

# Quick Home Review

*A fast, honest orientation built from your home's type, age, and climate.*

Built 1980–1999 · Single-family home · Columbus

SAMPLE REPORT — ILLUSTRATIVE HOME DATA

## IF YOU ONLY DO ONE THING

**Spend two minutes with a flashlight at your furnace and water heater data plates — confirmed ages turn this orientation into a real plan.**

For a mid-1990s Columbus two-story, the typical pattern is sound structure and roof with mechanicals entering their second decade. Your report below uses those patterns honestly — and says exactly which values are assumed.

## AT A GLANCE



## PLAN AND BUDGET

### This Year

Address within the next 12 months

#### 01 Confirm furnace, AC, and water heater ages

ASSESS FIRST

EASY DIY MECHANICAL

Homes of this era often carry mechanicals in their mid-teens — old enough that planning matters, young enough that nothing is urgent to assume. The data plates on your furnace and water heater will say exactly where you stand.

*Evidence: Typical pattern for a 1990s single-family; ages not homeowner-confirmed*

*Why this made the cut: System age is the single best planning signal a homeowner can hold, and right now yours is assumed.*

**COST PLANNING** DIY materials — free — read the data plates

**BEST TIME** This week — it takes two minutes.

Confirm furnace, AC, and water heater ages — continued

#### QUESTIONS TO ANSWER BEFORE YOU START

- What year is stamped on the furnace data plate?
- What year is on the water heater label, and has it ever been flushed?

## 02 Check GFCI coverage in bathrooms and outside

READY TO ACT

EASY DIY ELECTRICAL SAFETY

Homes built in the mid-1990s often predate today's GFCI coverage requirements. Press the test button on each bathroom, kitchen, garage, and exterior outlet — any outlet near water without one is worth an electrician's visit.

*Evidence: Construction-era pattern for 1990s builds; actual coverage not reported*

*Why this made the cut: It's the most common era-specific safety gap, and the check costs nothing.*

**COST PLANNING** Simple service call — often \$120–200 per location if gaps are found

**WHAT MOVES THE PRICE** How many locations lack protection · Outlet-level vs. breaker-level protection

**BEFORE YOU BUDGET** Count the gaps first — one electrician visit can usually close all of them.

**BEST TIME** The check itself: this weekend.

#### QUESTIONS TO ANSWER BEFORE YOU START

- Do all bathroom and exterior outlets have working test/reset buttons?
- If gaps exist, can one visit cover every location?

### KEEP AN EYE ON

## Worth Monitoring

Annual check-ins — no action needed now

### 01 Roof age — unconfirmed

NOT ENOUGH EVIDENCE

A 1996 house is likely on at least its second roof, but we can't know its age from basics alone. A receipt, a permit record, or a contractor's ground-level look would settle it.

#### WHAT TO WATCH FOR

Curling or cupping shingles, and granules collecting in gutters or at downspout exits.

#### WHAT WOULD CHANGE THIS

A confirmed roof year would either clear this entirely or create a real replacement plan.

## 02 Drainage and grading around the foundation

**WATCH FOR CHANGE**

The most common quiet issue for homes of this age is roof runoff landing too close to the foundation. One walk around the house during hard rain tells you more than any checklist.

### WHAT TO WATCH FOR

Pooling near the foundation, short downspouts, or soil sloping toward the house.

### WHAT WOULD CHANGE THIS

Seeing water move toward the house during rain would make regrading a clear warm-weather project.

## ALL CLEAR

# You Can Stop Worrying About This

No action indicated — with the evidence that clears it

### ● The '1990s electrical panel' fear

Era alone doesn't make a panel a concern — only specific brands with documented failure histories do. Check the label: unless it names one of the known problem brands, age is not a finding.

*Cleared by: Panel brand not reported; era-based concern alone is not evidence*

### ● Generalized foundation worry

Nothing in a home's age alone suggests foundation trouble. Without reported cracks, sticking doors, or water history, this stays off your list.

*Cleared by: No structural signals reported*

## YOUR YEAR AT A GLANCE

# A simple rhythm for the next 12 months.

### Next 30 days

Read the furnace and water heater data plates, press every GFCI test button, and walk the foundation during one hard rain. Three checks, one hour total, and this whole report sharpens.

### Throughout the year

Quarterly furnace filter changes and a seasonal walk-around are the right rhythm regardless of what the checks find.

## 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 uses typical patterns for a mid-1990s Columbus single-family. Values it treats as assumed are named as assumed — nothing is presented as confirmed that you didn't confirm.

**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**

- Confirmed system ages would replace every assumed value above with your actual planning timeline.
- Panel brand and GFCI status would clear or close the electrical items in one stroke.
- Roof year and any leak history would turn the roof unknown into a plan or a rule-out.
- Water heater flush history would tell us whether routine service or replacement planning applies.

## Where to Start

Tonight: the flashlight and the two data plates. Everything else in this report gets sharper the moment those ages are real.

*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.*