

Inspection Translation Review

What your inspection is really saying — what matters, what can wait, what's noise.

Built 1980–1999 · Single-family home · Columbus

SAMPLE REPORT — ILLUSTRATIVE HOME DATA

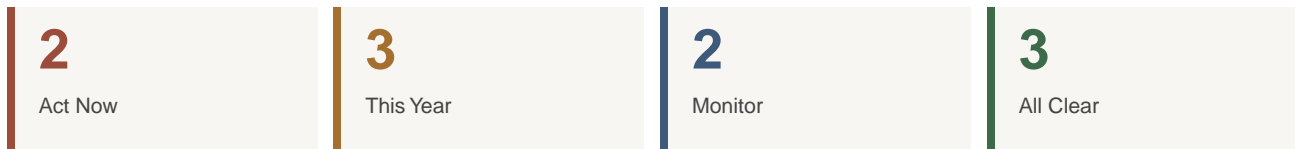
This review draws on your June 2024 inspection and your current home knowledge. System ages and deferred items have been adjusted to reflect the time elapsed since that inspection.

IF YOU ONLY DO ONE THING

Two of your inspection's forty pages actually need action — the missing hall-bath GFCI and the bath fan venting into the attic. Close those two and the safety column is clear.

Your June 2024 inspection reads long, but translated: two open safety items, three maintenance items worth scheduling, and a lot of boilerplate. The report below is that translation — what matters, what can wait, and what's noise.

AT A GLANCE



INSPECTION SIGNAL MAP

Electrical safety	ELEVATED
Bathroom ventilation	ELEVATED
Mechanical systems	MODERATE
Drainage & grading	MONITOR
Roof & structure	ALL CLEAR
Plumbing	MODERATE

WHAT READING YOUR FULL INSPECTION REVEALED**3 decision-ready actions · 2 where the right next step is assessment · 3 concerns ruled out**

- Separated the two real safety tags from ~30 pages of standard inspection language.
- Connected the attic-venting fan and NE-corner grading as one moisture story.
- Flagged the 2011 mechanicals as planning items, not the failures the age implies.
- Identified the water heater's unknown service history as the cheapest high-value check.

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

The inspector flagged the hall bathroom outlet as lacking GFCI protection — one of only two items tagged as safety concerns in the whole report. If it hasn't been corrected since June 2024, it's a single short electrician visit.

Evidence: Inspection finding 9.2.1, tagged as a safety item, June 2024

Why this made the cut: It's one of the report's only two safety tags, and the fix is a one-visit item.

COST PLANNING Simple service call — often \$120–200**WHAT MOVES THE PRICE** Outlet-level vs. breaker-level protection · Whether other outlets share the circuit**BEFORE YOU BUDGET** Have the electrician survey all wet-area outlets in the same visit — the inspection only tested the ones it could reach.**WHY NOW** A safety-tagged finding that's already a year old shouldn't age further.**QUESTIONS TO ASK BEFORE YOU HIRE**

- Should protection go at the outlet or the breaker?
- Which other outlets lack protection that the inspection couldn't test?

02 Bathroom fan venting into the attic

READY TO ACT

HIRE A PRO VENTILATION

The inspection found the primary bath fan discharging into the attic rather than outside. Each shower delivers moist air onto cold roof sheathing through the winter. The reroute is a contained, well-understood job.

Evidence: Inspection finding 12.4.2, duct terminates in attic, June 2024

Why this made the cut: It's the report's other safety-adjacent item, and a year of showers has passed since it was flagged.

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

Bathroom fan venting into the attic — continued

WHAT MOVES THE PRICE Roof vs. gable-wall termination · Duct run length and attic access

BEFORE YOU BUDGET Ask the contractor to photograph the sheathing above the fan — it shows whether the past year left any staining to address.

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

QUESTIONS TO ASK BEFORE YOU HIRE

- Is there staining or mold on the sheathing above the current termination?
- Will the new run use insulated duct to prevent condensation inside it?

PLAN AND BUDGET

This Year

Address within the next 12 months

01 Water heater — 2016 plate, service history unknown

ASSESS FIRST

HIRE A PRO PLUMBING

The inspection recorded a 2016 data plate and normal operation. What it can't tell us is whether the tank has ever been flushed. A flush plus anode check is routine service that doubles as an honest remaining-life assessment.

Evidence: Data plate 2016 per inspection; flush and anode history not in the report

Why this made the cut: A nine-year tank with unknown service history is the report's clearest schedule-it item.

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

WHAT MOVES THE PRICE Anode rod condition · Sediment volume if the tank was never flushed

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

BEST TIME Any time in the next few months.

QUESTIONS TO ASK BEFORE YOU HIRE

- Has this tank ever been flushed, and how much sediment came out?
- What's the anode rod's condition?

02 Grading at the northeast corner

READY TO ACT

WEEKEND PROJECT DRAINAGE

The inspector noted soil sloping toward the foundation at the northeast corner, with the downspout discharging close to the wall. This is honest weekend work — fill soil, a rake, and a downspout extension.

Evidence: Inspection finding 4.1.3, negative grading at NE corner, June 2024

Why this made the cut: Grading fixes cost a weekend while basements are dry, and considerably more after they aren't.

COST PLANNING DIY materials — usually \$40–100

WHAT MOVES THE PRICE Fill volume needed for slope away from the house · Surface vs. buried downspout extension

BEFORE YOU BUDGET Watch the corner during one hard rain — where water actually goes defines the scope.

BEST TIME 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?
- Is the downspout discharging at least four feet from the foundation?

03 Furnace at 14 years — assessment before heating season

ASSESS FIRST

HIRE A PRO MECHANICAL

The inspection recorded 2011 data plates and normal operation at test time — but an inspection is not a furnace assessment. A technician's direct look at the heat exchanger is what turns this age into a plan.

Evidence: Furnace and AC data plates 2011 per inspection; operating normally at inspection

Why this made the cut: Mid-teens mechanicals deserve a real assessment so replacement happens on your schedule, not the furnace's.

COST PLANNING Planning allowance

WHAT MOVES THE PRICE Heat exchanger condition · Whether furnace and AC are staged or replaced together

BEFORE YOU BUDGET Assessment first, quotes second — in that order, the assessment stays honest.

BEST TIME Before heating season, while calendars are open.

QUESTIONS TO ASK BEFORE YOU HIRE

- Did you directly inspect the heat exchanger, and what did you find?
- If replacement is a couple of years out, what keeps this unit safe meanwhile?

KEEP AN EYE ON

Worth Monitoring

Annual check-ins — no action needed now

01 Driveway settling crack

WATCH FOR CHANGE

The inspection called this cosmetic, and nothing in the photos suggests otherwise. Concrete flatwork cracks are a maintenance rhythm, not a structural signal.

WHAT TO WATCH FOR

Vertical displacement between slab sections, or a crack widening season over season.

WHAT WOULD CHANGE THIS

Displacement you can catch a shoe on would make mudjacking or replacement a real line item.

02 Window seals — original era

WATCH FOR CHANGE

The inspection noted original windows performing acceptably with some worn exterior glazing. That's a watch item, not a project.

WHAT TO WATCH FOR

Fogging between panes, drafts you can feel, or glazing pulling away from the frame.

WHAT WOULD CHANGE THIS

Fogged units would put targeted sash replacement — not whole-window replacement — on the list.

ALL CLEAR

You Can Stop Worrying About This

No action indicated — with the evidence that clears it

● The roof section — genuinely good news

The 2019 shingles drew the inspection's cleanest section: proper installation, no wear patterns, flashing intact. Nothing there needs you.

Cleared by: Inspection section 3, no findings noted, June 2024

● Panel and service — modern and clean

The Square D panel from the 2015 update passed every check. No brand concerns, no double-taps, proper labeling.

Cleared by: Inspection section 9 electrical service, no findings beyond the GFCI item

● Most of the report's 'monitor' notes

Roughly a third of your inspection is standardized boilerplate — caulk seasonally, test detectors monthly, service HVAC annually. Good habits, not findings. We've kept only the ones tied to something your report actually shows.

Cleared by: Standard-language sections identified against the report's actual findings

RULED OUT

Standard notes you can set aside

Boilerplate and non-defects the inspection language can make sound alarming.

- **The roof section's alarming-sounding notes**
Section 3 was the inspection's cleanest — the flagged items are standard shingle-life language, not defects.
- **'Recommend evaluation by a qualified electrician' as a red flag**
This is boilerplate attached to every panel; the only real electrical item is the one missing GFCI.
- **The long 'monitor' list**
Roughly a third of the report is standardized maintenance reminders, not findings for this home.

YOUR YEAR AT A GLANCE

A simple rhythm for the next 12 months.

Next 30 days

Book the electrician (GFCI) and the fan reroute — the inspection's only safety tags, both single-visit items.

Summer & Early Fall

Regrade the northeast corner and extend the downspout during a dry stretch.

Fall & Winter

Furnace assessment before heating season; water heater flush and anode check in the same season.

Throughout the year

Quarterly filters and a storm-season glance at the driveway crack and window seals cover everything the inspection watches.

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 the June 2024 inspection as a baseline, not current condition — findings are presented as open unless you told us they were corrected. Where the inspection is silent (service history, flush history), we said so rather than guessed.

WHAT WE READ FROM YOUR INSPECTION

Inspection section 3 (roof) — no findings · Finding 9.2.1 — missing hall-bath GFCI · Finding 12.4.2 — bath fan terminates in attic · Finding 4.1.3 — negative grading, NE corner · Data-plate years: furnace/AC 2011, water heater 2016 · Electrical section — 2015 Square D panel

YOU CAN SHARPEN THIS REVIEW WITHIN 7 DAYS

This review did honest work with what it had. Add any of the following within 7 days — at no charge — and we'll rebuild it with fewer assumptions:

current HVAC age and service date · roof type and last roof inspection · water heater type and flush history · active leaks or past water damage · appliance ages and washer hose type · exterior material and caulking condition

Or complete the full guided intake — the upgrade link is in your confirmation email — and this becomes a Full Home Review, at no extra charge.

WHAT THAT WOULD IMPROVE FOR THIS REPORT

- Confirming which 2024 findings were since corrected would clear items instead of carrying them.
- Current service history would separate aging-on-schedule mechanicals from neglected ones.
- Panel and GFCI status today would close the electrical category in one stroke.

Where to Start

Call the electrician first — the GFCI item is the oldest open safety finding you have, and the same visit can survey every wet-area outlet in the house.

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.