

Listing-Based Home Review

What the listing suggests, what to ask about, and what's still unknown.

Built 1980–1999 · Single-family home · Columbus

SAMPLE REPORT — ILLUSTRATIVE HOME DATA

IF YOU ONLY DO ONE THING

The listing's strongest verifiable claim is the 2019 roof — ask for the permit or invoice. Its loudest silence is the mechanicals: no furnace or water heater age appears anywhere, and that's your first question.

A listing can show updates; it can't show condition. This review reads what the listing actually establishes — a 2019 roof, a 2015 panel update, original-era windows — and turns everything it doesn't establish into the questions that get you real answers.

AT A GLANCE

1 Act Now	2 This Year	2 Monitor	2 All Clear
---------------------	-----------------------	---------------------	-----------------------

LISTING SIGNAL MAP

Roof (stated 2019)	ALL CLEAR
Electrical (stated update)	MODERATE
Mechanical ages	ELEVATED
Windows (era)	MONITOR
Basement & water	LOW
Exterior & siding	MODERATE

WHAT THE LISTING TELLS US**1 decision-ready action · 2 where the right next step is assessment · 3 concerns ruled out**

- Separated the listing's verifiable claims (2019 roof, 2015 panel) from its silences.
- Turned the missing mechanical ages into the single highest-value pre-offer question.
- Focused the showing checklist on what photos can't show — grading and water.
- Placed each item as establish / imply / unknown instead of one undifferentiated list.

NEEDS ATTENTION**Act Now**

Worth addressing in the next 30 days

01 Get the mechanical ages in writing

READY TO ACT

EASY DIY INFORMATION

The listing highlights the roof and panel but says nothing about the furnace, AC, or water heater — in a 1996 home, those are the systems most likely to be mid-teens or older. A simple written question to the seller's agent settles it before you're relying on an inspection window to find out.

Evidence: Listing text: no mechanical ages stated; home age makes them the key unknown

Why this made the cut: It's the highest-information question you can ask this week, and it costs nothing.

COST PLANNING DIY materials — free — one email**WHY NOW** Answers arrive in days and shape everything else you check at the showing.**QUESTIONS TO ANSWER BEFORE YOU START**

- What are the manufacture years on the furnace, AC, and water heater data plates?
- Are there service records for any of the three?

PLAN AND BUDGET**This Year**

Address within the next 12 months

01 Verify the 2019 roof claim

ASSESS FIRST

EASY DIY DOCUMENTATION

'New roof 2019' is the listing's most valuable claim — and one of the easiest to verify. A permit record (often searchable online for Columbus) or the contractor's invoice confirms both the year and whether it was a full replacement or an overlay.

Evidence: Listing claim: roof replaced 2019; documentation not attached

Why this made the cut: A verified 2019 full replacement and an unverified overlay are very different roofs.

Verify the 2019 roof claim — continued

COST PLANNING DIY materials — free — permit search or seller request

BEST TIME Before your inspection window opens.

QUESTIONS TO ANSWER BEFORE YOU START

- Was 2019 a full tear-off replacement or an overlay on existing shingles?
- Is the permit or invoice available?

02 Walk the exterior with a water eye at the showing

ASSESS FIRST

EASY DIY CONDITION

Photos flatter grading. At the showing, walk the full perimeter: soil sloping toward the house, downspouts ending at the wall, and staining at the foundation line are the five-minute checks that listings never show.

Evidence: Listing photos cannot establish grading or drainage condition

Why this made the cut: Water management is the most common gap between how a home photographs and how it lives.

COST PLANNING DIY materials — free — ten minutes at the showing

BEST TIME At the first showing — bring the checklist below.

QUESTIONS TO ANSWER BEFORE YOU START

- Does soil slope away from the house on all four sides?
- Do downspouts discharge at least a few feet from the foundation?

KEEP AN EYE ON

Worth Monitoring

Annual check-ins — no action needed now

01 Original-era windows

NOT ENOUGH EVIDENCE

The listing doesn't mention window replacement, which in a 1996 home usually means originals. Originals in good order are fine; the question is condition, not age.

WHAT TO WATCH FOR

At the showing: fogging between panes, and whether sashes open and lock smoothly.

WHAT WOULD CHANGE THIS

Fogged units or stiff sashes would make a window line-item part of your inspection focus.

02 Basement moisture — undocumented either way

NOT ENOUGH EVIDENCE

The listing shows a finished basement corner but says nothing about water history or a sump pump. That's normal for listings — and exactly what your inspector should be pointed at.

WHAT TO WATCH FOR

At the showing: musty smell, chalky white residue on block walls, or fresh paint on only the lowest wall sections.

WHAT WOULD CHANGE THIS

A seller's disclosure or inspection answer about water history and sump equipment settles this completely.

ALL CLEAR

You Can Stop Worrying About This

No action indicated — with the evidence that clears it

● The 'old vinyl siding' worry

Mid-90s vinyl siding that photographs straight and unbuckled is usually exactly what it looks like. Siding replacement fears don't belong on your list without visible damage.

Cleared by: Listing photos show consistent, unbuckled siding on all visible elevations

● Generalized 1990s-house anxiety

A 1996 build sits in a comfortable era: modern enough for current wiring practices and materials, old enough that original defects would have surfaced long ago. Evaluate this house on its specifics, not its decade.

Cleared by: Construction era carries no systemic concerns of the kind older eras do

RULED OUT

What the listing lets you set aside

Off your near-term list based on the listing — each pending verification.

● Near-term roof replacement planning

The listing states a 2019 roof — off your near-term list, pending the permit or invoice to confirm a full tear-off.

● 1990s-panel anxiety

The listing notes a 2015 electrical update; Square D is not a recall brand — verify at inspection, but don't price a rewire in.

● Whole-house siding replacement fear

Photos show consistent, unbuckled vinyl on every visible elevation — no evidence of a siding project.

YOUR YEAR AT A GLANCE**A simple rhythm for the next 12 months.****Next 30 days**

Send the mechanical-ages question today, run the roof permit search, and take the exterior checklist to your first showing.

Throughout the year

If you go under contract, hand your inspector this report's open questions — it points them at exactly what the listing couldn't show.

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.

This review is built only from the listing's text and photos. It establishes questions, not conclusions — every condition statement above is framed to be verified at a showing or by an inspector.

WHAT WE USED FROM THE LISTING

Listing claim: roof replaced 2019 · Listing claim: electrical updated 2015 · Listing silence: no furnace/AC/water-heater ages · Listing photos: grading, siding, basement corner · Stated beds/baths and square footage · 1996 build year + Columbus climate

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:

what you noticed at a showing · seller disclosures · agent or seller answers · an inspection report, if you order one · anything the neighborhood told you

WHAT THAT WOULD IMPROVE FOR THIS REPORT

- An inspection report would turn every showing-day check above into documented findings.
- Seller answers on mechanical ages would replace this review's biggest unknowns with a plan.
- Water and sump history from the disclosure would resolve both basement items.

Where to Start

One email to the seller's agent asking for furnace, AC, and water heater data-plate years — it's the highest-information move available before you ever visit.

*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.*