WIN®
HOME INSPECTION

57°F



September 26, 2026

136 Bog Rd, York, ME, 03909

Service: Pre-Listing Inspection

Prepared for: Teresa Foster

WIN Inspector

Scott Loignon

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Inspection Information

Order Details

Site Address: **136 Bog Rd, York, ME, 03909**

Service Date And Time: **September 26, 2026 At 09:00 AM**

Property Details

Approximate Year Built: **1880**

Approximate Square Footage: **2360**

Occupied: **Yes**

Bedrooms: **3**

Baths: **2**

Inspector Detail

Name: **Scott Loignon**

Company Information

Email: **sloignon@wini.com**

Contact Number: **(603) 931-3131**





Client

Name: **Teresa Foster**

Email: **fosterteri6@gmail.com**

Contact Number: **(207) 450-4578**

Client's Agent

Name: **Melissa Magdziasz**

Email: **melissaziasz@kw.com**

Contact Number: **(207) 337-5118**

Listing Agent

Name: **Melissa Magdziasz**

Email: **melissaziasz@kw.com**

Contact Number: **(207) 337-5118**

Present At Inspection: **Client**

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Explanation Of Terms

This report was prepared and written with the age and type of structure taken into consideration. Below is an explanation of the terms used in the report

Action Required

Items marked Action Required appear to be in need of immediate repair or replacement. Delay in repair or replacement may result in a dramatic shortening of the life expectancy of the item, have immediate effect on the item, system, structure, or other related items, or present a potential health and/or safety hazard.

Repairs Recommended

Items marked Repairs Recommended are in need of repair or replacement in order to make the item functional and/or prevent further deterioration.

Attention

Items marked Attention should be monitored or evaluated further. These items may not require immediate repair, but they show signs of wear or minor deficiencies that, if left unaddressed, could develop into more significant issues over time.

Preventive Measures

Items marked Preventive Measure are in need of routine maintenance or service to ensure continued functionality and prevent potential future issues. The inspector may recommend budgeting for this maintenance or obtaining further evaluation from a third-party professional to clarify or assess the condition of the item.

Functional

Items marked Functional appear to be in serviceable condition using normal operating controls. There was no visible indication of failure at the time the services were performed.

Limitation

Items marked limitation have limited access or limited ability to test or inspect fully, We recommend gaining further information on items marked as a limitation from the owner of the property or from a third party.

Not Inspected

Items marked Not Inspected may be present at the time the services were performed and were not inspected due to obstruction, accessibility, visibility, limitation, weather conditions or the inspection of the item is not within the scope of the services performed.

Informational

Items marked informational are included in the inspection as a courtesy or to add information to the customer to help them live in and maintain their home.

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Summary

We have identified various items on the subject structure that either require maintenance now or require periodic maintenance in the normal course of ownership. This is only a summary report and is intended as a guide to be used in both short and long term scheduling of maintenance items. Please read the complete report carefully as additional information and details are contained therein. It is always advisable to use experienced tradespeople or a qualified handyperson when contracting for work that may not be within the scope of your capabilities.

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Summary

Exterior

1 **Trim/Sill Issue** Repairs Recommended

There is one or more issue with the trim and/or windowsills that show signs of deterioration or damage. This could lead to water intrusion into the interior of the structure. I recommend having this all further evaluated by a professional contractor.



Rear door



Rear door

2 **Paint Issues** Repairs Recommended

Location: Main Home

The exterior has areas where the paint needs repair or repainting. Paint provides a protection for the material to prevent water issues. Repainting affected areas is recommended to protect surfaces from deterioration. I recommend contacting a professional painting company for more information.



Trim

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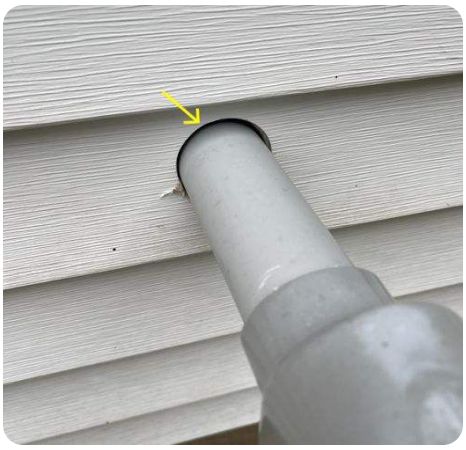
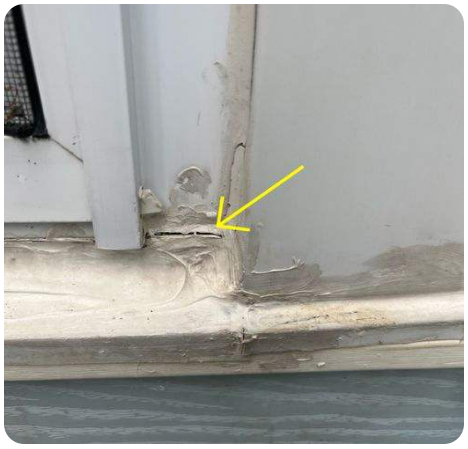
3 **Caulking Issue** Repairs Recommended

Location: **Main Home**

The caulking is missing where different materials meet, like between the siding and trim. This could cause moisture penetration, leading to possible water damage and mold growth. It is recommended to evaluate and repair by applying appropriate caulk to prevent future issues. I recommend contacting a professional siding contractor for more information.





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4 Window Glass Crack Repair

Repairs Recommended

There is one or more window that have cracks in the glass. I recommend consulting with a professional glass repair company.



Crack

5 Exterior Door Issue

Repairs Recommended

The are one or more exterior doors with issues. These could be damage, missing components, door fit, missing or damaged seals, or dampener devices issue on storm doors. The observed could lead to security, weather resistance, or functionality concerns. Evaluating and repairing the door is recommended to restore its full intended operation. Contacting a qualified carpenter or door contractor for an assessment and necessary repairs is advisable.

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Rear door, damage



Open gap



Poor fit

Decks, Balconies, Paved Surfaces

6 **Deck Surface Issue** Repairs Recommended

There was one or more issue with the deck surface. These issues could be deterioration, damage, or other. It is recommended to have a qualified professional contractor evaluate and repair the loose boards to ensure safety.



Loose boards

7 **Deck Framing Issue** Repairs Recommended

Location: **Detached Structure**

The deck structure and framing has one or more issue. These could include deterioration, damage, leaning, improper design, or other. These conditions may compromise the structural integrity and safety of the deck. It is recommended to have a professional contractor evaluate the extent of the damage and perform necessary repairs or replacement to ensure the deck's stability and durability.

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Post is loose



Loose bottom, not secured

8 Handrail Issue

Repairs Recommended

There was one or more handrail with an issue that should be corrected. These issues could include simple items such as a properly shaped railings for graspability, missing or damaged balusters, or missing end returns. Other more significant issues could be loose, damaged, or missing railings. I recommend having these issues further evaluated by a professional contractor.



Damaged baluster



Loose

9 Steps Issue

Repairs Recommended

There is one or more step or stairs that have an issue. These issues could include simple items such as inconsistent riser height, or narrow stairs. Other more significant issues could include loose, damaged, missing, or settled steps or stairs. I recommend having this further evaluated by a professional contractor.

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Damage



No stairs

Roof

10 Roof Covering Issue

Repairs Recommended

Location: Detached Structure

There was one or more area of the roof covering which had an issue. This could be excessive wear, damage, missing sections, or another issue. I recommend having this further evaluated by a professional roofing contractor.





Deterioration

11 Chimney Flashing Issue

Repairs Recommended

The flashing around the chimney needs repair as damaged or deteriorated flashing can allow water to penetrate into the home, potentially causing leaks and water damage. It is recommended to contact a qualified roofing contractor to evaluate and repair the flashing around the chimney to prevent further water infiltration.

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Flashing edge is not properly sealed





Requires re-caulking

12 Mortar, Chimney Bricks, Or Chimney Cap Issue

Repairs Recommended

There is deteriorated mortar, bricks, or cap on the exterior of the chimney area. which may require repair to ensure a proper condition. Any gaps in proper flashing or structure could lead to water infiltrations. A qualified mason can repair the cracked mortar cap to ensure the chimney remains in good condition. Regular maintenance and sealing of the chimney can help prevent future cracks in the mortar cap.



Garage chimney



Cracked block

13 Flashing Issue

Repairs Recommended

There is one or more area of flashing that has an issue. Issues with flashing will lead to water intrusion. This could lead to structural damage or other water related issues. I recommend having this further evaluated by a professional roofing company.

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Loose Shingle, not flashed properly



Area where water can enter.

14 Roof Vent Flashing Issue

Repairs Recommended

The flashing around the plumbing vent pipes on the roof is damaged, loose, deteriorated or otherwise has an issue. This can result in water leaks and potential interior water damage. It is recommended to have the damaged flashing evaluated and repaired by a qualified roofer to prevent any future issues and preserve the integrity of the roof.



Requires recaulking



Edges should be sealed



Edges should be sealed

Garage

15 Non-Functional Auto Reverse

Repairs Recommended

Location: Left Door Of Main Home

The auto reverse function of the garage door opener in the attached garage is not functioning properly. This safety feature should reverse the direction of the garage door if it encounters an obstruction while closing. A malfunctioning auto reverse feature can pose a safety risk, especially for children or pets. It is recommended to have a qualified garage door technician evaluate and repair the garage door opener to ensure its proper functioning and safety.

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16 Framing Issue

Repairs Recommended

Location: Detached Structure

There is one more issue with some of the framing in the detached garage. This could either be damaged deterioration or improper installation or other. I recommend further evaluated by a professional contractor.





Carrying being not properly resting on support post

Electrical

17 Missing Labels

Repairs Recommended

There are circuit breakers that are not labeled. We recommend completely labeling the breakers at the electrical panel. I recommend contacting a qualified electrician for labeling and identification.

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Detached structure



Detached structure



Garage, no labels

18 Electric Panel Cover - Screws Issue

Repairs Recommended

The mounting screws on the main electric service panel cover are either missing or an improper type Sharp screw tips may pierce the internal wiring creating a hazardous condition. Replacement of the existing screws or adding missing ones, with approved blunt tip screws is advised as a preventative safety consideration.



Garage, no screws



Detached garage, missing screw

19 Improper Bonding In Electrical Panel

Repairs Recommended

Location: Basement

The electrical panel has improper bonding, which can potentially result in electrical shock or damage to connected devices. Proper bonding is essential to ensure safety and prevent electrical hazards. It is recommended to have a qualified electrician evaluate and repair the bonding in the electrical panel to meet safety standards and prevent any safety risks.

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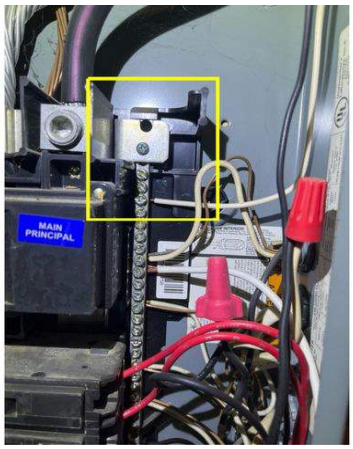
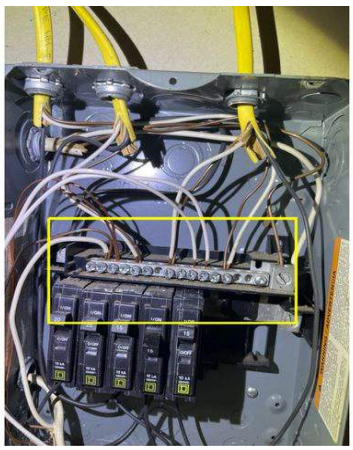


No bonding screw

20 Improper Bonding In Panel

Action Required

The electrical panel has improper bonding, which can potentially result in electrical shock or damage to connected devices. Proper bonding is essential to ensure safety and prevent electrical hazards. It is recommended to have a qualified electrician evaluate and repair the bonding in the electrical panel to meet safety standards and prevent any safety risks.



Grounded neutrals combined in a subpanel

21 GFCI Issue

Action Required

There is one or more GFCI (Ground Fault Circuit Interrupter) outlet that has an issue. A GFCI is designed to protect the user and appliances from electrical shock hazards. This could be a missing or faulty outlet. This home may pre-date the requirement for GFCIs. It is recommended to have a GFCI outlet installed at all wet locations as a safety upgrade. I recommend contacting a professional electrician from further evaluation.

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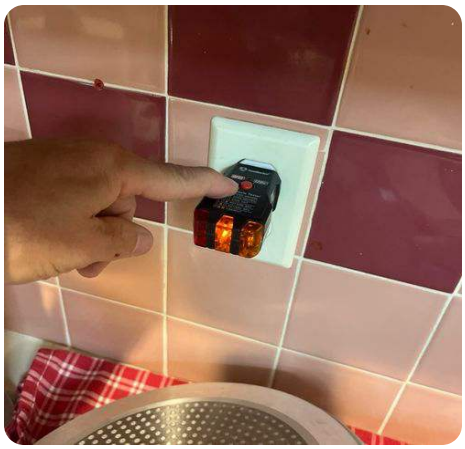
Bathroom no GFCI



Kitchen, none







Exterior, none

22 Open Ground Outlets

Repairs Recommended

The outlets throughout the property have an open ground. It is recommended to evaluate and repair the open grounds by ensuring proper grounding for the safety of the electrical system. Qualified electrician should be hired to address and repair the open ground outlets. Replacing with proper grounded outlets or correcting the wiring can help rectify this issue.

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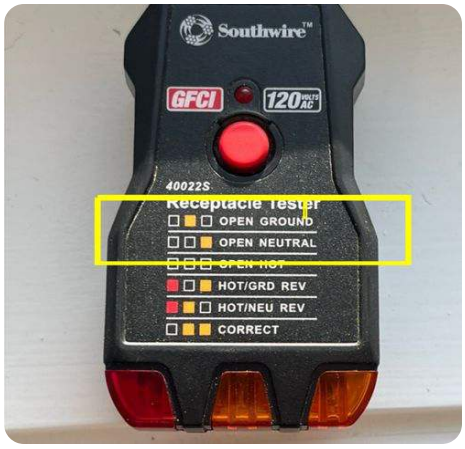

23 Reversed Hot Neutral Wiring

Action Required

The interior outlet has reverse hot neutral wiring, which can pose a safety hazard. This issue should be evaluated and repaired by a qualified electrician to ensure proper wiring and prevent potential electrical shocks or damage to appliances connected to the outlet.

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Upstairs hallway

Upstairs hall bathroom

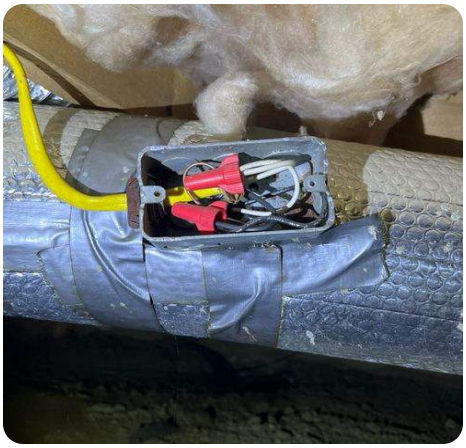
24 Electrical Receptical Issues

Action Required

There is one or more outlet receptacle, switch, junction box or wire that has an issue. These issues could include being loose, damaged, exposed or not functional. I recommend having these be further evaluated by a professional electrician for repairs.







Crawlspace

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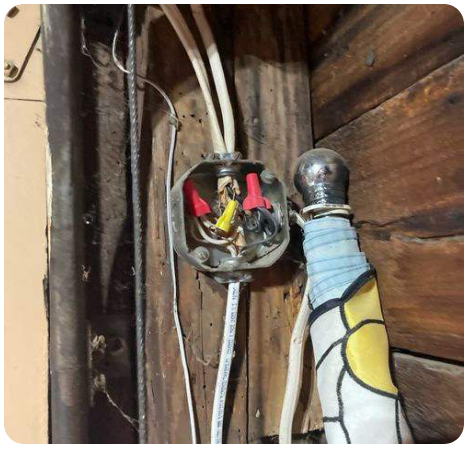
Furnace



Overhead bedroom light







Shed, no power

HVAC

25 **Heating System Not Functional** **Action Required**

Location: **Upstairs Bedroom**

The heating system was not functional at the time of the inspection. The thermostats were turned up and the heating system did not turn. Diagnosing appliance issues is beyond the scope of a home inspection. This system need to be further evaluated by professional plumber or HVAC technician.

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No heat

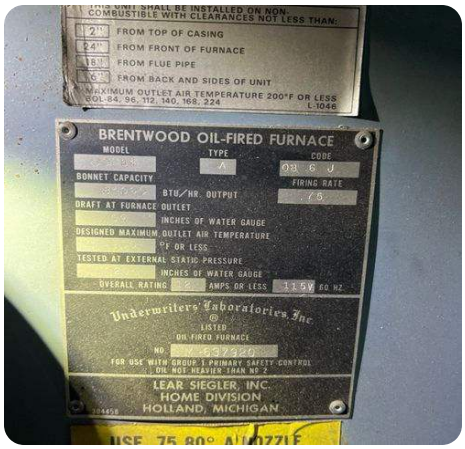
26 Older Heating System Evaluation

Attention

Location: Detached Structure

The heating system was working at the time of the inspection. The heating system in the structure is older, which may indicate potential reduced efficiency and reliability. Older heating systems are more prone to malfunctions and may lack modern safety features. It is recommended to have a licensed HVAC technician evaluate the heating system to assess its condition, efficiency, and any necessary repairs or upgrades. Regular maintenance and considering upgrading to a more energy-efficient model can help improve overall performance and reduce energy costs in the long run.







27 Corrosion Issue In Exhaust Vents And Corrosion Issue In Exhaust Vents And Flues

Repairs Recommended

The presence of corrosion in the exhaust vents and flues can lead to potential safety hazards by restricting proper ventilation. It is recommended to evaluate and repair the corroded areas to ensure the effectiveness and safety of the HVAC system. A qualified HVAC technician should be consulted for further evaluation.

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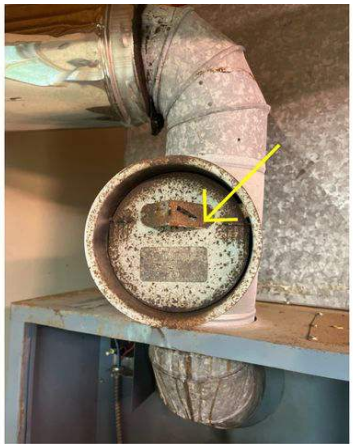
Holes

28 **Barometric Damper Issue** Repairs Recommended

Location: Detached Structure

The barometric damper on the vent has an issue. The barometric damper is designed to regulate the exhaust of flue gases from the heating system. If the damper door does not function, the flue gas will not properly be expelled from the house. I recommend having us further evaluated by professional HVAC company.



Damper Sticks

Plumbing

29 **Presence Of Patina On The Supply Pipe** Attention

The supply pipe has patina, which is a greenish or bluish discoloration common on metal pipes over time. Although patina is not a significant issue, it can suggest corrosion or wear on the pipe. It is recommended to assess the pipe's condition to check for leaks or additional deterioration. If necessary, a qualified plumber can be contacted to evaluate and repair the supply pipe.

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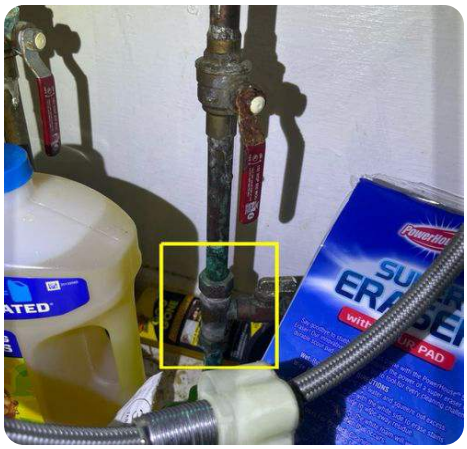
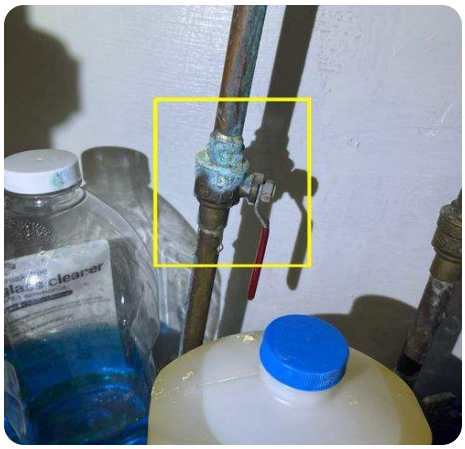

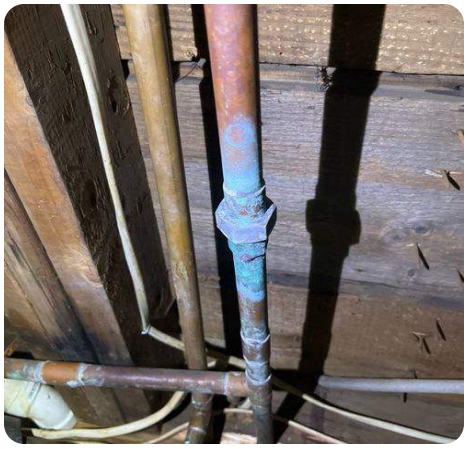

30 Rust/Build Up On Water Shut Off

Repairs Recommended

There is some rust and/or buildup of mildew or mold around the main water shut off. This is typically condensation buildup that's allowed to sit in the area for a period of time. I recommend having this further evaluated by a professional plumber.
There was no sign of an active leak but there was a bucket
with water in it underneath the tank.

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Bucket with water





Rust

31 Missing/Improperly Installed P-Trap

Repairs Recommended

Location: **Kitchen**

The P-trap in the plumbing drain and vent system is missing or improperly installed. The P-trap is essential for preventing odors and gases from entering the living space. Without a proper P-trap, sewer gases may escape into the home. It is important to have a qualified plumber assess and fix this issue to maintain proper drainage and avoid possible health risks.



No trap

32 Corrosion

Repairs Recommended

Location: **Crawl Space**

Corrosion was observed in the plumbing drain and vent systems. Corrosion has the potential to cause leaks, blockages, and pipe damage. Evaluating the extent of corrosion and repairing or replacing the affected pipes is crucial. A qualified plumber should be contacted to assess and resolve the corrosion issue to maintain the proper functioning of the plumbing system.

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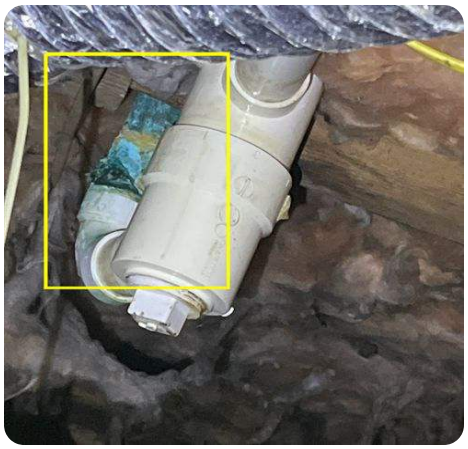

33 Fuel Gauge Issue

Repairs Recommended

Location: Basement

There is one or more issue with the fuel gauge. A fuel gauge is important to know exactly how much fuel is left as to not run out. I recommend having us further evaluated by a professional fuel oil supply company.



34 Loose Toilet

Repairs Recommended

The toilet was found to be loose, as evident by movement or rocking when pressure is applied. A loose toilet may cause leaking or damage to the wax seal, potentially resulting in water damage to the subfloor or ceiling below. It is recommended to assess and repair the toilet promptly to avoid future issues. A qualified plumber can secure the toilet to the floor correctly for stability.

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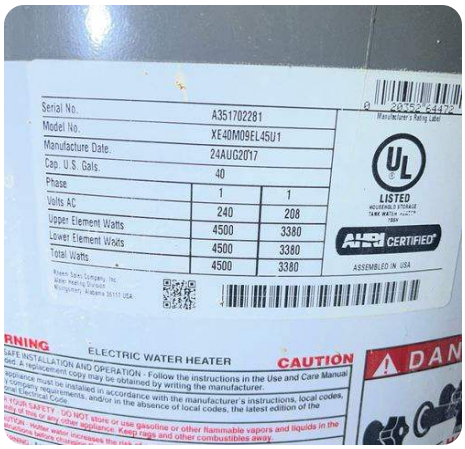
Water Heating Equipment

35 **Presence Of Corrosion Or Rust** Repairs Recommended

The water heater was functional in that it provided hot water to the structure. There is corrosion or rust observed on the water heater which can weaken the system's structural integrity and potentially lead to leaks or failures. It is recommended to have any corroded or rusted areas evaluated and repaired by a qualified plumbing professional to prevent further damage and ensure the efficient operation of the hot water source.







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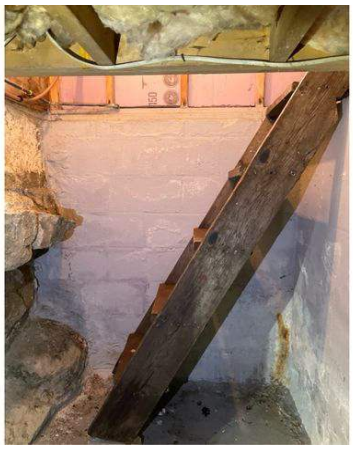
Interior

36 **Railing Or Handrail Issues** Repairs Recommended

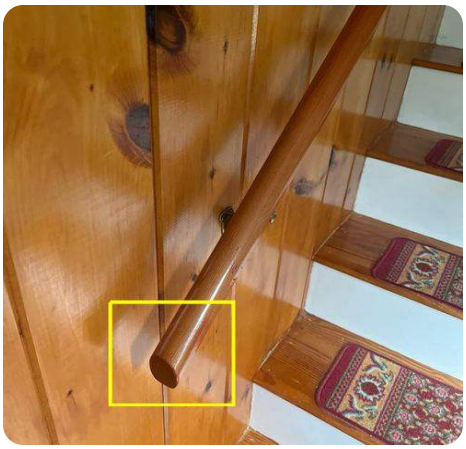
There was one or more railing or handrail that was missing, damaged, or improper design. Proper railings and handrails should conform to certain dimensions and designs. This includes but is not limited to heights, locations, attachments, baluster spacing, and graspability. For more information I recommend consulting with a professional contractor.



No railing on bulkhead stairs



No railing on basement stairs



Missing returns

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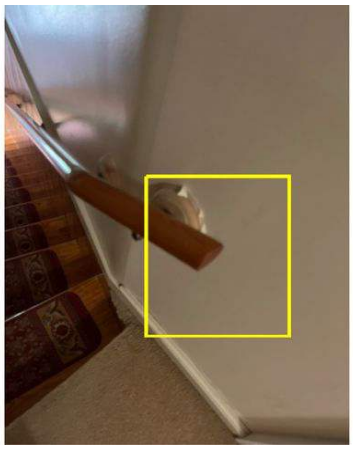
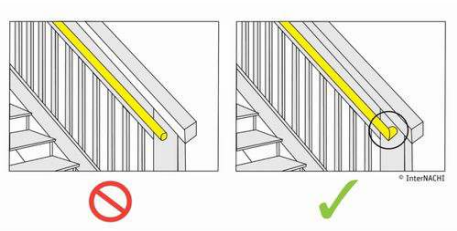


Missing returns





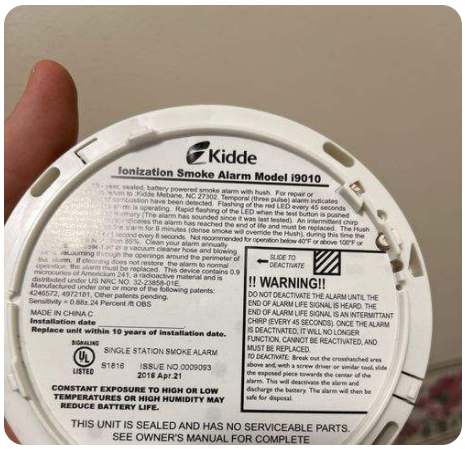
No railing on detached structure stairs

37 Limited Coverage Smoke Alarm

Repairs Recommended

This structure seems to lack sufficient smoke alarm coverage. It is advisable to install additional units. Modern standards mandate the installation of smoke alarms inside every sleeping room, outside each sleeping area, and on every level of the structure, including the basement, for enhanced safety. It is recommended to test the units before occupying the structure and monthly thereafter to ensure their functionality. Regular vacuuming to remove dust or cobwebs is suggested, and any detector over 10 years old should be replaced.







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38 **No CO Alarm** Repairs Recommended

A carbon monoxide (CO) detector is not present in the structure. It is crucial to have a CO alarm installed at the required location for safety reasons. Each level of the home, including basements, should have a detector located near sleeping areas, following recommended safety guidelines. Installation and placement of CO detectors can be done by a qualified trade if needed.

Appliances

39 **Stove Top Issue** Repairs Recommended

One or more of the stove top burners or elements did not function at this time. I recommend having these further evaluated by professional appliance technician.



Burner not functional

40 **Dirty Dryer Vent** Repairs Recommended

The dryer vent is in need of cleaning. A clogged dryer vent can pose a fire hazard and reduce the efficiency of your dryer. It is recommended to have a qualified HVAC technician or dryer vent cleaning service evaluate and clean the vent system to ensure proper functioning and safety. Regularly cleaning the dryer vent can also help improve the performance and lifespan of the dryer.

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Fireplace

41 **Ash Dump Issue** Repairs Recommended

The ash dump is the lower portion of a fireplace chimney where debris can be cleaned out. There was one or more issue with this. It is either damaged, dirty, or other wise not functional. I recommend consulting with a professional fireplace/chimney cleaning company.



Garage, full of debris

Structural Components

42 **Evidence Of Wood Destroying Organisms** Repairs Recommended

Possible wood-destroying organisms were observed in the beams/posts/joists. Evaluating and addressing this issue promptly can prevent further damage to the structural integrity of the home. It is recommended to contact a qualified pest control professional to conduct a thorough inspection and decide on appropriate treatment or mitigation measures.

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Basement



Exterior sill

43 Deteriorated Wood

Repairs Recommended

Location: **Basement**

There is an area of wood deterioration of the sill plate where the basement crosses over to the crawl space. Recommend having this area evaluated and repaired by a qualified contractor.



Insulation and Ventilation

44 Bathroom Vent Issue

Repairs Recommended

One or more of the exhaust vents did not function at the time of the inspection. This should be further evaluated by a professional contractor.

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Fan does not have enough suction

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Pre-Listing Inspection

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Pre-Listing Inspection

1.1 Exterior > Siding and Trim

About the Siding and Trim

Siding Material: Vinyl

Trim/Sill Issue *(Included in Summary)* Repairs Recommended

There is one or more issue with the trim and/or windowsills that show signs of deterioration or damage. This could lead to water intrusion into the interior of the structure. I recommend having this all further evaluated by a professional contractor.



Rear door



Rear door

Siding Functional Attention

The exterior siding was functional at the time of the inspection. There were no significant defects noted at the time. Functional siding is important in keeping the structure dry and warm. Annual maintenance is required for extended functional use.
There was some minor damage to a section near the garage.



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Siding Functional Functional

Location: **Detached Garage**

The exterior siding was functional at the time of the inspection. There were no significant defects noted at the time. Functional siding is important in keeping the structure dry and warm. Annual maintenance is required for extended functional use.

Siding And Trim Maintenance Informational

It is important to proactively maintain these materials in order to preserve the integrity, weather protection and aesthetics of your home. Regular cleaning, re-painting, and periodic inspections can help prevent damage and ensure the longevity of the exterior surfaces.

1.2 Exterior > Paint/Coating and Caulking

Caulking Issue *(Included in Summary)* Repairs Recommended

Location: **Main Home**

The caulking is missing where different materials meet, like between the siding and trim. This could cause moisture penetration, leading to possible water damage and mold growth. It is recommended to evaluate and repair by applying appropriate caulk to prevent future issues. I recommend contacting a professional siding contractor for more information.







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Paint Issues *(Included in Summary)* Repairs Recommended

Location: **Main Home**

The exterior has areas where the paint needs repair or repainting. Paint provides a protection for the material to prevent water issues. Repainting affected areas is recommended to protect surfaces from deterioration. I recommend contacting a professional painting company for more information.

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Trim

General Maintenance Tips

Informational

It is important to evaluate the structure paint and caulking around the structure annually. Paint and caulking keeps rainwater from penetrating behind the siding material and causing premature deterioration of the material. Any area of concern should be further evaluated by a professional painting company.

1.3 Exterior > Exterior Windows

About the Exterior Windows

Window Type: Wood, Vinyl

Missing/Damaged Screen

Repairs Recommended

There is one or more window with missing or damaged screen(s). Window screens help prevent insects and debris from entering the home while allowing fresh air to circulate. It is recommended to replace the missing window screen(s) to maintain proper ventilation and insect control.







Window Glass Crack Repair

(Included in Summary)

Repairs Recommended

There is one or more window that have cracks in the glass. I recommend consulting with a professional glass repair company.

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Crack

1.4 Exterior > Eaves, Soffits, and Fascia

Eaves, Soffits And Fascias Functional

The eaves, soffits, and facias were evaluated and were functional. Minor wear, paint caulking, or similar cosmetic flaws can be present. Virtually all building components/installations, e.g., siding, trim, roofs/flashings, doors/windows are susceptible to moisture penetration and air intrusion. A representative number or sample of such components/assemblies are checked for functional operation and condition but, to avoid finish damage, are not typically probed. We recommend regular maintenance to ensure they remain in optimal condition and help protect the exterior of the home.

1.5 Exterior > Vegetation, Grading, Surface Drainage

Grading Recommendations Functional

The grading around the perimeter of the foundation should adequately drain excessive run-off of surface and roof water naturally away from the structure. Even flat lots may hold water due to the type of soil and/or amount of water from surrounding areas. It is recommended the grade slope away from the structure a minimum 6" for the first 6'-10' from the foundation. Any noted grading issues should be reviewed with a professional landscaping company.com

Vegetation Recommendations Functional

All vegetation should be kept trimmed 12 inches away from the structure to eliminate a common avenue for pest infestation and damage to the exterior structure material. Maintenance of overhanging trees, vines and other plant material is recommended.

1.6 Exterior > Exhaust Hoods, Vents, and Other Penetrations

Exterior Vents And Penetrations Functional Functional

The exterior vents and siding penetrations appeared to be in functional condition at the time of the inspection. It is recommended to routinely check and maintain these areas to ensure proper functionality, prevent blockages, damage, and optimize ventilation. Regular visual checks and cleaning can help maintain efficiency and avoid potential issues.

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1.7 Exterior > Exterior Doors

Exterior Door Issue *(Included in Summary)* Repairs Recommended

The are one or more exterior doors with issues. These could be damage, missing components, door fit, missing or damaged seals, or dampener devices issue on storm doors. The observed could lead to security, weather resistance, or functionality concerns. Evaluating and repairing the door is recommended to restore its full intended operation. Contacting a qualified carpenter or door contractor for an assessment and necessary repairs is advisable.



Rear door, damage



Open gap



Poor fit

Keyed Door Deadbolt On Both Sides Repairs Recommended

Location: **Bulkhead**

The deadbolt on the exterior door is keyed on both sides, which can pose a safety concern during emergencies. It could be challenging to swiftly exit the property during a fire or other emergencies. Consider replacing the current deadbolt with a key on the outside and a thumbturn on the inside, or installing a separate interior handle for easy exit. A qualified locksmith can help with this upgrade.



Re-Keying Recommended Informational

We recommend considering re-keying the doors for enhanced security measures when you move into the home. This simple step can provide peace of mind. Contact a qualified locksmith or handyman for this repair.

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2.1 Decks, Balconies, Paved Surfaces > Deck Installation, Foundation

Deck Surface Issue (Included in Summary) Repairs Recommended

There was one or more issue with the deck surface. These issues could be deterioration, damage, or other. It is recommended to have a qualified professional contractor evaluate and repair the loose boards to ensure safety.



Loose boards

Deck Framing Issue (Included in Summary) Repairs Recommended

Location: Detached Structure

The deck structure and framing has one or more issue. These could include deterioration, damage, leaning, improper design, or other. These conditions may compromise the structural integrity and safety of the deck. It is recommended to have a professional contractor evaluate the extent of the damage and perform necessary repairs or replacement to ensure the deck's stability and durability.



Post is loose



Loose bottom, not secured

Structure Installation Evaluated Functional

Location: Main Home

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The inspection included checking for proper anchoring, material integrity, and the condition of support beams, flashing and footings. There were no significant issues detected at this time. I recommend continued evaluation of the deck and all its components, to ensure continued safe use. For more information I recommend consulting with a professional contactor.

2.2 Decks, Balconies, Paved Surfaces > Hand Rails, Guardrails, Steps

Handrail Issue *(Included in Summary)* Repairs Recommended

There was one or more handrail with an issue that should be corrected. These issues could include simple items such as a properly shaped railings for graspability, missing or damaged balusters, or missing end returns. Other more significant issues could be loose, damaged, or missing railings. I recommend having these issues further evaluated by a professional contractor.



Damaged baluster



Loose

Steps Issue *(Included in Summary)* Repairs Recommended

There is one or more step or stairs that have an issue. These issues could include simple items such as inconsistent riser height, or narrow stairs. Other more significant issues could include loose, damaged, missing, or settled steps or stairs. I recommend having this further evaluated by a professional contractor.



Damage



No stairs

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2.3 Decks, Balconies, Paved Surfaces > Walkways, Driveway

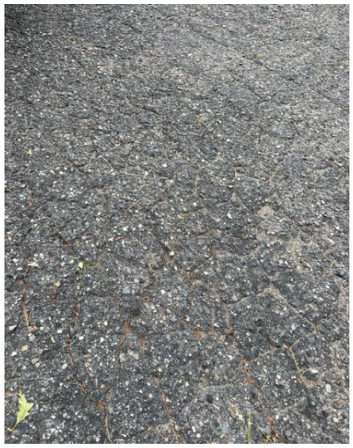
About the Walkways, Driveway

Address Identification: Visible

Visible: The property's address is visible from the street, facilitating easy location by first responders. It's advisable to verify the visibility of house numbers twice annually to ensure they remain clear.

Driveway Issue Repairs Recommended

The driveway has some larger cracks, heaving or settlement. This can lead to water accumulation and further damage. It is recommended to evaluate and repair the cracks to prevent deterioration. A qualified contractor should be consulted for the repair work.





Walkway Functional Functional

The walkway was functional with no significant issue observed.



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3.1 Roof > Roof Covering

About the Roof Covering

Pitch: Pitched

Pitched: A pitched roof is characterized by sloped surfaces that meet at an angle, designed to facilitate water runoff and add architectural appeal.

Roof Covering Material: Asphalt Shingles

Apparent Number of Layers: Approx. 1 Layer

Approx. 1 Layer: Most times multiple layered roofs are difficult to determine without damaging the material, as well as layers of roofing felt.

Roof Covering Issue *(Included in Summary)* Repairs Recommended

Location: **Detached Structure**

There was one or more area of the roof covering which had an issue. This could be excessive wear, damage, missing sections, or another issue. I recommend having this further evaluated by a professional roofing contractor.





Deterioration

Roof Covering Evaluated Attention

Location: **Main Home**

At the time of inspection there were no significant visible signs of wear, damage, or deterioration. The roof covering was functioning as expected, based on visible conditions. We are unable to determine the number of years of serviceable life left in the roof. Some insurance companies require a minimum number of months. For more information about your specific roof, I recommend consulting with a professional roofing company.
There is one dislodged shingle that should be repaired.

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Missing shingle



Shingle









Not A Warranty Informational

The inspector is NOT a licensed roofing contractor, and does not provide a leak-tight guarantee or a warranty for the roof system. The inspector only provides a general condition report on the visible surface areas based on his experience. For a more detailed inspection of the installation and remaining service life of the roof cover, contact a qualified roofing contractor for further review.

3.2 Roof > Exterior Chimney

Mortar, Chimney Bricks, Or Chimney Cap Issue *(Included in Summary)* Repairs Recommended

There is deteriorated mortar, bricks, or cap on the exterior of the chimney area. which may require repair to ensure a proper condition. Any gaps in proper flashing or structure could lead to water infiltrations. A qualified mason can repair the cracked mortar cap to ensure the chimney remains in good condition. Regular maintenance and sealing of the chimney can help prevent future cracks in the mortar cap.

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Garage chimney



Cracked block

Chimney Flashing Issue *(Included in Summary)* Repairs Recommended

The flashing around the chimney needs repair as damaged or deteriorated flashing can allow water to penetrate into the home, potentially causing leaks and water damage. It is recommended to contact a qualified roofing contractor to evaluate and repair the flashing around the chimney to prevent further water infiltration.



Flashing edge is not properly sealed





Requires re-caulking

Exterior Chimneys Evaluated Functional

The chimney's exterior was visually inspected and the exterior chimney was found to be free of any significant defects at the time of the inspection. This inspection is only visual. All chimneys should be inspected annually for signs issues.

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3.3 Roof > Flashing and Valleys

Flashing Issue *(Included in Summary)* Repairs Recommended

There is one or more area of flashing that has an issue. Issues with flashing will lead to water intrusion. This could lead to structural damage or other water related issues. I recommend having this further evaluated by a professional roofing company.


Loose Shingle, not flashed properly


Area where water can enter.

Proper Care And Maintenance Informational

It is recommended that the sealant around any chimney, roof vents, and flashing material be inspected and touched up on an annual basis. Removing any rust and corrosion is recommended to prevent deterioration and damage. Also, any exposed nails at roof vents/flashing should be sealed. Rainwater leaking into the main structure from the roof is a common and avoidable condition if the roofing system is maintained routinely.

3.4 Roof > Roof Vents and Penetrations

Roof Vent Flashing Issue *(Included in Summary)* Repairs Recommended

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The flashing around the plumbing vent pipes on the roof is damaged, loose, deteriorated or otherwise has an issue. This can result in water leaks and potential interior water damage. It is recommended to have the damaged flashing evaluated and repaired by a qualified roofer to prevent any future issues and preserve the integrity of the roof.



Requires recaulking



Edges should be sealed



Edges should be sealed

3.5 Roof > Skylights

Skylights Evaluated Functional

The accessible skylights were evaluated for proper installation and visible defects. The evaluation included examining the glass, seals, and flashing for any signs of cracking or leaks that could compromise their effectiveness. The inspected skylights were found to be functional at the time of the inspection. Skylights should be routinely checked for issues.



Skylights General Statement Informational

Skylights can leak from multiple non-roof related issues including but not limited to casing failure and leakage, broken glass, incorrect flashing, and improperly sealed casings and glass. Routine inspections are recommended to ensure long-term use.

3.6 Roof > Gutters, Downspouts, and Drainage

Gutter Or Downspout Issue Repairs Recommended

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There's one or more gutter that has an issue that will affect the flow or potentially create a water issue. I recommend consulting with a professional roofer for more information about correcting these issues.



Damaged support



Rear, open gap

3.7 Roof > Evaluation Method

About the Evaluation Method

Method of Inspection: Walked Surface

Walking Surface Informational

The roof surface was walked during the inspection (where accessible), to assess its condition. It is important to regularly inspect the roof to identify any potential issues and address them promptly. Keeping the roof in good condition will help maintain the overall integrity of the home.

4.1 Garage > Garage Vehicle Door

About the Garage Vehicle Door

Size of Garage: Detached Garage

Type of Garage Door: Wood

Damaged Garage Door Seal Repairs Recommended

Location: **Detached Structure**

The seal at the bottom of the garage door is damaged. The damaged seal can allow water, drafts, and pests to enter the garage, impacting energy efficiency and potentially causing water damage. It is recommended to evaluate and repair the damaged seal to prevent further issues. A qualified contractor can replace the seal to ensure proper functionality.

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Garage Vehicle Door Evaluated Functional

Location: Main Home

The garage door was inspected and appeared to be functional at the time of the inspection. I recommend to evaluate the door, tracks, wheels and other components periodically to ensure they are functional.

4.2 Garage > Garage Door Opener and Safety

Non-Functional Auto Reverse *(Included in Summary)* Repairs Recommended

Location: Left Door Of Main Home

The auto reverse function of the garage door opener in the attached garage is not functioning properly. This safety feature should reverse the direction of the garage door if it encounters an obstruction while closing. A malfunctioning auto reverse feature can pose a safety risk, especially for children or pets. It is recommended to have a qualified garage door technician evaluate and repair the garage door opener to ensure its proper functioning and safety.



Maintenance Recommendations Informational

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Periodic inspections, greasing, adjustments, and tightening of brackets are suggested as part of normal preventative maintenance. We recommend contacting the manufacturer or an overhead door company for proper installation and maintenance questions.

Manual Door Informational

Location: **Detached Structure, Right Door Of Main Home**

The garage had one or more manual doors with no automatic opener. These do not require mechanical safeties.

4.3 Garage > Garage Floor and Surfaces

Framing Issue *(Included in Summary)* Repairs Recommended

Location: **Detached Structure**

There is one more issue with some of the framing in the detached garage. This could either be damaged deterioration or improper installation or other. I recommend further evaluated by a professional contractor.





Carrying being not properly resting on support post

5.1 Electrical > Service Entrance and Grounding

About the Service Entrance and Grounding

Main Service: Overhead

Main Service Conductor: Aluminum

Unknown Electrical Meter Attention

Location: **Basement**

There is a second electrical meter in the basement. I am not aware of why this is here or what the purpose is. I recommend having this further evaluated by a professional electrician.

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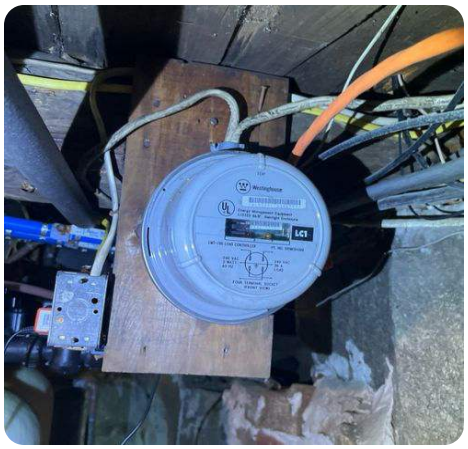

Unknown

Service Entrance, Electric Meter And Grounding Evaluated Functional

The service entrance components, electric meter, and grounding system were in serviceable condition at the time of the inspection. These wires should be checked periodically to make sure they are not coming in contact with anything. If there are any future concerns I recommend contacting a professional electrician.





5.2 Electrical > Main Service Panels and Disconnects

About the Main Service Panels and Disconnects

Main Panel Location: Basement

Main Panel Capacity: 200 amps/240 Volt

Missing Labels *(Included in Summary)* Repairs Recommended

There are circuit breakers that are not labeled. We recommend completely labeling the breakers at the electrical panel. I recommend contacting a qualified electrician for labeling and identification.

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Detached structure



Detached structure



Garage, no labels

Electric Panel Cover - Screws Issue *(Included in Summary)* Repairs Recommended

The mounting screws on the main electric service panel cover are either missing or an improper type Sharp screw tips may pierce the internal wiring creating a hazardous condition. Replacement of the existing screws or adding missing ones, with approved blunt tip screws is advised as a preventative safety consideration.



Garage, no screws



Detached garage, missing screw

Service Panel Labels Functional Functional

The various circuit breaker were labeled. Verifying these are properly labeled is outside the scope of a home inspection.

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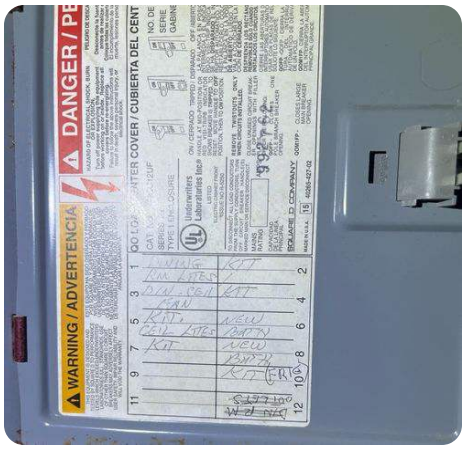

Generator Backup System Informational

There is a backup generator connection, system, and/or panel which is beyond the scope of this inspection. It is recommended that a qualified professional be consulted about this system's operation.



5.3 Electrical > Interior Components of Main Service Panels

About the Interior Components of Main Service Panels

Panel Cover Removed: Yes

Improper Bonding In Electrical Panel *(Included in Summary)* Repairs Recommended

Location: Basement

The electrical panel has improper bonding, which can potentially result in electrical shock or damage to connected devices. Proper bonding is essential to ensure safety and prevent electrical hazards. It is recommended to have a qualified electrician evaluate and repair the bonding in the electrical panel to meet safety standards and prevent any safety risks.

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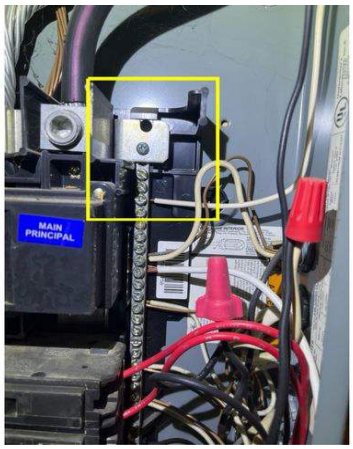


No bonding screw

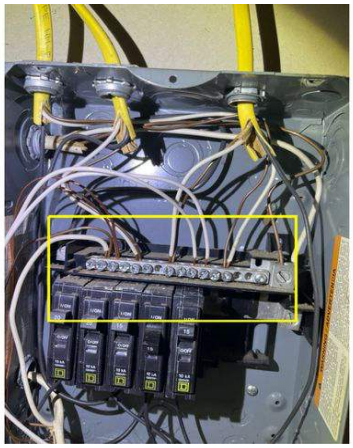
5.4 Electrical > Interior Components of Subpanels

About the Interior Components of Subpanels

Subpanel Location: Detached Structure

Improper Bonding In Panel *(Included in Summary)* Action Required

The electrical panel has improper bonding, which can potentially result in electrical shock or damage to connected devices. Proper bonding is essential to ensure safety and prevent electrical hazards. It is recommended to have a qualified electrician evaluate and repair the bonding in the electrical panel to meet safety standards and prevent any safety risks.



Grounded neutrals combined in a subpanel

5.5 Electrical > Breakers/Fuses

Breakers Evaluated Functional

The breakers in the electrical panels were evaluated and in satisfactory condition at the time of the inspection. It is essential to ensure these devices are kept in serviceable working condition to protect the electrical system from overloads and short circuits. Note: The inspector does not operate or physically test any of the breakers during this visual examination.

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5.6 Electrical > Wiring

About the Wiring

Wire Type: Non-Metallic Sheathed (Romex), Rag Wrap

Wire Material: Copper

Visible Wiring Evaluated Functional

Tthe visible/accessible wiring within the electrical panel and throughout the structure was evaluated and appeared to be in functional condition at the time of the inspection. Properly maintained wiring is crucial for the safety and functionality of the home. It is always recommended to conduct regular inspections to ensure everything continues to meet safety standards. Copper (branch lines) Aluminum (Service Lines)

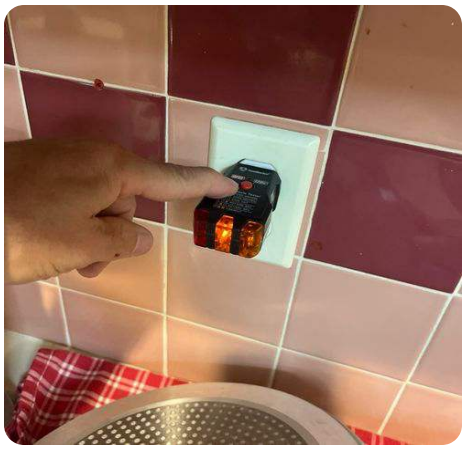
5.7 Electrical > GFCIs

GFCI Issue *(Included in Summary)* Action Required

There is one or more GFCI (Ground Fault Circuit Interrupter) outlet that has an issue. A GFCI is designed to protect the user and appliances from electrical shock hazards. This could be a missing or faulty outlet. This home may pre-date the requirement for GFCIs. It is recommended to have a GFCI outlet installed at all wet locations as a safety upgrade. I recommend contacting a professional electrician from further evaluation.



Bathroom no GFCI



Kitchen, none



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Exterior, none

5.8 Electrical > AFCIs

AFCI Installed Functional

The inspector noted that the structure is equipped with some AFCI breakers and protected outlets. AFCI (Arc Fault Circuit Interrupter) is a residential circuit breaker with an integrated processor that recognizes the unique current and/or voltage signatures associated with arcing faults and acts to interrupt the circuit to reduce the likelihood of an electrical fire. Testing these devices is outside the scope of a home inspection.

5.9 Electrical > Fixtures, Switches, and Receptacles

Reversed Hot Neutral Wiring *(Included in Summary)* Action Required

The interior outlet has reverse hot neutral wiring, which can pose a safety hazard. This issue should be evaluated and repaired by a qualified electrician to ensure proper wiring and prevent potential electrical shocks or damage to appliances connected to the outlet.







Upstairs hallway

Upstairs hall bathroom

Electrical Receptical Issues *(Included in Summary)* Action Required

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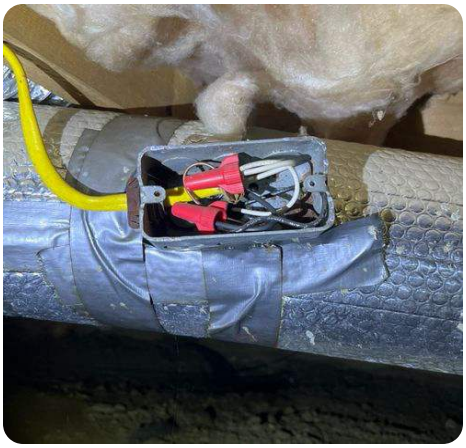
There is one or more outlet receptacle, switch, junction box or wire that has an issue. These issues could include being loose, damaged, exposed or not functional. I recommend having these be further evaluated by a professional electrician for repairs.





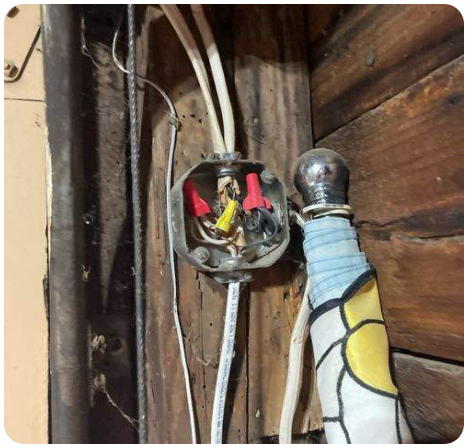
Crawlspace




Furnace



Overhead bedroom light





Shed, no power

Open Ground Outlets *(Included in Summary)* Repairs Recommended

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The outlets throughout the property have an open ground. It is recommended to evaluate and repair the open grounds by ensuring proper grounding for the safety of the electrical system. Qualified electrician should be hired to address and repair the open ground outlets. Replacing with proper grounded outlets or correcting the wiring can help rectify this issue.











6.1 HVAC > Heating Equipment

About the Heating Equipment

Location of Heating System: Multiple Locations

Heating Method: Forced Air, Wall Heater

Heating System Energy Source: Oil

Approximate Manufactured Date of Heating System: Unknown

Service Notes: None Visible

Heating System Not Functional *(Included in Summary)* Action Required

Location: **Upstairs Bedroom**

The heating system was not functional at the time of the inspection. The thermostats were turned up and the heating system did not turn. Diagnosing appliance issues is beyond the scope of a home inspection. This system need to be further evaluated by professional plumber or HVAC technician.

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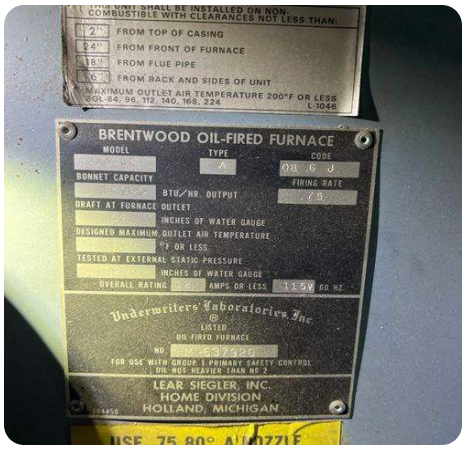
No heat

Older Heating System Evaluation *(Included in Summary)* Attention

Location: **Detached Structure**

The heating system was working at the time of the inspection. The heating system in the structure is older, which may indicate potential reduced efficiency and reliability. Older heating systems are more prone to malfunctions and may lack modern safety features. It is recommended to have a licensed HVAC technician evaluate the heating system to assess its condition, efficiency, and any necessary repairs or upgrades. Regular maintenance and considering upgrading to a more energy-efficient model can help improve overall performance and reduce energy costs in the long run.







Heating System Evaluated Functional

Location: **Garage**

The heating system was operated and found to be in functional condition. The unit is tested by using the thermostat to change the temperature and verifying a proper response. The full range of setting is not tested during a home inspection. As heating systems age they become less efficient. Having the system serviced annually by a qualified HVAC contractor is recommended to help ensure continued functional operation.

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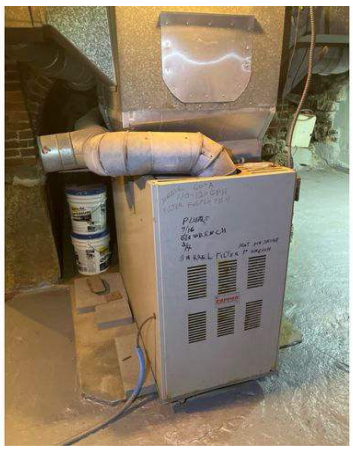
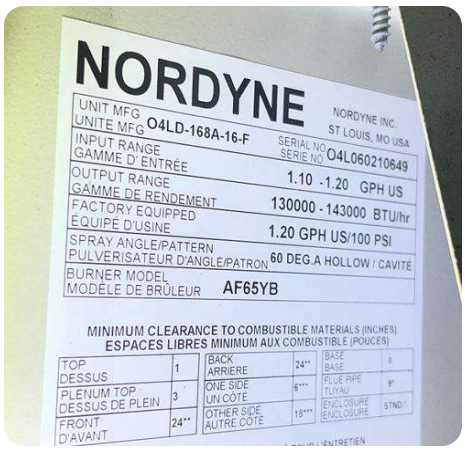
Produces heat

Heating System Evaluated Functional

Location: **Main Home**

The heating system was operated and found to be in functional condition. The unit is tested by using the thermostat to change the temperature and verifying a proper response. The full range of setting is not tested during a home inspection. As heating systems age they become less efficient. Having the system serviced annually by a qualified HVAC contractor is recommended to help ensure continued functional operation.







Heating System Average Life Expectancy Informational

The average life expectancy of a heating system is approximately 15-25 years depending on the type and maintenance of the system. If the system is near or over this life span, consideration into saving for a replacement or a more efficient model, should be considered. The inspector is not required to remove flame guards or view/identify the condition of the heat exchanger. This inspection checks on the general function of the heating system and in no way guarantees any mechanical components for useful life, serviceability, or efficiency. It is also recommended that you call and have your local utility company or service provider come in annually, or as needed, and perform a safety check for you on all appliances.

6.2 HVAC > Thermostats and Controls

About the Thermostats and Controls

Thermostat Location: Various

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Generally Serviceable Functional

The thermostats in the home were evaluated during the inspection and found to be in working condition. Properly functioning thermostats are essential for maintaining a comfortable temperature in the house and can help save energy costs. It is recommended to continue regular maintenance and setting appropriate temperatures for optimal performance.

6.3 HVAC > Distribution/Return Ducts and Systems

About the Distribution/Return Ducts and Systems

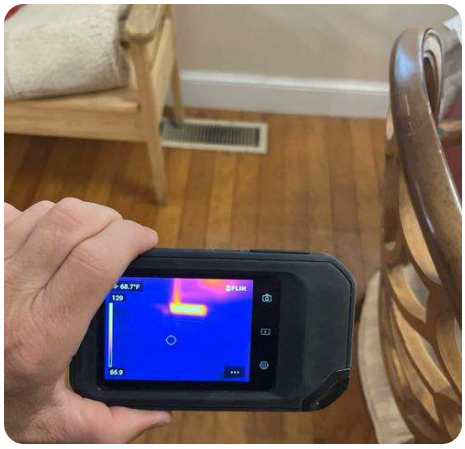
Location of Filter: At Appliance

Heat Distribution Generally Serviceable Functional

The distribution systems appeared to be serviceable at the time of inspection. It is recommended that the heaters are regularly monitored to ensure they are working efficiently. These should be cleaned annually.





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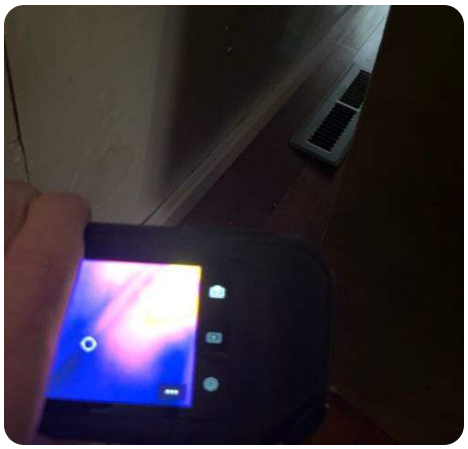
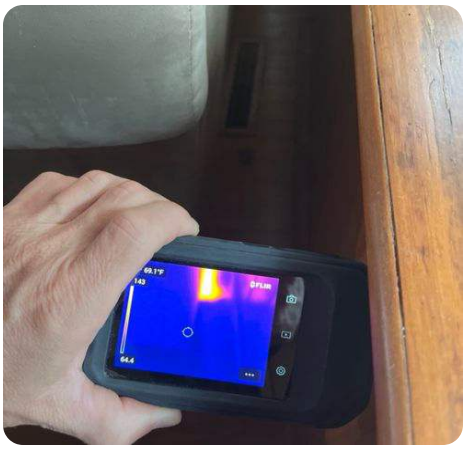


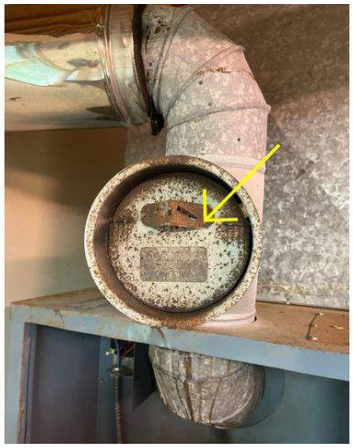


6.4 HVAC > Exhaust Vents and Flues

Barometric Damper Issue *(Included in Summary)* Repairs Recommended

Location: **Detached Structure**

The barometric damper on the vent has an issue. The barometric damper is designed to regulate the exhaust of flue gases from the heating system. If the damper door does not function, the flue gas will not properly be expelled from the house. I recommend having us further evaluated by professional HVAC company.



Damper Sticks

Corrosion Issue In Exhaust Vents And Corrosion Issue In Exhaust Vents And Flues *(Included in Summary)* Repairs Recommended

The presence of corrosion in the exhaust vents and flues can lead to potential safety hazards by restricting proper ventilation. It is recommended to evaluate and repair the corroded areas to ensure the effectiveness and safety of the HVAC system. A qualified HVAC technician should be consulted for further evaluation.

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Holes

7.1 Plumbing > Water Supply and Piping

About the Water Supply and Piping

Structure Pipe Material: PEX, Copper

Water Source: Private Well

Private Well: The structure's water source is private, typically indicating a well or similar system that serves individual homes or properties. This type of water supply requires regular testing and maintenance to ensure water quality and safety.

Well Head Issue

Attention

The well head has one or more issue. This can be too low to the ground (under18"), damaged conduit, loose or damaged cover, or other. These items should be further evaluated by a professional well company.



Less than 18 inches

Presence Of Patina On The Supply Pipe

(Included in Summary)

Attention

The supply pipe has patina, which is a greenish or bluish discoloration common on metal pipes over time. Although patina is not a significant issue, it can suggest corrosion or wear on the pipe. It is recommended to assess the pipe's condition to check for leaks or additional deterioration. If necessary, a qualified plumber can be contacted to evaluate and repair the supply pipe.

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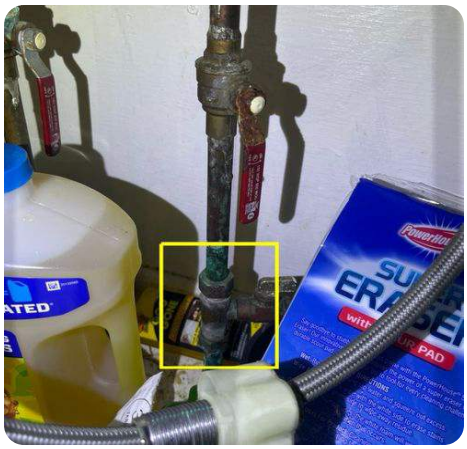

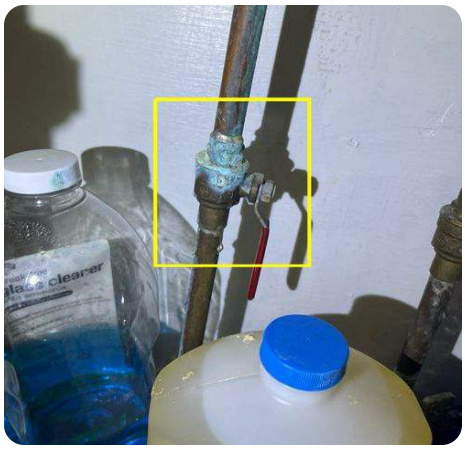



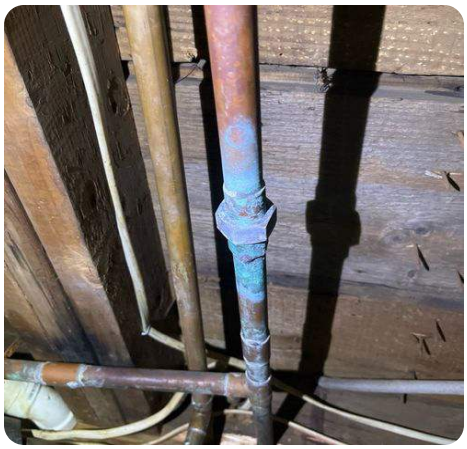

Water Supply System Evaluated Functional

The water supply and piping were found to be functional during the inspection, with no visible signs of leaks. Pipes will wear over time with use and age. To maintain the plumbing system's efficiency and prevent potential issues, regular maintenance and periodic inspections by a qualified professional are strongly recommended.

Water Filtration System Informational

The presence of a water filtration system was noted. This system is typically installed to filter the water supply, improving the quality of water used for drinking and cooking purposes. Evaluating these systems are beyond the scope of the inspection. Having a water filtration system can be significant, particularly for homeowners concerned about the quality of their water. It is recommended to evaluate the system regularly, replace filters as per the manufacturer's instructions, and consider professional servicing if needed.

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7.2 Plumbing > Main Water Shutoff

About the Main Water Shutoff

Water Shut-off Location: At Pressure Tank

Rust/Build Up On Water Shut Off *(Included in Summary)* Repairs Recommended

There is some rust and/or buildup of mildew or mold around the main water shut off. This is typically condensation buildup that's allowed to sit in the area for a period of time. I recommend having this further evaluated by a professional plumber.
There was no sign of an active leak but there was a bucket
with water in it underneath the tank.



Bucket with water




Rust

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7.3 Plumbing > Drain, Waste, and Vent Systems

About the Drain, Waste, and Vent Systems

Waste Pipe Material: PVC

Main Sewer Clean-Out Location: Basement

Sewer Type: Private

Missing/Improperly Installed P-Trap

(Included in Summary)

Repairs Recommended

Location: **Kitchen**

The P-trap in the plumbing drain and vent system is missing or improperly installed. The P-trap is essential for preventing odors and gases from entering the living space. Without a proper P-trap, sewer gases may escape into the home. It is important to have a qualified plumber assess and fix this issue to maintain proper drainage and avoid possible health risks.



No trap

Accordion Style Drains

Repairs Recommended

The accordion style drain pipes were observed. This type of pipe has a rough interior and is susceptible to clogs and is frequently not installed with proper drop and slope. There are variations of this pipe with a smooth interior that are a preferable option, or alternatively, updating to traditional smooth PVC is advised. It is recommended to contact a qualified contractor or plumber for evaluation and repairs.

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Upstairs bathroom

Corrosion *(Included in Summary)* Repairs Recommended

Location: **Crawl Space**

Corrosion was observed in the plumbing drain and vent systems. Corrosion has the potential to cause leaks, blockages, and pipe damage. Evaluating the extent of corrosion and repairing or replacing the affected pipes is crucial. A qualified plumber should be contacted to assess and resolve the corrosion issue to maintain the proper functioning of the plumbing system.



S-Trap Drain Configuration Attention

An S-trap drain configuration was identified in the plumbing system. S-traps are outdated and can siphon water out of the trap, potentially allowing sewer gases into the home. It is recommended to evaluate and repair this issue by installing a P-trap configuration for proper drainage. A licensed plumber should address this issue to ensure the plumbing system functions effectively and to prevent any unpleasant odors in the home.

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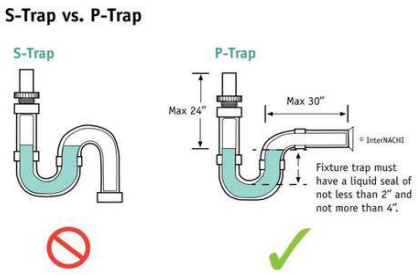

Main floor bathroom

Clean Out Issue Attention

The septic cleanout is a removable cap where the interior of the sewer line could be accessed. This is for maintenance or other purposes. There is one or more issue with this. The issue is either it being concealed behind an item or a wall, or another issue such as being seized, damaged or none installed. For more information about this, I recommend consulting with a professional plumber.



No clean out located

7.4 Plumbing > Fuel Supply

About the Fuel Supply

Fuel Service: Oil

Fuel Shut Off Location: At Tank and Appliances

Fuel Gauge Issue *(Included in Summary)* Repairs Recommended

Location: **Basement**

There is one or more issue with the fuel gauge. A fuel gauge is important to know exactly how much fuel is left as to not run out. I recommend having us further evaluated by a professional fuel oil supply company.

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Evaluation Of Heating Oil System Functional

Location: **Basement**

The home uses a heating oil. The oil tank was functional. This means there was no oil leaking or significant issues noted. Some surface rust can occur and typically does not effect the overall function. Verifying the tank age, the tanks ability to be filled or proper venting are beyond the scope of a home inspection. It is important to know how to turn off the fuel in an emergency. I recommend consulting with a certified professional heating oil technician for a more thorough inspection.







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Detached structure

7.5 Plumbing > Toilets

Loose Toilet *(Included in Summary)* Repairs Recommended

The toilet was found to be loose, as evident by movement or rocking when pressure is applied. A loose toilet may cause leaking or damage to the wax seal, potentially resulting in water damage to the subfloor or ceiling below. It is recommended to assess and repair the toilet promptly to avoid future issues. A qualified plumber can secure the toilet to the floor correctly for stability.



7.6 Plumbing > Tubs, Showers, and Fixtures

Drain Stopper Repairs Recommended

There is one or more drain stoppers that do not function properly. I recommend having this further evaluated by a professional plumber.

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Does not function

Generally Serviceable Functional

The tubs and showers appeared to be serviceable at the time of inspection. Keep an eye on the caulking and grout in the tubs and showers. Want to always prevent water from getting behind tile.

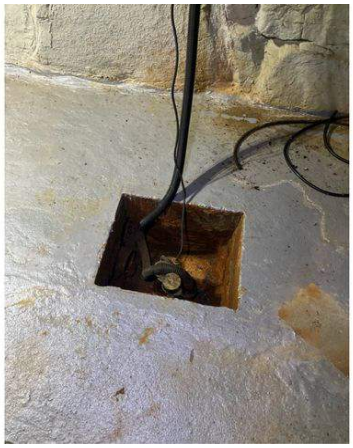
Jet Tub Not Tested Not Inspected

The Jacuzzi or jet tub was not tested during inspection. The stopper was not functional and the tub could not be properly filled. For more information about repairs I recommend consulting with a professional plumber.

7.7 Plumbing > Sewage Ejectors, Sump Pumps, and Piping

Sump Pump Functional

The sump pump installed at the property appeared to be serviceable at the time of inspection. Periodic inspections of the sump pump are recommended. It is recommended to keep the bottom of the sump pit free of debris that can clog the intake ports of the pump and checking the pump discharge line after heavy rain for proper drainage. Consideration should be given to a backup pump and/or battery backup for power failures if the pump cycles on and off frequently during damp periods. This inspection is not an assurance that the sump pump will continue to work in the future. Sump pumps can fail at any time.



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8.1 Water Heating Equipment > Water Heater

About the Water Heater

Water Heater Location: Basement

Water Heater Type: Electric

Water Heater Capacity : Approximately 40 Gallons

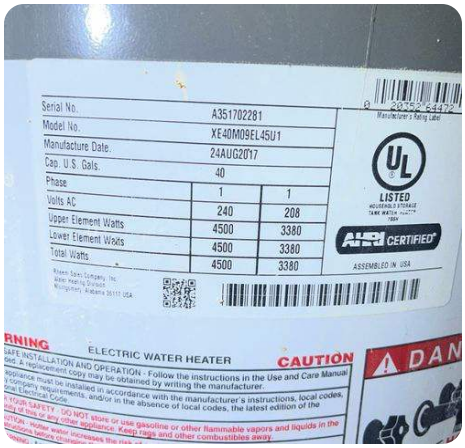
Approximate Manufactured Date of Water Heater: 9-11 Years Old

Approximate Water Temperature: Under 120 Degrees

Presence Of Corrosion Or Rust *(Included in Summary)* Repairs Recommended

The water heater was functional in that it provided hot water to the structure. There is corrosion or rust observed on the water heater which can weaken the system's structural integrity and potentially lead to leaks or failures. It is recommended to have any corroded or rusted areas evaluated and repaired by a qualified plumbing professional to prevent further damage and ensure the efficient operation of the hot water source.











Water Heater Information Informational

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The life expectancy of a water heater is typically 8-12 years from the installation date, although there are exceptions on both sides. As a preventative maintenance recommendation, the water heater should be drained periodically to remove sediment buildup in the tank. The recommended setting for a residential water heater is under 120 degrees Fahrenheit to prevent scalding. For more information about annual service and other water heater questions, contact a professional plumber.

8.2 Water Heating Equipment > TPR Valve/Discharge Pipe

TPR Valve And Discharge Pipe Functional

The water heater's temperature/pressure relief valve is equipped with an approved discharge pipe. The pipe serves the purpose of preventing someone from being sprayed with scalding water in the event that the valve were to discharge. These components were in satisfactory condition at the time of the inspection.

9.1 Interior > Walls, Ceilings, and Floors

Dry Moisture Stains On Ceiling Or Wall Attention

One or more stains were observed on the ceiling or wall. These were tested using a moisture meter and found to be dry at this time. Although the stains suggest a previous moisture issue, there is currently no active leak observed. All materials have a natural moisture content. The meter reading percentage is compared to a similar material in order to determine if the stain is dry or not. Monitoring the area for any additional signs of moisture is advised, and investigating the root cause if needed is essential. If the stains persist or worsen, contacting a qualified contractor or water intrusion specialist for assessment and appropriate steps is recommended.





Baseline reading



No active moisture

Interior Walls Functional Functional

The interior wall and ceiling were inspected and there did not appear to be any major deficiencies. Minor cracking of drywall, nail pops and taping seems are not of structural concern. Caulking and repainting to address these conditions is recommended. Contact a qualified professional to perform this maintenance. This reporting does not comment on whether interior finishes are square, straight, level, or plumb.

Floor Covering Functional Functional

The floors covering was inspected and appeared to be in functional condition at the time of the inspection. It should be noted that blemishes and minor wear are typical and are not a structural concern. Uneven floors are also typical. Any potential structural issues are documented in the Structural Components category.

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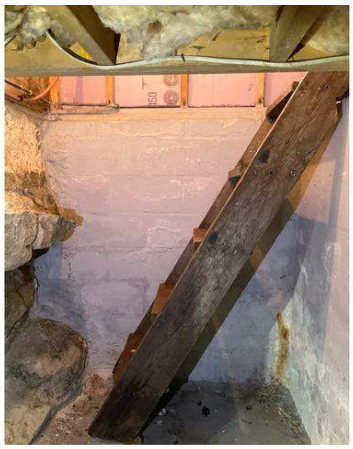
9.2 Interior > Steps, Stairways, and Railings

Railing Or Handrail Issues *(Included in Summary)* Repairs Recommended

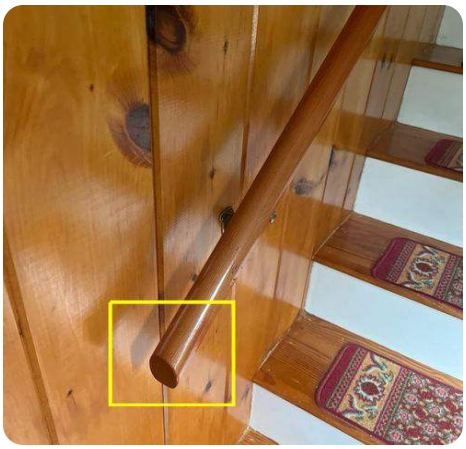
There was one or more railing or handrail that was missing, damaged, or improper design. Proper railings and handrails should conform to certain dimensions and designs. This includes but is not limited to heights, locations, attachments, baluster spacing, and graspability. For more information I recommend consulting with a professional contractor.



No railing on bulkhead stairs



No railing on basement stairs



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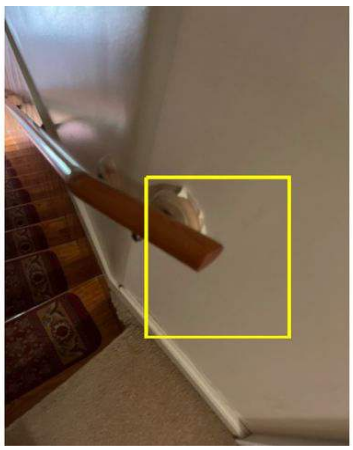

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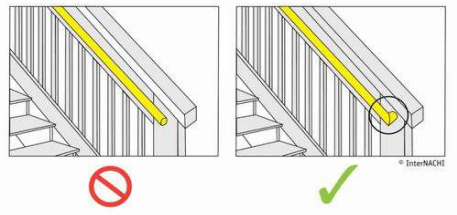



No railing on detached structure stairs

Steps And Stairways Functional Functional

The steps and stairways were functional. There were no significant issues observed. To ensure continued safety, regular inspections and maintenance are recommended to address any potential issues that may develop over time.

9.3 Interior > Doors

Interior Door Issue Repairs Recommended

One or more interior doors have an issue, either with the fitting, latching, malfunction or loose handle or damage that is affecting the aesthetics and or operation of the door. It is recommended to have these issues reviewed by qualified contractor for repair or replacement as needed.

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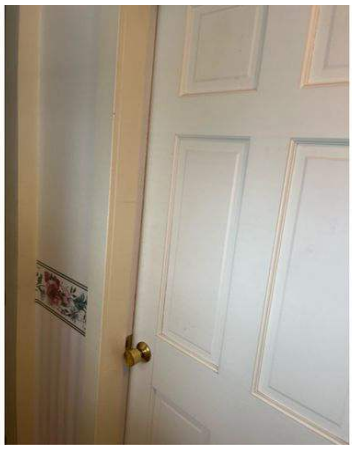


Does not close

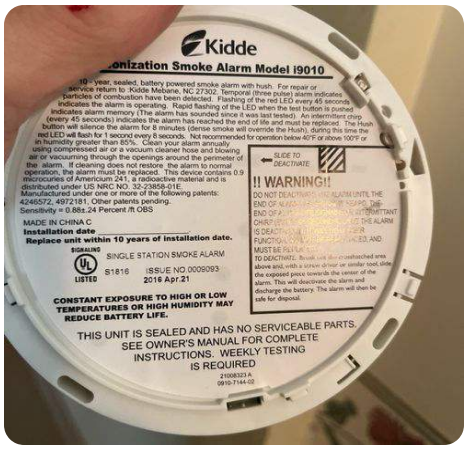


Does not close properly

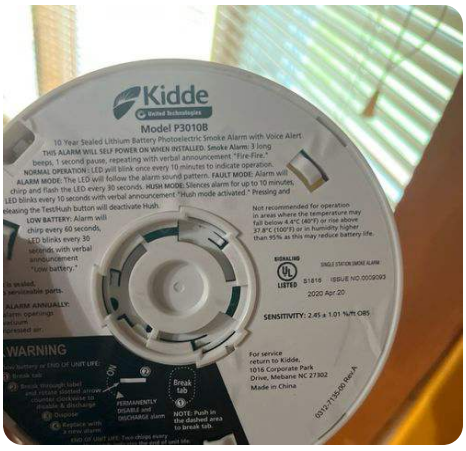
9.4 Interior > Smoke Alarms

Limited Coverage Smoke Alarm *(Included in Summary)* Repairs Recommended

This structure seems to lack sufficient smoke alarm coverage. It is advisable to install additional units. Modern standards mandate the installation of smoke alarms inside every sleeping room, outside each sleeping area, and on every level of the structure, including the basement, for enhanced safety. It is recommended to test the units before occupying the structure and monthly thereafter to ensure their functionality. Regular vacuuming to remove dust or cobwebs is suggested, and any detector over 10 years old should be replaced.







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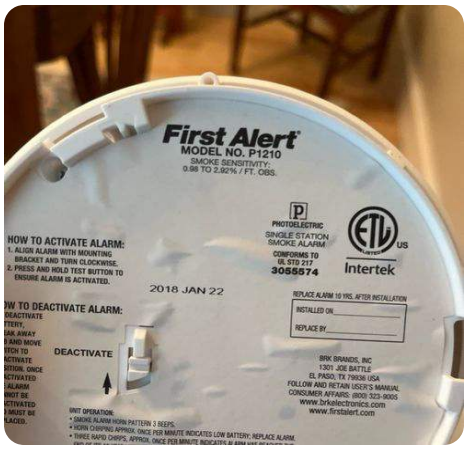

Smoke Alarms Locations And Recommendations Informational

Current standards require the installation of smoke alarms inside every sleeping area, outside each sleeping area, and on every level of the structure including attics and basements. It is advisable to test the units prior to occupying the structure, as well as monthly thereafter to ensure their operation. Smoke detectors over 10 years old, show age or discolorations should be replaced. Determining the actual functionality of the smoke alarms is outside the scope of this inspection, however the inspector may spot test smoke detectors if accessible.

9.5 Interior > Carbon Monoxide Alarms

No CO Alarm *(Included in Summary)* Repairs Recommended

A carbon monoxide (CO) detector is not present in the structure. It is crucial to have a CO alarm installed at the required location for safety reasons. Each level of the home, including basements, should have a detector located near sleeping areas, following recommended safety guidelines. Installation and placement of CO detectors can be done by a qualified trade if needed.

9.6 Interior > Countertops and Installed Cabinets

Countertops And Cabinets Evaluated Functional

The accessible countertops and installed cabinets were evaluated to assess their stability, surface condition and functionality. No significant signs of wear or damage were observed on the inspected components, confirming their suitability for continued use at the time of the inspection.

9.7 Interior > Caulking, Grout, and Enclosures

Caulking, Grout & Enclosures Evaluated Functional

The caulking, grout, and enclosures in wet areas were evaluated for signs of cracking, wear, and general deterioration. The inspected areas were found to be intact and functional, showing no immediate need for repair. Inspecting these areas periodically to check for future issues is recommend. Being diligent about preventative maintenance is essential for long lasting protecting from moisture issues.

9.8 Interior > Windows

Failed Window Seal Repairs Recommended

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The inspection had identified double-pane insulating windows that have lost their vacuum seal between the panes of glass. The condition is identified by signs of fogging or condensation buildup between the glass panes. This condition will reduce visibility out of the window over time. While it reduces the insulating value only slightly, replacing the window glass may be considered at some time in the future as the visibility out the window reduces.



Upstairs corner bedroom

Interior Windows Tested Functional

A representative number of accessible windows were evaluated to assess their condition and functionality. Each window in this sample was tested for ease of operation, including opening, closing, and locking mechanisms. Frames and seals were also checked for any signs of damage or potential air leakage. The windows inspected were found to be in working order (unless otherwise noted).

9.9 Interior > Additional Information

Asbestos General Statement Informational

The scope of this inspection does not include an asbestos-in-material sampling and/or identification inspection. Houses built before or near 1978 may contain this material in certain substrates (drywall, flooring, acoustic texture, etc.) or building materials (exhaust pipes, insulation, heat registers, etc). If there is a concern, we recommend you contact an appropriate testing facility for further evaluation.

https://www.epa.gov/asbestos

Mold Disclaimer Informational

The inspector is not a qualified mold inspector or expert in bio-organic growth. We are not qualified to inspect, identify, or give opinions regarding molds or airborne agents. Many times, the presence of mold is not readily visible and can appear in a short period. If the residence is vacant, leaks have occurred, past or present evidence of sub-area moisture/dampness, and/or heat has been turned off to the home, molds may be present. This inspection is limited to visible and accessible areas at the time of the inspection. To determine what types of bio-organic agents may be located at the property, we recommend you hire a certified mold inspection company for further evaluations and/or to conduct a thorough inspection before closing.

Lead Disclaimer Informational

The scope of this inspection does not include a lead in materials sampling. Any structure built prior to 1978 could have lead paint present. Lead paint can lead to lead poisoning in humans and more specifically children. For more information on lead in homes please contact the EPA or local lead authorities.

https://www.epa.gov/lead

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10.1 Appliances > Stove, Cooktop

About the Stove, Cooktop

Energy Source: Electric

Stove Top Issue *(Included in Summary)* Repairs Recommended

One or more of the stove top burners or elements did not function at this time. I recommend having these further evaluated by professional appliance technician.



Burner not functional

10.2 Appliances > Oven

About the Oven

Energy Source: Electric

Oven Tested Functional

The bake function of the oven was tested and found to be functional at the time of the inspection. This is an on/off test conducted on the oven. A full test of the timers, displays and full setting is not part of a home inspection.

No Anti-Tip Bracket Informational

There is no anti-tip bracket installed for the oven. This device prevents the oven from tipping forward in the event that something heavy is set on the open oven door. For added safety, the inspector recommends that a bracket be installed.

10.3 Appliances > Dishwasher

Dishwasher Tested Functional

The dishwasher was tested and appears to be working. A simple on/off check of the dishwasher was performed to determine if it was operational. A full cycle check is often not possible at the time of this inspection; therefore, we cannot comment on the full extent of its functions or its ability to clean. The average life of a dishwasher is 8-12 years. Periodic cleaning of the interior filters is required to extended use.

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10.4 Appliances > Refrigerator

Refrigerator Evaluated Functional

The interior of the refrigerator and freezer were appropriate temperatures when tested.

10.5 Appliances > Microwave

Microwave Tested W/Device Functional

The inspector checked the microwave for on/off operation only. This is not a technical evaluation of the functionality of the appliance nor a guarantee the appliance will respond to set temperatures. A microwave tester indicated positive for microwaves

10.6 Appliances > Washer, Hookups, and Drains

Washer Tested Functional

An on/off test was conducted on the washing machine, which seemed to function properly during the inspection. There were no observable water leaks at the hook-up valves or drain while testing. This inspection does not evaluate all washing machine settings or its capability to wash clothes.

Overflow Washer Pan Recommended Informational

The washer pan is missing in the laundry area. A washer pan is designed to limit potential washer leaks from damaging the floor or other areas. It is recommended to install a washer pan to prevent water leakage and damage to the flooring. In addition I recommend adding a water sensor to alert you of any potential issues. A qualified plumber can assist with installing a washer pan to ensure proper protection.



10.7 Appliances > Dryer and Vent System

About the Dryer and Vent System

Dryer Energy Source: Electric

Dirty Dryer Vent *(Included in Summary)* Repairs Recommended

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The dryer vent is in need of cleaning. A clogged dryer vent can pose a fire hazard and reduce the efficiency of your dryer. It is recommended to have a qualified HVAC technician or dryer vent cleaning service evaluate and clean the vent system to ensure proper functioning and safety. Regularly cleaning the dryer vent can also help improve the performance and lifespan of the dryer.



Dryer Tested Functional

An on/off test was performed on the clothes dryer. The interior temperature of the dryer responded to the controls. The inspector is not able to dry clothes or conduct a full test of all the settings.

Dryer Vent Recommendations Informational

The entire dryer ventilation system is often not completely visible for examination. We recommend the dryer ventilation system be cleaned periodically. A build-up of debris can be a safety hazard if left unchecked. If there is a gas dryer, the vent also expels CO gas. I recommend contacting a qualified professional to clean the ducting prior to use. Also any ducting running through an unconditioned area should be properly insulted to prevent condensation build up.

11.1 Fireplace > Fuel-Burning Equipment

Pellet Stove Evaluated Functional

The pellet stove appeared to be in satisfactory condition; however, the unit was not tested. We recommend you verify or further investigate the current condition and operation. This type of unit is required to be installed per UL listing and manufacturer recommendations. We recommend you contact a certified chimney inspection service for further evaluations before use.



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Wood Burning Fireplace Or Wood Stove Present Functional

There is a wood burning fireplace or wood stove in the structure. Full evaluation of these appliances are outside the scope of a home inspection. This evaluation is visual only. I recommend you verify or further investigate the current condition and any potential issues or disclosure items. Wood-burning fireplaces require periodic cleaning and maintenance. Contact a qualified chimney company for a detailed inspection before use.





Garage

11.2 Fireplace > Firebox and Hearth

Firebox Evaluated Functional

The firebox was evaluated for cracks, damage, and signs of deterioration. The system appeared to be serviceable at the time of the inspection.

11.3 Fireplace > Flues and Dampers

Ash Dump Issue *(Included in Summary)* Repairs Recommended

The ash dump is the lower portion of a fireplace chimney where debris can be cleaned out. There was one or more issue with this. It is either damaged, dirty, or other wise not functional. I recommend consulting with a professional fireplace/chimney cleaning company.



Garage, full of debris

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11.4 Fireplace > Additional Information

Nfpa Level 2 Inspection Recommended Informational

All fireplace/chimney/flue systems should receive a Level II inspection of the flue and entire chimney as defined by the National Fire Protection Association (NFPA, www.nfpa.org) in Publication 211. There are surfaces that are not visible under the scope of this non-invasive inspection service. A level 2 chimney inspection is conducted using a specialized inspection camera through the interior of the fireplace and chimneys/vents components, to inspect for concealed/latent damage to the flue liner/components, as well as the inspection of the exterior of the chimney.

12.1 Structural Components > Foundation and Slab

About the Foundation and Slab

Foundation Type: Poured Concrete, Concrete Block , Fieldstone

Foundation/Slab Evaluated Functional

The accessible parts of the foundation/slab was visually assessed during the inspection and appeared to be in functional condition with no immediate concerns noted. There can be items that are preventing full evaluation. As part of routine maintenance, we recommend regularly monitoring the foundation for any signs of cracks, shifting, or water intrusion to address potential issues promptly and ensure long-term structural integrity.

Fieldstone Foundation Functional

The visible portions of the fieldstone foundation were functional. Fieldstone along with other materials such as brick or granite, was popular in older homes. These foundations can show movement over the years which could allow moisture or animals to enter. Most foundations can be repaired or improved with modern techniques. I recommend consulting with a professional foundation company.







Minor Concrete Cracks Informational

Minor crack were visible in the foundation. Many small cracks are normal and not a structural concern. These minor cracks do not show evidence of active or recent movement. Small cracks could allow moisture to enter, even if it is not a structural concern. For more information and a full evaluation of this foundation, I recommend consulting with a professional foundation contractor.

12.2 Structural Components > Beams, Columns, and Posts

Evidence Of Wood Destroying Organisms *(Included in Summary)* Repairs Recommended

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Possible wood-destroying organisms were observed in the beams/posts/joists. Evaluating and addressing this issue promptly can prevent further damage to the structural integrity of the home. It is recommended to contact a qualified pest control professional to conduct a thorough inspection and decide on appropriate treatment or mitigation measures.



Basement



Exterior sill

Temporary Support Posts Repairs Recommended

Temporary support posts are currently in place. It is recommended to evaluate and replace them with permanent support posts to ensure the structural integrity of the property. Qualified structural contractor can assess the load-bearing requirements and install permanent support posts as needed.



Beams, Columns, And Posts Evaluated Functional

The visible and accessible beams, columns, and posts were evaluated during the inspection. It is important to note that some structural components are often not fully visible during a standard home inspection. Based on the areas that were accessible, all inspected structural elements appeared to be in functional condition at the time of the evaluation.

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12.3 Structural Components > Joists and Framing

About the Joists and Framing

Wall Structure: Wood

Floor Structure: Wood

Ceiling Structure: Wood Framing

Deteriorated Wood *(Included in Summary)* Repairs Recommended

Location: **Basement**

There is an area of wood deterioration of the sill plate where the basement crosses over to the crawl space. Recommend having this area evaluated and repaired by a qualified contractor.



12.4 Structural Components > Roof Structure and Attic Components

About the Roof Structure and Attic Components

Roof Structure Type: Not Visible

No Attic Limitation

There is no attic area in this home. The underside of the roof was not visible at the time of the inspection.

13.1 Insulation and Ventilation > Insulation and Ventilation in Attic

About the Insulation and Ventilation in Attic

Attic Access Location: N/A

Attic Evaluation Method: No Attic Present

No Attic Limitation

This home did not have an attic space. The insulation and ventilation are not accessible to inspect.

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13.2 Insulation and Ventilation > Insulation and Ventilation in Crawl Space

About the Insulation and Ventilation in Crawl Space

Crawl Space Evaluation Method: Entrance

Entrance: The accessible areas of the crawl space were entered and evaluated at the time of the inspection.

Crawl Space Access Location: Basement

Insulation Damaged Or Missing

Repairs Recommended

Insulation is damaged or missing. This can result in energy loss and potential moisture issues. It is recommended to evaluate and repair the insulation to improve energy efficiency and maintain a consistent indoor temperature. A qualified insulation contractor can assess the extent of damage and replace the insulation as needed.



13.3 Insulation and Ventilation > Vapor Barriers

Vapor Barrier Issue

Attention

There is one or more issue with the vapor barrier. A vapor barrier is designed to help control moisture vapor from entering in a particular area. Properly sealed and installed vapor barrier will decrease the humidity and dampness in an area. I recommend having this further evaluated by professional contractor.

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None

13.4 Insulation and Ventilation > Mechanical Exhaust Systems

Bathroom Vent Issue *(Included in Summary)* Repairs Recommended

One or more of the exhaust vents did not function at the time of the inspection. This should be further evaluated by a professional contractor.



Fan does not have enough suction

13.5 Insulation and Ventilation > Additional Information

Basement Insulation Missing Repairs Recommended

There areas in the basement that are missing insulation, which can result in energy loss and decreased efficiency in maintaining indoor temperatures. Proper insulation helps in reducing heating and cooling costs, as well as preventing potential moisture issues. It is recommended to evaluate the insulation needs of the basement and install appropriate insulation to improve energy efficiency.

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