

FULL REVIEW · DETAILED INTAKE COMPLETE

# Your Full Home Review

*Built from your detailed intake, inspection context, and Arete's home-priority framework.*

Built 1980–1999 · Single-family home · Columbus

## SAMPLE REPORT — ILLUSTRATIVE HOME DATA

This review draws on your June 2024 inspection and your current home knowledge. System ages and deferred items have been adjusted to reflect the time elapsed since that inspection.

*Your 1996 Columbus two-story pairs a young roof (2019 shingles) and an updated Square D panel (2015) with mechanicals entering their planning years — a 2011 Carrier furnace and AC, and a 2016 tank water heater that has never been flushed.*

## IF YOU ONLY DO ONE THING

**Have your 2011 furnace professionally assessed before heating season and start replacement planning on your own terms — that's the difference between choosing a furnace and having one chosen for you on a cold January night.**

This report also lives online — check items off as you complete them: [open your living report](#)

The structure, roof, and electrical service are in strong shape. The real work of the next twelve months is closing two small safety items your 2024 inspection flagged and getting ahead of mechanicals that are aging on schedule, not failing.

## THE INSIGHT WORTH KNOWING

Three of your items share one theme: water going where it shouldn't — bathroom air into the attic, roof runoff toward the northeast corner, and a sump pump with no backup for storm outages. None of the three is a big project, and together they keep the whole house dry.

AT A GLANCE

<p><b>2</b></p> <p>Act Now</p>	<p><b>4</b></p> <p>This Year</p>	<p><b>3</b></p> <p>Monitor</p>	<p><b>4</b></p> <p>All Clear</p>
--------------------------------	----------------------------------	--------------------------------	----------------------------------

HOME INTELLIGENCE MAP

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #8B4513; margin-right: 5px;"></span> Bathroom ventilation</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #8B4513; margin-right: 5px;"></span> Mechanical systems</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #8B4513; margin-right: 5px;"></span> Electrical safety</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #8B4513; margin-right: 5px;"></span> Water management</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #2E8B57; margin-right: 5px;"></span> Roof &amp; gutters</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #2E8B57; margin-right: 5px;"></span> Interior finishes</li> </ul>	<p><b>ELEVATED</b></p> <p><b>MODERATE</b></p> <p><b>MODERATE</b></p> <p><b>MODERATE</b></p> <p><b>LOW</b></p> <p><b>ALL CLEAR</b></p>
--	---

**YOUR DETAILED INTAKE CHANGED THE ANALYSIS**

**5 decision-ready actions · 1 where the right next step is assessment · 4 concerns ruled out**

- Confirmed the 2019 roof, so shingle replacement planning came off your list entirely.
- Your panel update (2015) cleared the electrical-era concerns typical of a 1996 build.
- Braided hoses and first-floor laundry ruled out the classic washer-flood scenario.
- Separated aging-on-schedule mechanicals from actual failures — nothing is failing today.

NEEDS ATTENTION

## Act Now

Worth addressing in the next 30 days

### 01 Missing GFCI protection — hall bathroom

READY TO ACT

**HIRE A PRO** ELECTRICAL SAFETY

Your June 2024 inspection flagged the hall bathroom outlet as lacking GFCI protection, and it has stayed open for over a year. GFCI outlets cut power in milliseconds when electricity finds an unintended path — the reason they're required near water. An electrician can correct this in a single short visit.

*Evidence: Inspector-flagged safety item, June 2024; not reported as corrected since*

*Why this made the cut: An open, inspector-flagged safety item near water is the clearest ready-to-act finding a report can carry.*

**COST PLANNING** Simple service call — often \$120–200 for one location

**WHAT MOVES THE PRICE** Whether the outlet or the breaker is the better place for protection · Whether other bathrooms share the circuit

**BEFORE YOU BUDGET** Ask the electrician to test every bathroom and exterior outlet while on site — one visit can close the whole category.

*Missing GFCI protection — hall bathroom — continued*

**WHY NOW** This has waited a year already; it's a one-visit fix that closes your only open electrical safety finding.

#### QUESTIONS TO ASK BEFORE YOU HIRE

- Should protection go at the outlet or the breaker for this circuit?
- Which other outlets in the house lack GFCI protection and can be covered in the same visit?

## 02 Bathroom fan venting into the attic

READY TO ACT

HIRE A PRO VENTILATION

The primary bath fan discharges into the attic instead of through the roof or wall. Every shower sends warm, moist air into a cold attic, where it can condense on the underside of the roof sheathing. Rerouting the duct to an exterior termination is a well-understood, contained job.

*Evidence: Inspector-noted duct termination in attic, June 2024; no reroute reported since*

*Why this made the cut: Moisture delivered into an attic through Ohio's cold months can quietly stain sheathing and feed mold long before anything shows downstairs.*

**COST PLANNING** Simple service call — often \$250–450

**WHAT MOVES THE PRICE** Roof vs. gable-wall termination · Duct run length and attic access · Whether a matching exterior cap is in stock

**BEFORE YOU BUDGET** Ask the contractor to check the sheathing above the fan for staining while they're up there — it tells you whether this caught anything early.

**WHY NOW** Completing the reroute before the cold season stops another winter of moist air reaching cold sheathing.

#### QUESTIONS TO ASK BEFORE YOU HIRE

- Is there any existing staining or mold on the sheathing above the current termination?
- Will you use insulated duct to keep condensation from forming inside the run?

### PLAN AND BUDGET

## This Year

Address within the next 12 months

**01 Furnace and AC at 14 years — assessment, then a plan****ASSESS FIRST****HIRE A PRO** MECHANICAL

Your 2011 Carrier furnace and AC are within the age band where planning beats reacting. Nothing you reported suggests failure — this is about having a technician assess the heat exchanger and compressor honestly, so any replacement happens on your schedule.

*Evidence: Furnace and AC manufacture year 2011 per data plates; no performance issues reported*

*Why this made the cut: Mid-teens mechanicals with no assessment on file is the gap most likely to turn into an unplanned replacement.*

**COST PLANNING Planning allowance**

**WHAT MOVES THE PRICE** Heat exchanger condition — the honest go/no-go signal · Whether furnace and AC are replaced together or staged · Duct condition and sizing if replacement is quoted

**BEFORE YOU BUDGET** Get the assessment before any replacement quote — a technician who inspects before quoting is telling you about your furnace, not their sales target.

**BEST TIME** Book the assessment before heating season starts, while technicians have open calendars.

**QUESTIONS TO ASK BEFORE YOU HIRE**

- What is the actual condition of the heat exchanger, and did you inspect it directly?
- If replacement is a year or two out, what maintenance keeps this unit safe until then?

**02 Water heater at 9 years, never flushed****READY TO ACT****HIRE A PRO** PLUMBING

A 2016 tank water heater that has never been flushed is carrying nine years of sediment, which insulates the burner from the water and shortens tank life. A flush plus an anode rod check is routine service that tells you how much life is left.

*Evidence: Water heater data plate 2016; flush history: never*

*Why this made the cut: This is the cheapest service on your list relative to what it can extend — and it doubles as an honest age assessment.*

**COST PLANNING Simple service call — often \$150–300 including anode inspection**

**WHAT MOVES THE PRICE** Anode rod condition — replacement adds parts cost · Whether heavy sediment requires a second flush

**BEFORE YOU BUDGET** Ask the plumber to photograph the anode rod — its condition is the single best predictor of remaining tank life.

**BEST TIME** Any time in the next few months — no seasonal constraint.

**QUESTIONS TO ASK BEFORE YOU HIRE**

- How much sediment came out, and what does that say about the tank's condition?
- What is the anode rod's condition, and should it be replaced now?

### 03 Sump pump has no battery backup

READY TO ACT

WEEKEND PROJECT WATER MANAGEMENT

Your sump pump works, but the heaviest rain events are exactly when power is most likely to fail — and a pump without backup stops when the storm peaks. A battery backup unit covers that gap and is a contained weekend install for a comfortable DIYer, or a short visit for a plumber.

*Evidence:* Sump pump present and operating; no battery backup reported; partial basement

*Why this made the cut:* The one scenario your dry basement history can't cover is a storm outage — this closes it.

**COST PLANNING** DIY materials — usually \$150–400 for a battery backup unit

**WHAT MOVES THE PRICE** Battery capacity — hours of runtime you want covered · Whether the pit fits a combined primary/backup unit

**BEFORE YOU BUDGET** Measure the sump pit diameter first — undersized pits sometimes need a combined unit rather than a separate backup.

**BEST TIME** Before the next heavy-rain season.

#### QUESTIONS TO ANSWER BEFORE YOU START

- Does my pit have room for a separate backup pump, or do I need a combined unit?
- How many hours of pumping does the battery actually provide under load?

### 04 Grading slopes toward the northeast corner

READY TO ACT

WEEKEND PROJECT DRAINAGE

Your 2024 inspection noted soil sloping toward the foundation at the northeast corner. Water directed at a foundation for years is how dry basements stop being dry. Regrading that corner and extending the downspout is honest weekend work with soil, a rake, and a \$15 downspout extension.

*Evidence:* Inspector-noted negative grading at NE corner, June 2024; no basement water history yet

*Why this made the cut:* Fixing grading while the basement is still dry costs a weekend; fixing it after water arrives costs a restoration contractor.

**COST PLANNING** DIY materials — usually \$40–100 in soil and downspout extensions

**WHAT MOVES THE PRICE** How much fill the corner needs to slope away · Whether the downspout needs a buried extension or a surface one

**BEFORE YOU BUDGET** Watch that corner during one hard rain first — where the water actually goes tells you exactly how much work this needs.

**BEST TIME** During a dry warm-weather stretch, when soil can be worked and settled.

#### QUESTIONS TO ANSWER BEFORE YOU START

- Does water pool at the corner during hard rain, or sheet away?
- Is the downspout discharging at least four feet from the foundation?

## KEEP AN EYE ON

## Worth Monitoring

Annual check-ins — no action needed now

### 01 Deck finish fading — reseal window approaching

WATCH FOR CHANGE

The deck was sealed four years ago and is showing gray patches. Sealer typically protects for three to five years, so you're at the checking stage, not the failure stage.

#### WHAT TO WATCH FOR

Sprinkle water on the boards: if it soaks in immediately instead of beading, the wood is ready for a reseal.

#### WHAT WOULD CHANGE THIS

A failed water-bead test moves this to a straightforward reseal during the next dry warm-weather window.

### 02 Hairline drywall cracks at the stair corner

WATCH FOR CHANGE

Hairline cracks at door and stair corners are consistent with normal settling if they are stable and not widening — and yours match what the 2024 inspection described as cosmetic.

#### WHAT TO WATCH FOR

Any crack that widens, reappears after patching, or shows up in a new location.

#### WHAT WOULD CHANGE THIS

A widening or stair-stepping pattern would justify a structural look; stable hairlines do not.

### 03 Attic insulation depth unknown

NOT ENOUGH EVIDENCE

Neither the inspection nor your intake established insulation depth. For a 1996 build it could be original and thin, or upgraded — there isn't enough evidence to recommend anything yet.

#### WHAT TO WATCH FOR

While the bath-fan contractor is in the attic, ask them to read the insulation depth at three spots.

#### WHAT WOULD CHANGE THIS

A measured depth under about ten inches would make an insulation top-up a worthwhile this-year item; more than that clears it.

## ALL CLEAR

## You Can Stop Worrying About This

No action indicated — with the evidence that clears it

- **Roof — replaced 2019, performing well**

Your architectural shingles are six years into a 25–30 year expected life with no reported issues. A visual check from the ground after major storms is all this roof needs from you.

*Cleared by: Roof replaced 2019; no leaks, staining, or storm damage reported*

- **Electrical panel — updated and modern**

The Square D panel installed in 2015 clears every era-related electrical concern a 1996 house can raise. No brand recalls apply, and capacity is modern.

*Cleared by: Square D panel, 2015 update reported; no flagged brands*

- **Laundry connections — already done right**

Braided stainless hoses on a first-floor laundry is the configuration we usually recommend people move to. Yours is already there; nothing to change.

*Cleared by: Braided hoses reported, first-floor laundry, no leak history*

- **Basement moisture — no history, sump in place**

No past water intrusion, a working sump pump, and dry storage reported. The battery backup above is resilience for storms, not a response to any problem you have today.

*Cleared by: No water history reported; sump pump operating; storage kept dry*

## **RULED OUT**

### **What Your Details Helped Us Rule Out**

Based on what you reported, these are off your list — not assumptions, conclusions.

- **Roof replacement planning**

2019 shingles with no reported issues — nothing to plan for a decade or more.

- **Panel or wiring-era concerns**

The 2015 Square D update cleared the questions a 1996 electrical system would otherwise raise.

- **Washer flood risk**

Braided hoses on a first-floor laundry — the failure mode we check for is already addressed.

- **Basement moisture remediation**

No intrusion history and a working sump; prevention items remain, remediation does not.

## YOUR YEAR AT A GLANCE

## A simple rhythm for the next 12 months.

### Next 30 days

Book the electrician for the GFCI fix (have them survey all wet-area outlets in one visit) and get two quotes for the bath-fan reroute. Both are single-visit items that close your only open safety findings.

### Summer & Early Fall

During a dry warm-weather stretch: regrade the northeast corner, extend that downspout, and run the deck water-bead test — reseal if it fails. All comfortable weekend work.

### Fall & Winter

Before heating season: the furnace assessment, then the water heater flush and anode check while a technician rhythm is going. Install the sump battery backup before the next heavy-rain season.

### Throughout the year

Quarterly furnace filter changes, an annual water heater flush from here on, and a ground-level roof check after major storms.

---

### ABOUT THIS REPORT

Every home is scored the same way: each potential issue is weighed on impact, likelihood, and how time-sensitive it is, then sorted into Act Now, This Year, Worth Monitoring, or things you can stop worrying about. We deliberately keep the list short — a calm, focused home usually generates only a handful of items that truly deserve your attention. A short list is the point, not an oversight.

We treated your reported system years as data-plate accurate and the June 2024 inspection findings as still open unless you told us otherwise. The braided hoses and panel update are taken from your intake as current fact.

### WHAT WE USED FROM YOUR INTAKE

Roof replacement year (2019) from your records · Furnace and AC data-plate year (2011) · Water heater year (2016) and flush history (never) · Panel brand and 2015 update · Sump pump status and missing battery backup · June 2024 inspection findings — GFCI, bath fan, grading · First-floor laundry with braided hoses · Deck sealing history (four years ago)

---

## Where to Start

This week, call an electrician for the hall-bath GFCI and ask them to survey every bathroom and exterior outlet in the same visit — it's the fastest way to close your only open safety category.

Your living report — check items off as you complete them: <https://intake.aretetohomereview.com/report.html?id=sample>

*Trouble with your download or report link? Reply to the email this was delivered with and we'll make it right. For questions about your home itself, each finding includes the exact questions to ask a licensed contractor.*