ONE PRO INSPECTIONS, INC.
(914) 208-7165
onelfri.villar@underwriterservices.com



RESIDENTIAL REPORT

23-84 33rd St
ASTORIA, NY 11105

04/27/2026



Inspector
Onelfri
Licensed Home Inspector, License number:
16000141557
(914) 208-7165
onelfri1617@yahoo.com

TABLE OF CONTENTS

1: Inspection Details 5
2: Exterior 6
3: Roof 11
4: Basement, Foundation, Crawlspace & Structure 15
5: Heating 19
6: Cooling 22
7: Plumbing 23
8: Electrical 28
9: Fireplace 31
10: Attic, Insulation & Ventilation 32
11: Doors, Windows & Interior 33
12: Built-in Appliances 38
13: Garage 40
Standards of Practice 41

46

RECOMMENDATION

1

SAFETY HAZARD

SUMMARY

- 2.2.1 Exterior - Siding, Flashing & Trim: Cracking - Minor
- 2.2.2 Exterior - Siding, Flashing & Trim: Flashing/Trim Improperly Installed
- 2.2.3 Exterior - Siding, Flashing & Trim: Paint Needed
- 2.2.4 Exterior - Siding, Flashing & Trim: Warping/Buckling
- 2.3.1 Exterior - Exterior Doors: Paint/Refinish Needed
- 2.3.2 Exterior - Exterior Doors: Weatherstripping Not Present
- 2.4.1 Exterior - Decks, Balconies, Porches & Steps: Missing railing
- 2.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
- 2.7.1 Exterior - Walkways, Patios & Driveways: Driveway Trip Hazard
- 2.7.2 Exterior - Walkways, Patios & Driveways: Walkway Cracking - Minor
- 3.1.1 Roof - Coverings: Discoloration
- 3.1.2 Roof - Coverings: Tar roof repairs
- 3.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
- 3.2.2 Roof - Roof Drainage Systems: Gutters Missing
- 3.3.1 Roof - Flashings: Loose/Separated
- 3.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Metal Chimney Rust
- 4.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Minor
- 4.2.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: High Moisture Levels
- 4.3.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Evidence of Water Intrusion
- 4.3.2 Basement, Foundation, Crawlspace & Structure - Floor Structure: Joists Need Repair
- 4.3.3 Basement, Foundation, Crawlspace & Structure - Floor Structure: Mold
- 4.3.4 Basement, Foundation, Crawlspace & Structure - Floor Structure: Recommend termite inspection
- 5.1.1 Heating - Equipment: Manifold Dirty
- 5.2.1 Heating - Normal Operating Controls: Inoperable
- 7.2.1 Plumbing - Drain, Waste, & Vent Systems: Sink - Poor Drainage
- 7.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: No Protective Sleeve
- 7.3.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Toilet Leaking

- 8.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Knockouts Missing
- 8.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Missing Labels on Panel
- 8.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Aluminum Branch Circuits
- 8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Reverse Polarity
- 8.6.1 Electrical - Smoke Detectors: Defective
- 8.7.1 Electrical - Carbon Monoxide Detectors: Defective
- 11.1.1 Doors, Windows & Interior - Doors: Noticeable Gap
- 11.1.2 Doors, Windows & Interior - Doors: Poor Weather-stripping
- 11.2.1 Doors, Windows & Interior - Windows: Damaged
- 11.2.2 Doors, Windows & Interior - Windows: Failed Seal
- 11.3.1 Doors, Windows & Interior - Floors: Moderate Wear
- 11.3.2 Doors, Windows & Interior - Floors: Tiles Loose
- 11.3.3 Doors, Windows & Interior - Floors: Tiles Missing
- 11.4.1 Doors, Windows & Interior - Walls: Moisture Damage
- 11.4.2 Doors, Windows & Interior - Walls: Paint Cracking
- 11.5.1 Doors, Windows & Interior - Ceilings: Minor Damage
- 11.5.2 Doors, Windows & Interior - Ceilings: Recent Roof Leak Damage
- 11.5.3 Doors, Windows & Interior - Ceilings: Stain(s) on Ceiling
- 11.7.1 Doors, Windows & Interior - Countertops & Cabinets: Poor/Missing Caulk
- 11.7.2 Doors, Windows & Interior - Countertops & Cabinets: Vanity Loose

1: INSPECTION DETAILS

Information

In Attendance
Listing Agent, Home Owner

Occupancy
Vacant

Style
Modular

Temperature
62 Fahrenheit (F)

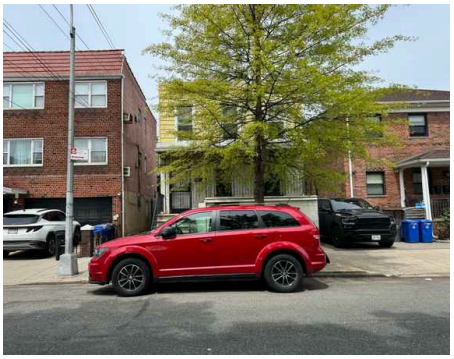
Type of Building
Single Family

Weather Conditions
Clear

2: EXTERIOR

Information

General: Inspection Method
Visual





Siding, Flashing & Trim: Siding Material
Metal, Masonry, Concrete

Exterior Doors: Exterior Entry Door
Front
Wood

Decks, Balconies, Porches & Steps: Appurtenance
Front
Front Porch, Covered Porch, Sidewalk

Decks, Balconies, Porches & Steps: Material
Concrete

Walkways, Patios & Driveways: Driveway Material
Concrete

Deficiencies

2.2.1 Siding, Flashing & Trim

Recommendation

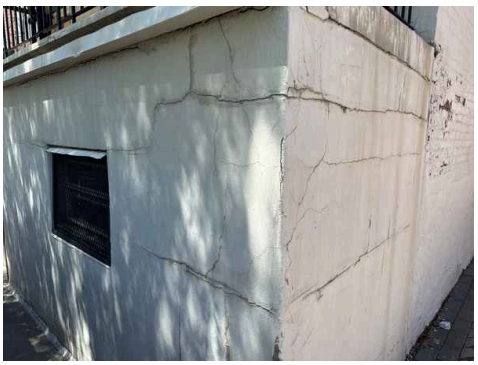
CRACKING - MINOR

SOUTHEAST SOUTHEAST

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.

Recommendation

Contact a qualified siding specialist.





2.2.2 Siding, Flashing & Trim

Recommendation

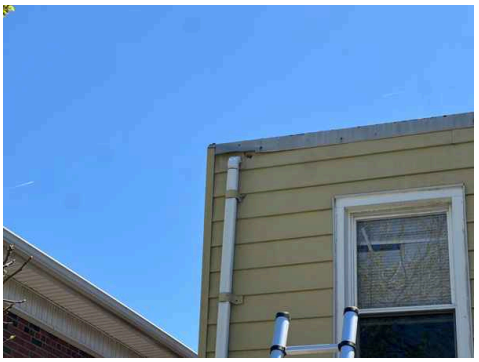
FLASHING/TRIM IMPROPERLY INSTALLED

REAR

Flashing & trim pieces were improperly installed, which could result in moisture intrusion and damaging leaks. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified siding specialist.



2.2.3 Siding, Flashing & Trim

Recommendation

PAINT NEEDED

RIGHT SIDE

Areas of siding were worn and in need of maintenance. Recommend a qualified painter or siding specialist correct.







2.2.4 Siding, Flashing & Trim

Recommendation

WARPING/BUCKLING

LEFT SIDE

Vinyl siding was warping or buckling in areas. This is often as a result of nailing siding boards to tight to the home, preventing expansion/contraction. Recommend a qualified siding contractor evaluate and repair.





2.3.1 Exterior Doors

Recommendation

PAINT/REFINISH NEEDED

Door finish is worn. Recommend refinish and/or paint to maximize service life.

Here is a DIY article on refinishing a wood door.



2.3.2 Exterior Doors

Recommendation

WEATHERSTRIPPING NOT PRESENT

FRONT

Door is missing standard weatherstripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

Here is a DIY guide on weatherstripping.







2.4.1 Decks, Balconies, Porches & Steps

Recommendation

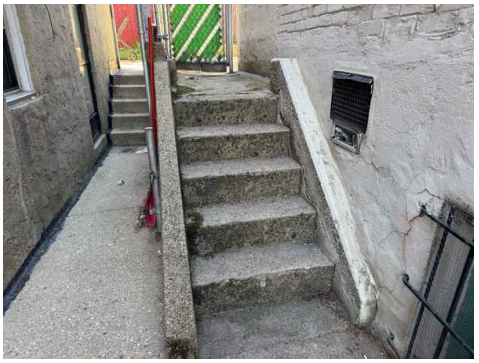
MISSING RAILING

EXTERIOR LEFT

Install a had railing of adequate length for the assistance of those using the steps/stairs, to reduce slip and fall hazards.

Recommendation

Contact a qualified professional.



2.6.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

NEGATIVE GRADING

REAR RIGHT

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

Here is a helpful article discussing negative grading.

Recommendation

Recommend monitoring.



2.7.1 Walkways, Patios & Driveways

Recommendation

DRIVEWAY TRIP HAZARD

FRONT

Trip hazards observed. Patch or repair recommended.









2.7.2 Walkways, Patios & Driveways

Recommendation

WALKWAY CRACKING - MINOR

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

Here is a DIY article on repairing cracked sidewalks.



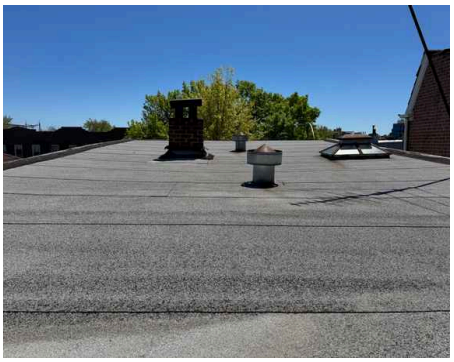
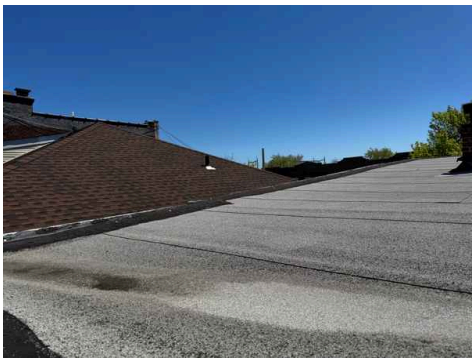


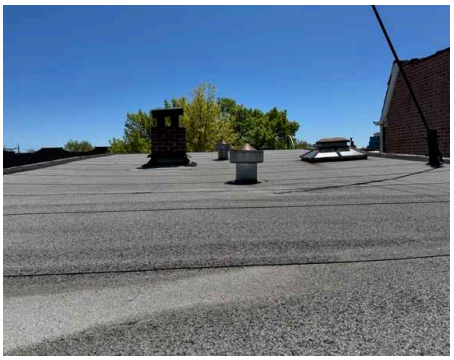
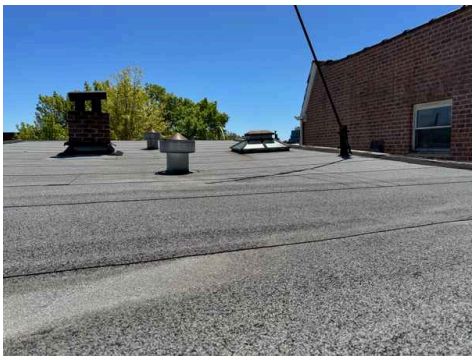
3: ROOF

Information

Inspection Method
Binoculars, Ladder, Roof

Roof Type/Style
Flat

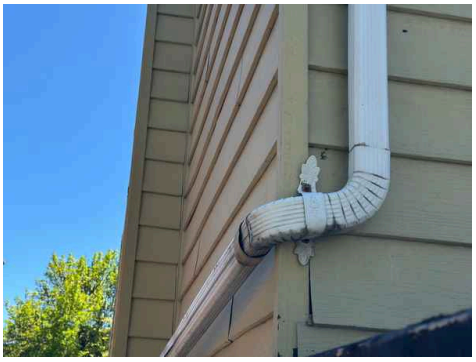




Coverings: Material
Asphalt

Roof Drainage Systems: Gutter Material

Aluminum




Flashings: Material

Aluminum

Limitations

Skylights, Chimneys & Other Roof Penetrations

WIRED GLASS SAFETY HAZARD

2ND FLOOR

Wired glass is not impact rated safety glass. Recommend replacing the wired glass with impact resistance safety glass (laminated or appropriately rated tempered glass).



Deficiencies

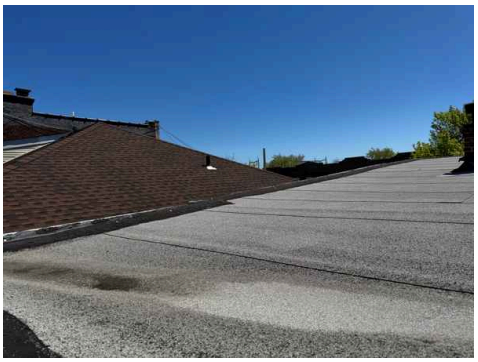
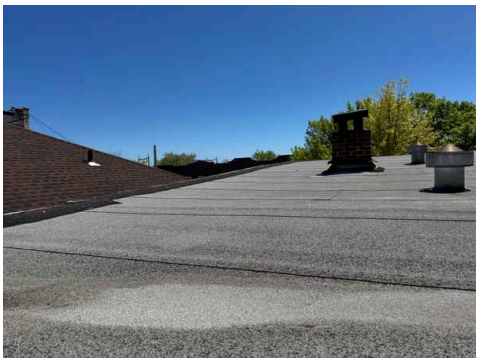
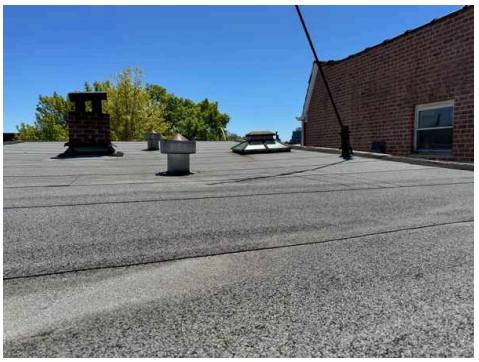
3.1.1 Coverings

Recommendation

DISCOLORATION

Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

Here is a helpful article on common roof stains.


3.1.2 Coverings

Recommendation

TAR ROOF REPAIRS

ROOF

To ensure the long term integrity of the roof and prevent future leak, these temporary tar repairs should be replaced with permanent, professional solutions. Recommend a licensed roofing contractor remove existing tar patches, evaluate the underlying condition of the substrate, install proper metal flashings to industry standards.

Recommendation

Contact a qualified professional.





3.2.1 Roof Drainage Systems

Recommendation

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.





3.2.2 Roof Drainage Systems

Recommendation

GUTTERS MISSING

There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away form the building.

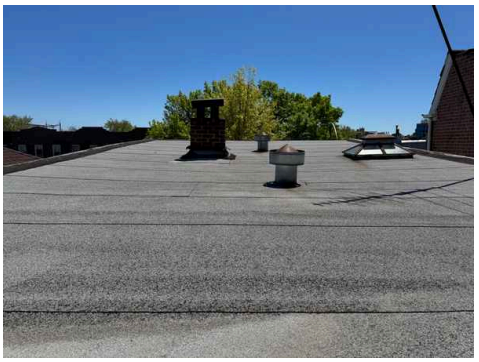


3.3.1 Flashings

Recommendation

LOOSE/SEPARATED

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.



3.4.1 Skylights, Chimneys & Other Roof Penetrations

Recommendation

METAL CHIMNEY RUST

The metal chimney shows evidence of rust and/or rusting. Recommend monitoring the chimney which may have to be replaced at some point.





4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

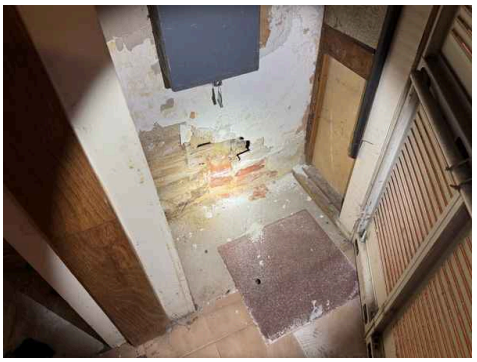
Information

Inspection Method
Visual

Foundation: Material
Masonry Block, Stone







Floor Structure: Basement/Crawlspace Floor
Concrete

Floor Structure: Material
Concrete, Wood Beams

Floor Structure: Sub-floor
Inaccessible

Deficiencies

4.1.1 Foundation

Recommendation

FOUNDATION CRACKS - MINOR

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

Here is an informational article on foundation cracks.





4.2.1 Basements & Crawlspaces

Recommendation

HIGH MOISTURE LEVELS

BASEMENT

High levels of moisture were noted in areas of the basement. Recommend monitoring and finding source of moisture intrusion to prevent damage to structure.



4.3.1 Floor Structure

Safety Hazard

EVIDENCE OF WATER INTRUSION

BASEMENT FRONT DOOR

There were signs of water intrusion in the underlying floor structure. Recommend identifying source of moisture and repairing.







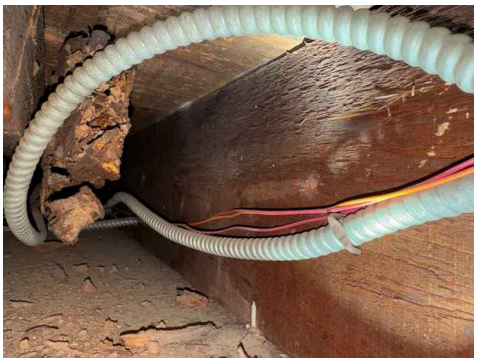

4.3.2 Floor Structure

Recommendation

JOISTS NEED REPAIR

BASEMENT

One or more floor joists were damaged or improperly installed. This can cause damage to the structural integrity of the home. Recommend a qualified structural engineer evaluate and advise on how to correct.





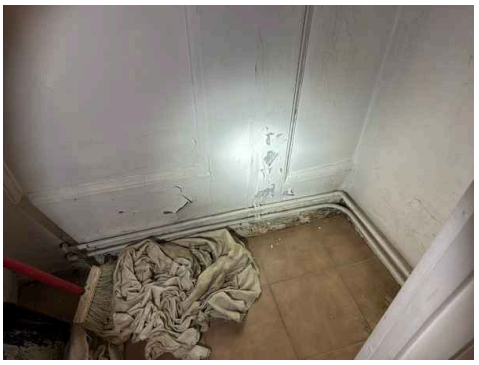

4.3.3 Floor Structure

Recommendation

MOLD

Observed signs of mold in one or more areas in the flooring structure. Recommend identifying source or moisture intrusion and sending samples to a lab for testing.





4.3.4 Floor Structure

Recommendation

RECOMMEND TERMITE INSPECTION

BASEMENT

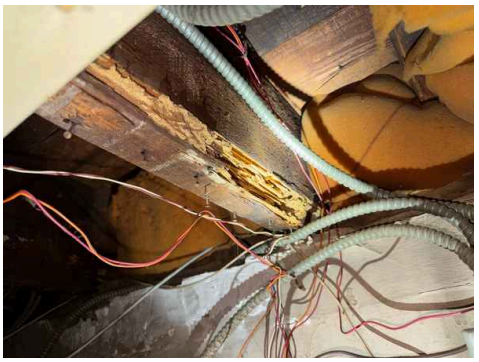
Recommend a comprehensive inspection by a licensed Pest Control Professional prior to the end of your contingency period.

This specialist should determine is damaged is moisture (rot) related or active/past termite activity is present, provide a treatment plan if needed and estimate for any necessary repairs.

Recommendation

Contact a qualified professional.





5: HEATING

Information

AFUE Rating

Less than 80%

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

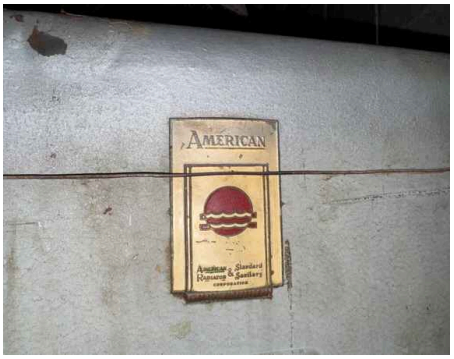
Homeowner's Responsibility

Basement

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

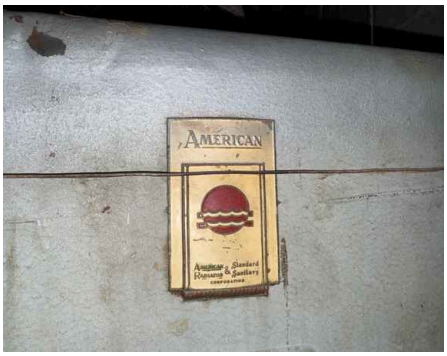




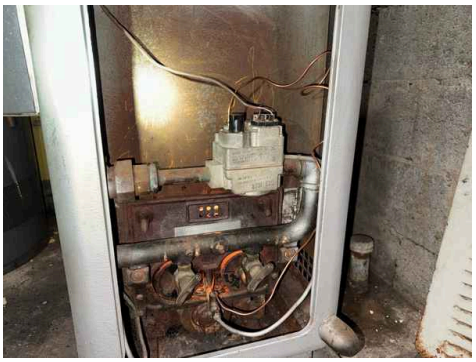

Equipment: Brand
Basement
American Standard

Equipment: Energy Source
Basement
Natural Gas



Equipment: Heat Type
Basement
Radiant Heat, Electric Wall Heater





Distribution Systems: Ductwork
Non-insulated

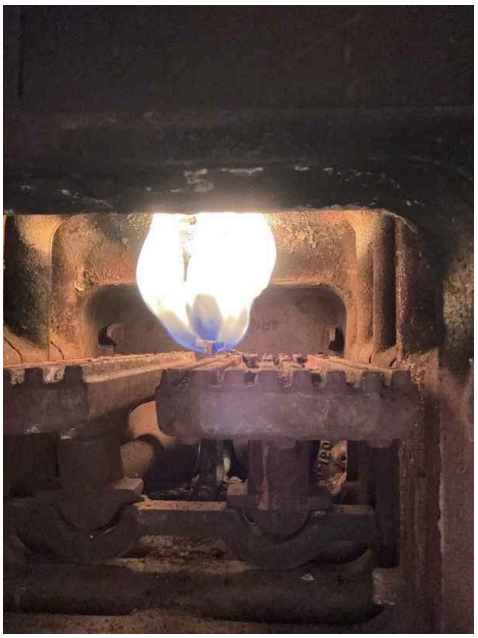
Deficiencies

5.1.1 Equipment

Recommendation

MANIFOLD DIRTY

Manifold was dirty. Cleaning manifolds will result in better air quality.





5.2.1 Normal Operating Controls

Recommendation

INOPERABLE

BASEMENT

Thermostat was inoperable. Recommend a qualified HVAC contractor replace.



6: COOLING

Information

Cooling Equipment: Brand
None

Cooling Equipment: Energy Source/Type
Window AC

Cooling Equipment: Location
N/A

Cooling Equipment: SEER Rating
N/A SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning at Energy.gov.

Distribution System: Configuration
None

Limitations

General
N/A

Cooling Equipment
NOT TESTED

7: PLUMBING

Information

Filters
None

Water Source
Basement
Public




Main Water Shut-off Device: Location
Basement





Drain, Waste, & Vent Systems:

Drain Size

2"

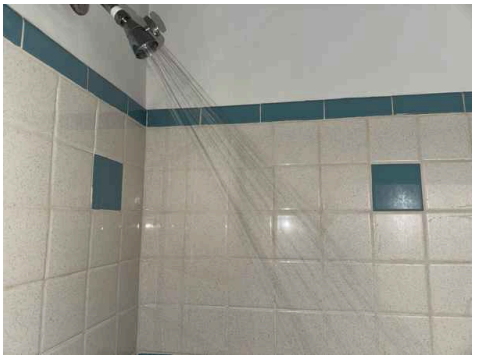


Drain, Waste, & Vent Systems: Material

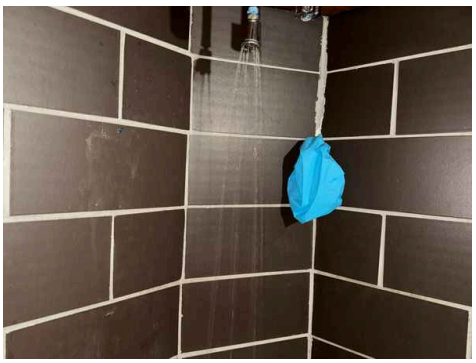
Basement

Iron, Copper







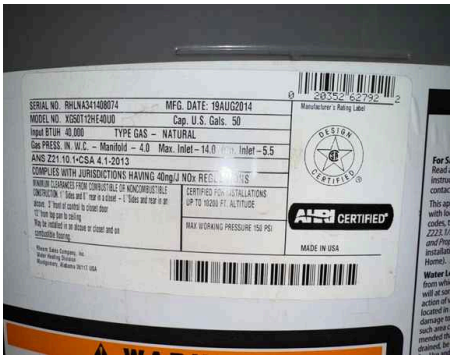



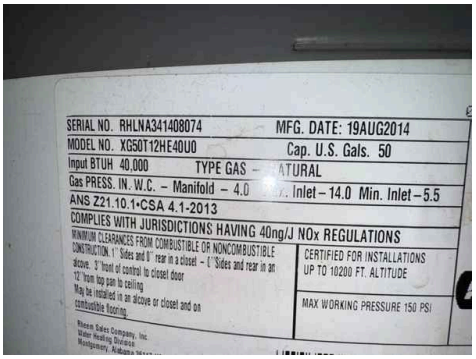
Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper



Hot Water Systems, Controls, Flues & Vents: Capacity
Basement
50 gallons gallons





Hot Water Systems, Controls, Flues & Vents: Location
Basement

Hot Water Systems, Controls, Flues & Vents: Manufacturer
Rheem

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

Here is a nice maintenance guide from Lowe's to help.

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

Fuel Storage & Distribution Systems: Main Gas Shut-off Location
Basement

Sump Pump: Location
None

Sump Pump: N/A

Limitations

Hot Water Systems, Controls, Flues & Vents

NO GAS SERVICE IN HOUSE

At the time of inspection, there was no gas service to test hot water and water heater.

Fuel Storage & Distribution Systems

GAS SHUT OFF

Gas was off at the main. Recommend local utility company turn on and check all gas appliances prior to deadlines.



Deficiencies

7.2.1 Drain, Waste, & Vent Systems

Recommendation

SINK - POOR DRAINAGE

BASEMENT

Sink had slow/poor drainage. Recommend a qualified plumber repair.



7.3.1 Water Supply, Distribution Systems & Fixtures

Recommendation

NO PROTECTIVE SLEEVE

Main water supply pipe was missing protective sleeve, which prevents corrosion and extends lifespan. Recommend a qualified plumber install protective sleeve.

Recommendation

Contact a qualified plumbing contractor.





7.3.2 Water Supply, Distribution Systems & Fixtures

Recommendation

TOILET LEAKING

Toilet is loose and/or leaking at the base. Recommend a qualified plumber evaluate and repair to prevent further water damage.

Recommendation

Contact a qualified plumbing contractor.





8: ELECTRICAL

Information

Service Entrance Conductors: **Electrical Service Conductors**
Basement
Overhead, Copper, 120 Volts



Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Main Panel Location**
Basement
Basement

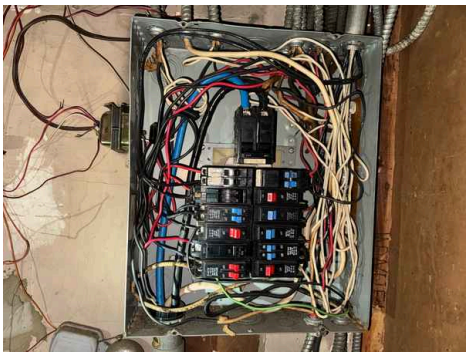
Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Panel Capacity**
100 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Panel Manufacturer**
Murray

Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Panel Type**
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Sub Panel Location**
None

Branch Wiring Circuits, Breakers & Fuses: **Branch Wire 15 and 20 AMP**
Aluminum, Copper



Branch Wiring Circuits, Breakers & Fuses: **Wiring Method**
Conduit

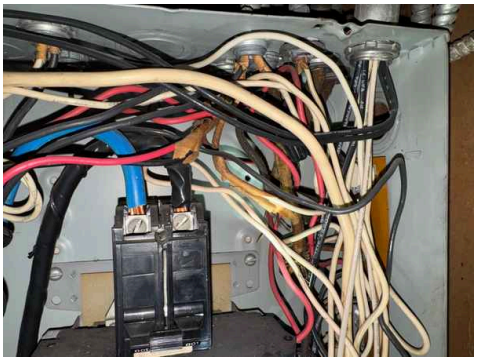
Deficiencies

8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Recommendation

KNOCKOUTS MISSING

"Knockouts" are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.



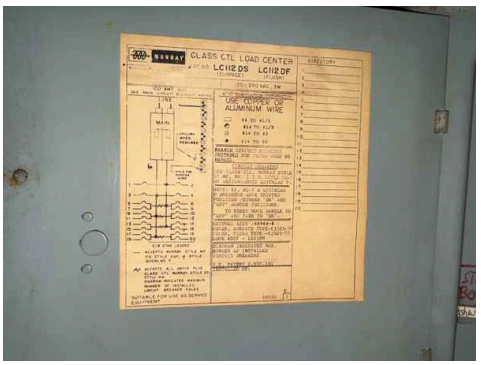
8.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Recommendation

MISSING LABELS ON PANEL

At the time of inspection, panel was missing labeling. Recommend a qualified electrician or person identify and map out locations.



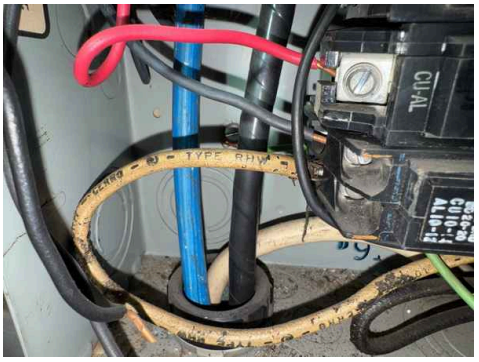


8.3.1 Branch Wiring Circuits, Breakers & Fuses

Recommendation

ALUMINUM BRANCH CIRCUITS

Aluminum wire appears to be installed on branch electrical circuits in the subject premises. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at http://www.cpsc.gov/ . It is recommended that the electrical system be evaluated by a licensed electrician.

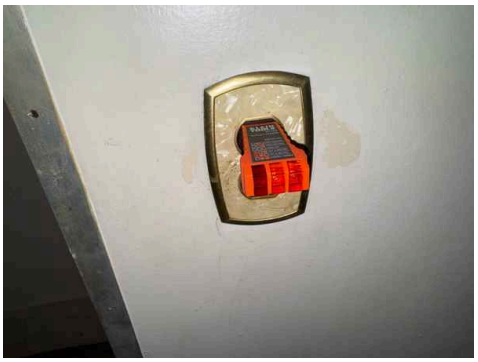
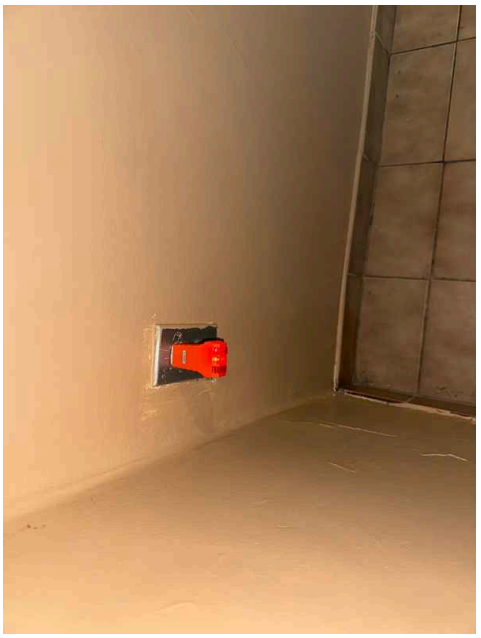


8.4.1 Lighting Fixtures, Switches & Receptacles

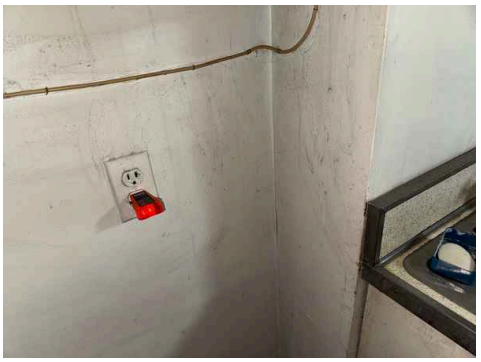
Recommendation

REVERSE POLARITY

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.






8.6.1 Smoke Detectors

Recommendation

DEFECTIVE

Smoke detector is connected, but not functioning properly.
Recommend replacement.



8.7.1 Carbon Monoxide Detectors

Recommendation

DEFECTIVE

1ST FLOOR

Carbon monoxide detector is connected, but not functioning properly.
Recommend replacement.



9: FIREPLACE

Information

Type
None

N/A

10: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
None

Dryer Vent
N/A

Flooring Insulation
Not viewed

N/A

Attic Insulation: Insulation Type
N/A

Attic Insulation: R-value
N/A

Ventilation: Ventilation Type
None Found

Exhaust Systems: Exhaust Fans
None

Limitations

General
N/A

11: DOORS, WINDOWS & INTERIOR

Information

Windows: **Window Manufacturer**
Unknown

Windows: **Window Type**
Double-hung

Floors: **Floor Coverings**
Vinyl, Hardwood, Tile, Linoleum

Walls: **Wall Material**
Plaster, Paneling

Ceilings: **Ceiling Material**
Plaster, Gypsum Board

Countertops & Cabinets: **Cabinetry**
Laminate



Countertops & Cabinets: **Countertop Material**
Composite, Granite



Deficiencies

11.1.1 Doors

Recommendation

NOTICEABLE GAP

FRONT 1ST FLOOR

One or more gaps could result in energy loss. Recommend handyman or door contractor evaluate.




11.1.2 Doors

Recommendation

POOR WEATHER-STRIPPING

At the time of the inspection, weather-stripping at interior doors was generally damaged or deteriorated. The Inspector recommends replacement/installation of effective weather-stripping components as necessary by a qualified contractor.




11.2.1 Windows

Recommendation

DAMAGED

1ST FLOOR 1ST 2ND FLOOR BASEMENT

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.



11.2.2 Windows

Recommendation

FAILED SEAL

1ST FLOOR 2ND FLOOR BASEMENT

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.




11.3.1 Floors

MODERATE WEAR

Recommendation

1ST FLOOR

Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.



11.3.2 Floors

TILES LOOSE

Recommendation

Loose tiles are present at time of inspection. Recommend a qualified contractor re-attach and seal.



11.3.3 Floors

TILES MISSING

Recommendation

One or more floor tiles were missing. Recommend installing/replacing missing tiles.



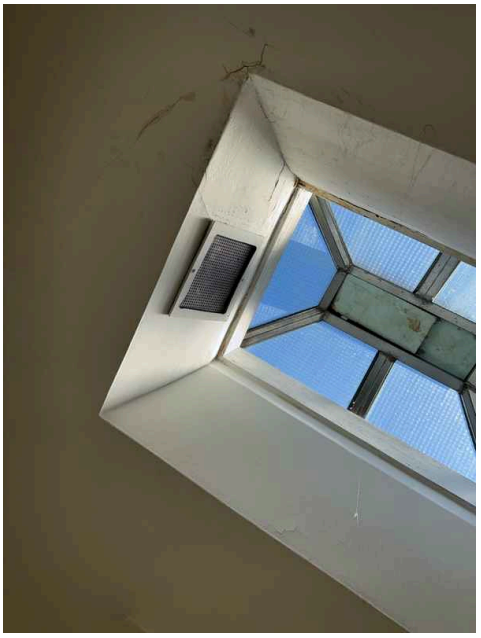
11.4.1 Walls

MOISTURE DAMAGE

Recommendation

Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation.





11.4.2 Walls

Recommendation

PAINT CRACKING

1ST FLOOR BASEMENT

Wall paint was cracking in one or more areas. Recommend a qualified painter evaluate and apply a new coat.

Here is a DIY article on treating cracking paint.



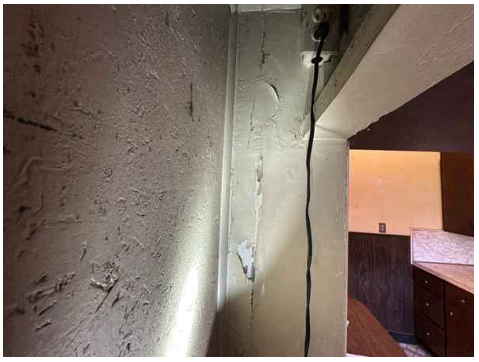
11.5.1 Ceilings

Recommendation

MINOR DAMAGE

1ST FLOOR

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

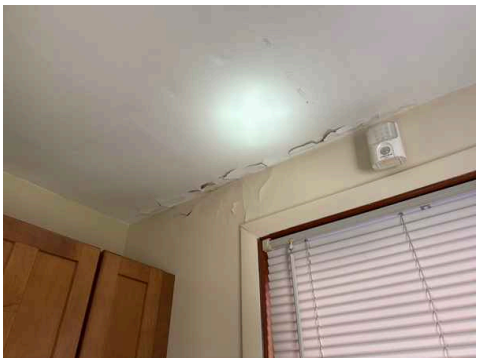


11.5.2 Ceilings

Recommendation

RECENT ROOF LEAK DAMAGE

Stains on the ceiling appear to be the result of roof leaks. The source of leakage should be identified and corrected, and the ceiling re-painted.

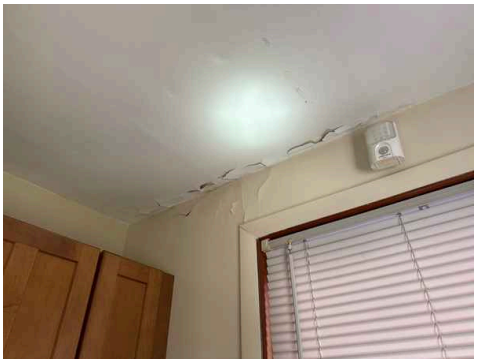



11.5.3 Ceilings

STAIN(S) ON CEILING

Recommendation

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.




11.7.1 Countertops & Cabinets

POOR/MISSING CAULK

Recommendation

Bathroom countertop was missing sufficient caulk/sealant at the wall. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls.

Here is a helpful DIY video on caulking gaps.



11.7.2 Countertops & Cabinets

VANITY LOOSE

Recommendation

Vanity was improperly installed and not secured. Recommend qualified contractor secure vanity properly.

12: BUILT-IN APPLIANCES

Information

Dishwasher: **Brand**
Kenmore

Dishwasher: **N/A**

Refrigerator: **Brand**
None

Refrigerator: **N/A**

Range/Oven/Cooktop: **Exhaust Hood Type**
Re-circulate





Range/Oven/Cooktop: **Range/Oven Brand**
Kenmore





Range/Oven/Cooktop:
Range/Oven Energy Source
Gas

Limitations

Dishwasher
NOT TESTED

Range/Oven/Cooktop
NO GAS IN HOUSE

Unable to test gas stoves due to no gas in house.

13: GARAGE

Information

Ceiling: N/A

Garage Door: Material
None

Garage Door: Type
N/A

STANDARDS OF PRACTICE

Inspection Details

Exterior
I. The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings.

II. The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.

III. The inspector shall report as in need of correction: A. observed indications of active roof leaks.

IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Basement, Foundation, Crawlspace & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components.

II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method.

III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible.

IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method.

III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors.

II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed.

III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors.

IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or

carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Fireplace
I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. 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, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted,ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S.

inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.