

LISTING COMPARISON · PRE-OFFER · LISTING DATA ONLY

Your Listing Comparison

A side-by-side read of what each listing establishes, implies, and leaves unknown — and the questions that separate them.

3 homes · Columbus

You're weighing three Columbus homes from their listings plus your own showing notes, before making any offer. This compares what each listing establishes against what it leaves unknown — no listing shows current condition, so the goal is a sharper showing and the right questions, not a verdict.

THE MOST USEFUL THING TO KNOW

The three homes differ most on what you don't yet know: Option A hides its mechanical ages, Option B is silent on water history, and Option C's lower price tracks an older roof it never mentions.

SIDE BY SIDE

	Option A — 128 Maple Ave	Option B — 74 Cedar Ct	Option C — 902 Birch Ln
List price	\$415,000	\$448,000	\$389,000
Built	1996	2004	1988
Type	Two-story	Ranch	Two-story
Roof (stated)	2019 — verify permit	Not stated	Not stated — likely original
HVAC (stated)	Not stated	2021	Not stated
Your notes	Musty basement	None yet	None yet
Biggest unknown	Water + mechanicals	Water history	Everything — verify condition

HOME A

Option A — 128 Maple Ave

A 1996 two-story listed at \$415k, highlighting a 2019 roof and updated kitchen — but silent on furnace, AC, and water heater ages. Your note: the basement smelled musty at the showing.

■ Roof (stated 2019)

ALL CLEAR

■ Kitchen (updated)	ALL CLEAR
■ Mechanical ages	ELEVATED
■ Basement & water (your note)	ELEVATED

WHAT THE LISTING ESTABLISHES

- A stated 2019 roof — the strongest verifiable claim in the set.
- Updated kitchen suggests the owners kept the home current.

WORTH VERIFYING

- Your musty-basement note plus the listing's silence on water history make moisture the first thing to confirm.
- No mechanical ages named anywhere — the biggest unknown here.

HOME B**Option B — 74 Cedar Ct**

A 2004 ranch listed at \$448k with a newer 2021 HVAC called out, but no roof age and no basement or water detail.

■ HVAC (stated 2021)	ALL CLEAR
■ Roof age	MONITOR
■ Basement & water	ELEVATED
■ Windows (era)	MODERATE

WHAT THE LISTING ESTABLISHES

- A stated 2021 HVAC — the youngest mechanical in the comparison.
- Single-story ranch — a simpler envelope and no stair-safety questions.

WORTH VERIFYING

- Roof age never stated on a 2004 home — it could be near the end of its first roof.
- No water history on a question the listing leaves entirely blank.

HOME C**Option C — 902 Birch Ln**

A 1988 two-story listed at \$389k — the lowest price, the oldest build, and no updates named beyond 'well maintained.'

■ Price (lowest)	ALL CLEAR
■ Roof age	ELEVATED
■ Mechanical ages	ELEVATED
■ Original systems	MODERATE

WHAT THE LISTING ESTABLISHES

- The lowest price by \$26k — real room if the condition checks out.
- 'Well maintained' language and long ownership can signal steady upkeep.

WORTH VERIFYING

- 1988 build with no stated updates — assume original roof and mechanicals until proven otherwise.
- The price gap likely reflects deferred updates, not a bargain.

WHAT ACTUALLY SEPARATES THESE HOMES

On the evidence you have, Option B carries the youngest confirmed system and the simplest structure, but says the least about water — the costliest surprise a Columbus basement can hold. Option A's 2019 roof is the strongest verifiable claim across all three, but your musty-basement note moves moisture to the top of its list. Option C's discount is real, yet nothing in the listing offsets the risk that a 1988 home carries original roof and mechanicals — the gap is likely condition, not value. None of this decides the home for you; it decides what to confirm at each showing.

THE QUESTIONS THAT DECIDE IT

Ask these before you commit to any of them — the answers are what a listing can't give you.

Option A — 128 Maple Ave

- What are the furnace, AC, and water-heater data-plate years?
- Is the 2019 roof a full tear-off, and is the permit available?
- Given the musty smell, is there any water-intrusion history or sump equipment in the basement?

Option B — 74 Cedar Ct

- What is the roof age, and has it ever been replaced?
- Is there a basement or slab, and any history of water intrusion?
- Confirm the 2021 HVAC covers both heating and cooling.

Option C — 902 Birch Ln

- What are the actual ages of the roof, furnace, AC, and water heater?
- What specifically has been updated during ownership?
- Are there signs of deferred maintenance an inspection should target?

Where to Start

Before any second showing, email each listing agent the mechanical-age and roof questions above — the answers will reshuffle these three faster than another walk-through will. For Option A, put the basement-moisture question first.

Built only from the three listings plus your firsthand notes, pre-offer. Every condition statement is framed to verify at a showing or by inspection. This comparison never advises which home to buy, what to offer, or the financial wisdom of any purchase — the decision is yours.