REPAIR REQUEST LIST

8205 Huntsman Ct
03/20/2026 9:17 am

3.7.1 - Exterior and Structural Components: Floor Structure

FLOOR STRUCTURE - LIGHT TO MODERATE ORGANIC GROWTH

Done

Light to moderate organic growth was found on floor framing in the crawl space. Fungal growth is typically the result of past or present excessive moisture levels under the home. Moisture levels in floor framing were acceptable and no evidence of resulting damage was found, however if moisture is allowed to accumulate the growth of wood destroying fungus can result in significant damage to the building structure. If growth progresses, any significant growth should be removed by a qualified contractor.

Recommendation
Contact a qualified environmental contractor





3.7.2 - Exterior and Structural Components: Floor Structure

FLOOR STRUCTURE - PREVIOUS REPAIRS NOTED

Evidence of previous repair to the floor structure was found at the noted location(s). Repairs are in the form of a 'floor stiffener' support spanning below floor joists, usually installed to remove deflection/ bounce. If you have additional concerns, the floor structure should be investigated by a licensed general contractor to verify the adequacy of any repairs.

Location
At crawlspace entrance

Recommendation
Contact a qualified general contractor.




3.7.3 - Exterior and Structural Components: Floor Structure

FLOOR STRUCTURE - PREVIOUS REPAIRS NOTED (FURTHER EVALUATION RECOMMENDED)

Evidence of previous repair to the floor structure was found at the noted location(s). It appears that a previously installed supplemental support has been removed and portions of LVL girders have been installed by toenailing them to adjacent joists and notching them to be supported by the right side foundation wall. While the repair appears solid, the lack of joist hangers and relying solely on toenails leaves the potential for this area to sag. This repair should be evaluated by a qualified general contractor to determine if additional repairs are needed.

Location
Right rear

Recommendation
Contact a qualified general contractor.






3.9.1 - Exterior and Structural Components: Ceiling and Roof Structure

ROOF STRUCTURE - TRUSS REPAIR/ALTERATION

A truss has been repaired or altered in the attic at the noted location(s). Portions of the repairs (the 2 sets of 3 gusseted trusses) appeared to have been professionally done , however any modification to a truss should be designed by a qualified structural engineer or registered truss design professional. if no documentation of these repairs is available, the roof structure should be evaluated by a NC licensed PE to verify the adequacy of repairs.

Recommendation

Contact the seller for more info






3.10.1 - Exterior and Structural Components: General Comments, Exterior and Structural Components

ANIMALS ENTERING CRAWLSPACE

Done

Evidence of animal intrusion was found in the crawlspace with animal scat noted in multiple spots. Concerns are that animals can damage insulation and possibly wiring, and animal waste creates a sanitation issue. No active animals were noted. When animals have been confirmed as absent/removed, entry points should be identified and repaired and any waste material removed for sanitation.

Recommendation
Contact a qualified professional.




4.1.1 - Roofing and Gutters: Roof Coverings
ROOF - BROKEN SHINGLE(S)

Done

A broken shingle was found at the noted location(s) . Any damaged or broken shingles should be replaced by a professional roofer to prevent leaks and damage to the home.

Location
Right Rear

Recommendation
Contact a qualified roofing professional.




4.1.2 - Roofing and Gutters: Roof Coverings
MOSS, LICHENS ON ROOF

Moss and lichens are growing on shaded areas of the roof. Concerns are that vegetative growth can shorten the life of the roof. Any organic growth should be removed by a qualified contractor.

Recommendation
Contact a qualified professional.





5.1.1 - Insulation, Ventilation, and Vapor Barriers: Insulation
INSULATION - FALLEN/DELAMINATED INSULATION IN CRAWLSPACE

Done

Crawl space insulation is loose and falling out of place and has delaminated in several areas under the home. Uninsulated floors can be a significant source of heat loss, and fallen insulation under the home can trap moisture and create a nesting spot for vermin. Loose, missing, delaminated insulation should be replaced by a professional insulation contractor for energy conservation and comfort.

Recommendation
Contact a qualified insulation contractor.






5.2.1 - Insulation, Ventilation, and Vapor Barriers: Ventilation

DRYER VENT - CLOGGED

Safety Hazard

Done

The dryer vent is partially clogged where observed. Permitting dryer vents to clog with lint can reduce the operating efficiency of the dryer and may create a fire hazard. Dryer vents should be cleaned by a qualified professional.

Recommendation

Contact a qualified professional.



5.3.1 - Insulation, Ventilation, and Vapor Barriers: Vapor Barriers

VAPOR BARRIER - INADEQUATE COVERAGE

Done

Soil under the home is not properly covered with a vapor retarder. Lack of an adequate vapor retarder can result in excessive crawl space moisture levels, potentially leading to the growth of wood destroying fungus, creating conditions conducive to termite infestation and impaired indoor air quality. The ground cover should be improved to 100% coverage by a qualified contractor.

Recommendation

Contact a qualified professional.





6.2.1 - Doors, Windows, and Interiors: Interior Doors

INTERIOR DOORS - DOOR DOESN'T LATCH

Done

The noted door(s) does not latch when closed. Doors should be adjusted or repaired as needed by a qualified contractor for proper operation, privacy and security.

Location

Laundry closet, bedroom closet

Recommendation

Contact a qualified professional.




6.3.1 - Doors, Windows, and Interiors: Windows

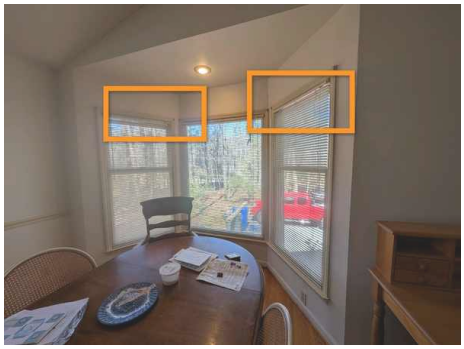
WINDOWS - STUCK/OPEN

Done

Upper sashes on the noted windows are slightly open and stuck in place, leaving them unable to be fully closed. Windows should be repaired as needed by a qualified contractor for security and comfort.

Recommendation

Contact a qualified professional.





9.9.1 - Plumbing: Tubs and Showers

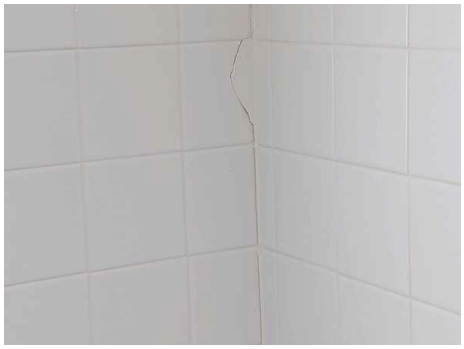
TUBS AND SHOWERS - CRACKED GROUT/CAULK JOINTS

Done

Grout or caulk joints at corners of the bath/shower stall has cracked. This can permit water to leak into the wall, causing hidden damage to the home. Cracked grout joints should be repaired with grout, a mildew proof tub and tile caulk, or a color matching sanded caulk by a qualified contractor to prevent damage to surrounding building materials.

Location
Master Bathroom

Recommendation
Contact a qualified professional.





9.9.2 - Plumbing: Tubs and Showers
TUBS AND SHOWERS - DIRT AND DEBRIS IN WHIRLPOOL

Quote flushing the hot water heater

Dirt and debris were produced when the whirlpool jets were tested. This typically happens after long periods of disuse when water is trapped in the lines. Prior to use, the whirlpool and jets should be cleaned and sanitized by a qualified contractor.

Recommendation
Contact a qualified professional.







10.4.1 - Electrical: Branch Circuits
WET LOCATION OUTLET(S) NOT GROUND FAULT PROTECTED

Done

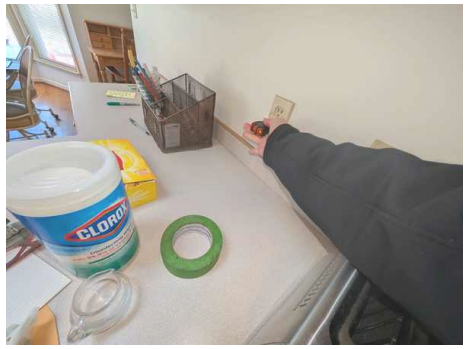
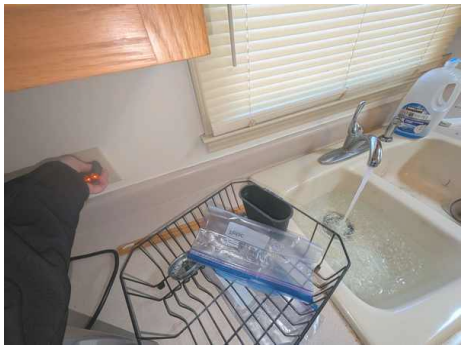
Safety Hazard

The outlet(s) at the noted location(s) is not ground fault protected, leaving occupants in danger of electrical shock in the event of a defect or short circuit in any electrical equipment plugged into these outlets. Any wet location outlets should be GFCI protected for improved electrical safety. Repairs should be done by a licensed electrical contractor.

Location
Kitchen, exterior, laundry, by master bathroom toilet

Recommendation
Contact a qualified electrical contractor.






10.4.2 - Electrical: Branch Circuits

GFCI - WOULD NOT TRIP

Done

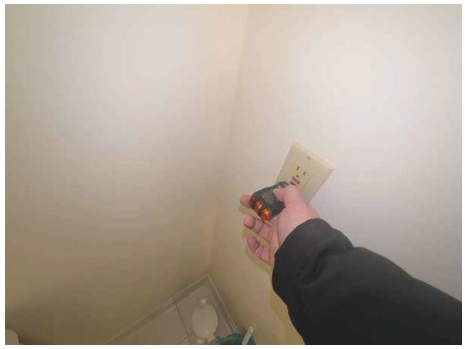
The GFCI outlet at the noted location(s) would not trip when tested using the manufacturer installed test button, leaving users of the outlet and any downstream outlets unprotected in the event of a ground fault. The GFCI and associated wiring should be investigated and repaired or replaced as needed by a licensed electrical contractor.

Location

Hallway Bathroom

Recommendation

Contact a qualified electrical contractor.

10.6.1 - Electrical: Smoke Alarms

SMOKE ALARMS: MULTIPLE DEFICIENCIES NOTED

Done

Safety Hazard

Alarm did not sound, Alarms not linked, Alarms not installed in bedrooms, Alarms missing

Multiple deficiencies with smoke alarms were noted in the home at the time of inspection. Operable smoke alarms should be located no more than 20 feet from bedrooms, inside bedrooms, and on each level of the home for fire safety. Additionally, all smoke and carbon monoxide alarms should be linked so that if one sounds, all will alarm. Finally, the CPSC recommends that all smoke alarms be replaced after 10 years due to degradation of the sensors and note that even though alarms may sound when tested with the factory installed test button, the sensors may still fail due to age.

Alarms should be investigated and repaired for fire safety by a licensed electrical contractor.

Recommendation
Contact a qualified electrical contractor.





10.7.1 - Electrical: Carbon Monoxide Alarms
CO ALARM NOT PRESENT - HAZARD

Safety Hazard

A carbon monoxide alarm was not found for the home. When gas furnaces, gas appliances, gas water heaters, gas or solid fuel burning fireplaces or an enclosed garage are present in the home, installation of a carbon monoxide alarm near the sleeping areas and on each level of the home is strongly recommended for combustion safety. Replacement of existing smoke alarms with combination smoke/CO alarms is acceptable.

Recommendation
Contact a qualified electrical contractor.