Improvements and Repairs Completed

Prior to moving in (September 2025), several updates and improvements were made to the home, including:

- The sliding door from the primary bedroom to the rear yard was replaced with a window.
- A shed in the rear yard that housed the laundry area was removed to create additional outdoor space, and a new stackable laundry unit was installed inside the primary bedroom.
- A new window was added in the living room to increase natural light and ventilation.
- A new bathtub and updated bathroom sink fixtures were installed.
- Additional reinforcement was added to existing support beams, along with new pressure-treated support columns beneath the home.
- A new sprinkler system, garbage disposal, and screen door locks were installed.

In November 2025, additional work included:

- Removal of a concrete slab in the rear yard and filling of a stem wall opening that was no longer needed.
- Repair and reinforcement of two foundation cracks.
- Installation of gutters at the front of the home to help direct water away from the crawlspace entrance.

In April 2026, professional mold remediation was completed in the crawlspace. The affected areas were cleaned, treated, and encapsulated to help prevent future mold growth.

Recommended Future Improvements

The home would benefit from several additional crawlspace-related improvements to enhance accessibility, support, and moisture management, including:

1. Improving crawlspace access by widening the existing entry or creating a new access point.
2. Replacing several older support piers and installing updated footings, brackets, and pressure-treated posts where needed.
3. Adding pressure-treated girders beneath an area of unsupported floor joists in the kitchen section of the crawlspace.
4. Sealing additional visible cracks in the stem walls.
5. Further improving crawlspace ventilation and moisture control through the installation of fans and vents
6. Addressing residual moisture conditions in the crawlspace, which may include drying the area and replacing portions of the subfloor as recommended by contractors.
7. Replacing older brick supports beneath the fireplace with updated structural support as needed.