706 E. Monroe home condition findings (2026 inspection)

- Foundation found to be deficient, with moving / settling, wood in contact with soil, deteriorated shims, etc.; can be seen through multiple drywall cracks
    - Grading is sloping toward home
- Safety hazards in terms of furnace flue (in contact with combustibles and flue pipe not connected to the furnace correctly) and electrical systems (e.g., open ground outlets; exposed wiring; extension cords used as permanent wiring for water heater, which is located outside house; no AFCI breakers)
- Across systems, lack of modern sealing (e.g., crawl space/subfloor openings, exposed wiring, not sealed refrigerant line, etc.), insulation, etc.





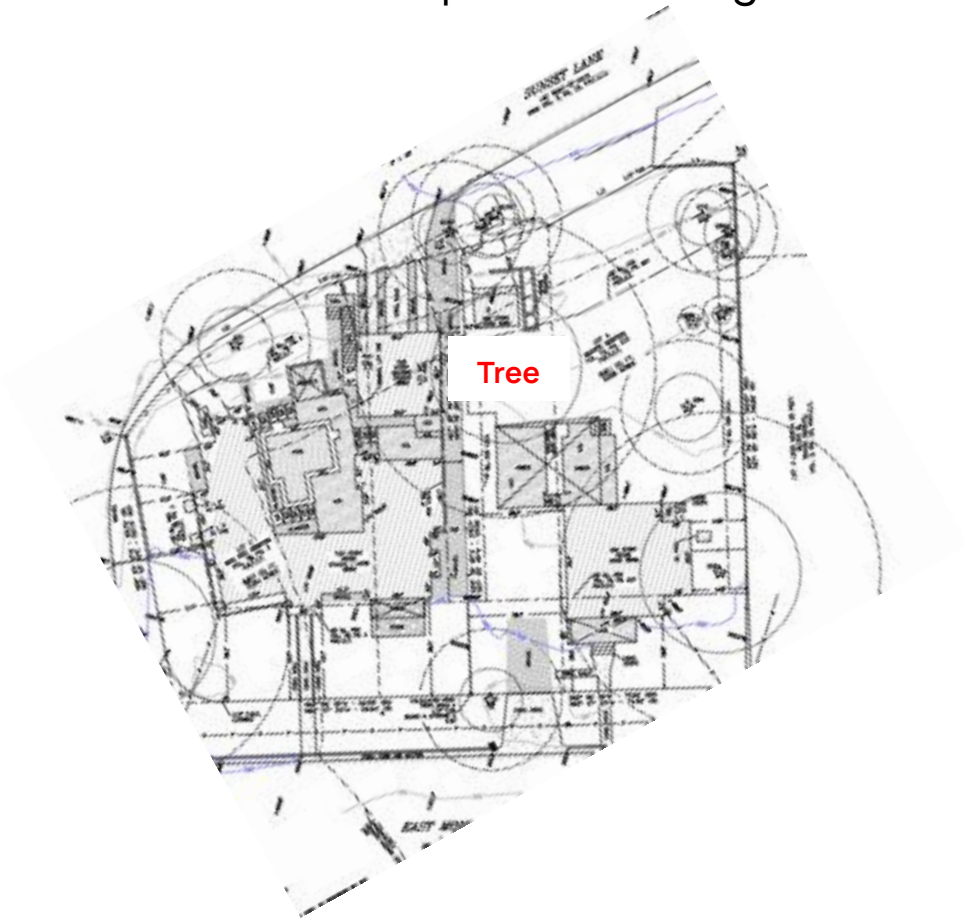
706 E. Monroe home condition findings (2026 inspection)

- Deck improperly framed to support load (only used screws, deck joists are overspanned, needs additional support)
    - Patio posts incorrectly installed





706 E. Monroe site plan, including trees



- Heritage tree in backyard prevents building in “back” of 706 E. Monroe