

805 N Chestnut Summary

Some wood posts and masonry piers in the crawl space are supporting load-bearing areas without visible footings. Not uncommon, but recommend a cement footer added under post with a more permanent or secure support system. Estimates attached to MLS Documents.

Areas of the subfloor at the rear of the home show softness and past moisture exposure, with some signs of prior insect activity noted in the floor framing at the rear right. Estimates attached to MLS Documents.

In the attic, wood framing around the chimney shows discoloration from an older leak, and one roof sheathing board is cracked, causing minor shingle displacement.

Hairline cracks are visible in the brick veneer above and below certain windows; these appeared closed at the time of inspection. Inspector advised monitoring this and seal as needed.

The front stoop hand railing has some looseness.

The hot water temperature was set higher than typical household settings.

In the attic, some open electrical connections and unsecured wiring were observed. Several receptacles showed as open ground, and a few kitchen light switches did not operate together as intended. Recommend adding an electrical box to house exposed wires in attic.

The vapor barrier in the crawl space is incomplete and shows wear in some areas. Recommend straightening plastic barrier and adding a small piece of new plastic to the exposed area.

Additional Notes:

Two estimates have already been obtained for the replacing of piers with cement footer, decayed area, and dry stack support. Attached in MLS Documents.

Although the buyers did not release the inspection report, both the inspector and the buyer's agent confirmed verbally and via text that the findings were not considered major and were all items that could be addressed fairly easy.

The buyer's agent also texted that the appraisal came in over the asking price of \$290,000, but would not release the report.