

8.2 Basement has cement floor.

8.3 Attic has soffit and ridge venting.

House is equipped with a Radon Mitigation System. There are two 4" stacks going from under the basement slab to above the roof line. Only one stack has an inline vent fan and a manometer. A Radon test is being performed at this time. Lab results will follow.



8.3 Item 1(Picture) Ridge vent



8.3 Item 2(Picture) Soffit vent



8.3 Item 3(Picture) Radon mitigation piping



8.3 Item 4(Picture) Manometer



8.3 Item 5(Picture) Radon vent fan

#### 8.4 All bathrooms have vent fans exhausting outside.

Master bath vent fan is in separate toilet closet.

Kitchen cooktop hood is vented to outside.

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The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



**9. Interior**

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

**The inspector shall:** Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

**The inspector is not required to:** Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

		IN	NI	NP	RR	Styles & Materials
9.0	Ceilings	•				<b>Ceiling Materials:</b> Sheetrock
9.1	Walls	•				<b>Wall Material:</b> Sheetrock
9.2	Floors	•				<b>Floor Covering(s):</b> Carpet Hardwood T&G Tile
9.3	Stairs, Steps, Landings, Stairways and Ramps and Railings, Guards and Handrails	•				
9.4	Counters and Cabinets (representative number)	•				<b>Interior Doors:</b> Solid Raised panel Wood
9.5	Doors (representative number)	•				<b>Window Types:</b> Thermal/Insulated Double-hung Casement
9.6	Windows (representative number)	•				<b>Window Manufacturer:</b> UNKNOWN
						<b>Cabinetry:</b> Wood
						<b>Countertop:</b> Granite

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**Comments:**

**9.0** Sheet rock ceilings are in good condition.

**9.1** Sheet rock walls are in good condition.

**9.2** First floor living rooms, hall and kitchen have hardwood T/G floors in good condition.

Laundry and bath rooms have tile floors.

Upstairs bedrooms and hallway are carpeted.

Upstairs bathrooms are tiled.



9.2 Item 1(Picture) Bedroom carpet



9.2 Item 2(Picture) Bedroom carpet

9.3 Stairs are approx 45 inches wide. railings are 36 inches high.

Stairs have a carpet runner down the steps.



9.3 Item 1(Picture) Staircase



9.3 Item 2(Picture) Stairs to upstairs landing

**9.4** Kitchen cabinets are solid wood.

Kitchen countertop is granite and has a double sink.

Bathroom vanity tops are marble.

**9.5** Interior door are raised panel solid wood doors. Master bedroom has a double door.



9.5 Item 1(Picture) Interior door - typical



9.5 Item 2(Picture) Master bedroom door

**9.6** Windows are double hung insulated glass.

Bathrooms have casement insulated glass windows.

Basement windows are hopper style insulated windows.

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**10. Garage**

		IN	NI	NP	RR	Styles & Materials
10.0	Garage Ceiling	•				<b>Garage Door Type:</b> Two automatic
10.1	Garage Walls (Including Firewall Separation)	•				<b>Garage Door Material:</b> Insulated Metal
10.2	Garage Floor	•				<b>Auto-opener</b>
10.3	Garage Door (s)	•				<b>Manufacturer:</b> SEARS
10.4	Occupant Door from Garage to inside of home	•				3/4 HORSEPOWER
10.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•				

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

IN NI NP RR

**Comments:**

10.0 Garage ceiling is fully sheetrocked.



10.0 Item 1(Picture) Garage, doors open





10.0 Item 2(Picture) Garagemsteps to house



10.0 Item 3(Picture) Garage door opener

**10.1** Garage walls are fully sheetrocked.

**10.2** Garage has a cement floor.

**10.3** Garage has one single and one double bay door. Both doors are insulated with sheet metal skins. They have automatic door openers.

**10.4** Personnel door to garage is fire rated.

**10.5** Both electric operator safety features (auto reverse and electric eye stop) work properly.

**11. Built-In Kitchen Appliances**

		IN	NI	NP	RR	Styles & Materials
11.0	Dishwasher	•				<b>Dishwasher Brand:</b> GENERAL ELECTRIC
11.1	Ranges/Ovens/Cooktops	•			•	<b>Disposer Brand:</b> IN SINK ERATOR
11.2	Range hood	•				<b>Exhaust/Range hood:</b> VENTED UNKNOWN BRAND
11.3	Trash Compactor			•		<b>Range/Oven:</b> GENERAL ELECTRIC
11.4	Food Waste Disposer	•				<b>Built in Microwave:</b> GENERAL ELECTRIC
11.5	Microwave Cooking Equipment	•				<b>Refrigerator:</b> GOOD Serial # : Samsung

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

**Comments:**

**11.0** Dishwasher operates properly.

**11.1** Wall oven is electric and operates properly.

The cooktop is a 4 burner gas model. 3 of the 4 burners operated properly. The left rear burner failed to light.

**11.2** Range hood fan motor is in the cabinet above the cook top. Its vented to the outside and operates properly.

**11.4** Disposer is under the left sink and operates properly.

**11.5** Microwave is part of the wall oven unit. It operates properly.

## General Summary



Robinson Home Inspections

16 Sandburg Dr.  
Morganville, NJ 07751  
(908) 670-8357  
Email - robinsoninspections@gmail.com

**Customer**  
John Doe

**Address**  
4 Comfort Lane  
New City NJ 08512

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.

## 2. Exterior

### 2.2 Adjacent Walkways and Driveways

#### Inspected, Repair or Replace

Driveway is asphalt in reasonably good condition. The driveway was expanded at one time to increase its size. There is a tared seam down the length of the driveway, There is also a manhole in the far corner to allow for some access. There are several low spots that will puddle when its raining.

### 2.3 Stairs, Steps, Stoops, Stairways and Ramps

#### Inspected, Repair or Replace

Front stoop and steps are in good condition.

Front walkway is made up of cement pads that are 18"x24" set in mulch. If the mulch washes or wears away the pads could become loose and present a tripping hazard.

## 5. Plumbing

### 5.3 Interior Water Supply, Fixtures, Faucets and Systems

#### Inspected, Repair or Replace

Interior water supply piping is copper. All sinks have braided steel hook ups.

All sink faucets work properly.

Shower valves work properly.

The hot water valve in the master bath tub flows extremely slow.

## 6. Electrical

### 6.2 Circuit Breakers, Fuses and Compatibility of their Amperage and Voltage

#### Inspected, Repair or Replace

Visual inspection of panel proved to be ok. Thermograph image of circuit breakers #10 & #12 showed them to be overheating. This circuit was for an electric dryer. Recommend that a licensed electrician evaluate this circuit further.

Circuit breaker size and branch wire gauges on all other circuits are compatible.

## 11. Built-In Kitchen Appliances

### 11.1 Ranges/Ovens/Cooktops

#### Inspected, Repair or Replace

Wall oven is electric and operates properly.

The cooktop is a 4 burner gas model. 3 of the 4 burners operated properly. The left rear burner failed to light.

---

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**

**Robinson Home Inspections**  
**16 Sandburg Dr.**  
**Morganville, NJ 07751**  
**(908) 670-8357**  
**Email - robinsoninspections@gmail.com**  
**Inspected By: Paul Robinson**

**Inspection Date: 9/25/2017**  
**Report ID: Doe**

<b>Customer Info:</b>	<b>Inspection Property:</b>
<p>John Doe                      98 My Current St.                      Home Town NJ 08904</p> <p><b>Customer's Real Estate Professional:</b>                      Kathleen Allison                      Weichert Realtors</p>	<p>4 Comfort Lane                      New City NJ 08512</p>

**Inspection Fee:**

<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
Heated Sq Ft 3,001 - 3,500	500.00	1	500.00
Radon test with kit	150.00	1	150.00
			<b>Tax \$0.00</b>
			<b>Total Price \$650.00</b>

**Payment Method:** Check  
**Payment Status:** Paid At Time Of Inspection  
**Note:** Thank you



**Robinson Home Inspections**

**Paul Robinson**

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