

Sharpened Home Review

Your inspection, sharpened by the details you added.

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

Your added details confirmed both 2024 safety items are still open — the hall-bath GFCI and the attic-venting bath fan. Two single-visit fixes clear your entire safety column.

The details you added did real work: they confirmed the furnace was serviced last fall, cleared the leak question, and told us the water heater has never been flushed. What's left is two open safety items and two schedule-it services.

AT A GLANCE



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

You confirmed this 2024 inspection finding hasn't been corrected. GFCI protection near water is a single short electrician visit — and the same visit can survey every wet-area outlet in the house.

Evidence: Inspection finding June 2024; homeowner confirmed still open

Why this made the cut: A confirmed-open safety item near water is the clearest ready-to-act finding a report can carry.

COST PLANNING Simple service call — often \$120–200

WHAT MOVES THE PRICE Outlet-level vs. breaker-level protection · How many other locations need coverage

Missing GFCI protection — hall bathroom — continued

BEFORE YOU BUDGET Ask for a whole-house wet-area survey in the same visit.

WHY NOW Confirmed open for over a year; one visit closes it.

QUESTIONS TO ASK BEFORE YOU HIRE

- Outlet or breaker — which is right for this circuit?
- Which other outlets need protection while you're here?

02 Bathroom fan venting into the attic

READY TO ACT

HIRE A PRO VENTILATION

You confirmed the reroute hasn't happened. Two winters of shower air have now reached cold sheathing — the reroute contractor should check the wood above the termination while completing the fix.

Evidence: Inspection finding June 2024; homeowner confirmed no reroute since

Why this made the cut: Each additional cold season adds condensation cycles to attic sheathing; the fix is contained and well-understood.

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

WHAT MOVES THE PRICE Roof vs. gable-wall termination · Sheathing checks or spot treatment if staining is found

BEFORE YOU BUDGET Ask for photos of the sheathing above the old termination before and after.

WHY NOW Before the next cold season adds another round of condensation cycles.

QUESTIONS TO ASK BEFORE YOU HIRE

- Any staining or mold on the sheathing above the current termination?
- Insulated duct on the new run to prevent condensation inside it?

PLAN AND BUDGET

This Year

Address within the next 12 months

01 Water heater flush and anode check — never done

READY TO ACT

HIRE A PRO PLUMBING

Your added detail settled what the inspection couldn't: the 2016 tank has never been flushed. Nine years of sediment is recoverable — a flush plus anode check now is routine service that extends the tank and reads its remaining life honestly.

Evidence: Data plate 2016 per inspection; flush history 'never' confirmed by homeowner

Why this made the cut: It moved from assess-first to ready-to-act the moment you confirmed the service history.

Water heater flush and anode check — never done — continued

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

WHAT MOVES THE PRICE Anode condition — replacement adds parts · Sediment volume after nine unflushed years

BEFORE YOU BUDGET Ask for a photo of the anode rod — it's the tank's honest age.

BEST TIME Next few months; no seasonal constraint.

QUESTIONS TO ASK BEFORE YOU HIRE

- How much sediment came out, and what does that say about tank condition?
- Should the anode be replaced now?

02 Furnace replacement planning — serviced, but 14 years old

ASSESS FIRST

HIRE A PRO MECHANICAL

You confirmed last fall's service — which keeps this a planning item, not a worry. The next service visit should include a direct heat exchanger assessment so any replacement lands on your schedule.

Evidence: Data plate 2011 per inspection; homeowner confirmed service in fall 2024, no issues

Why this made the cut: Your service confirmation kept this off the act-now list; its age keeps it on the planning list.

COST PLANNING Planning allowance

WHAT MOVES THE PRICE Heat exchanger condition at next service · Staged vs. combined furnace/AC replacement

BEFORE YOU BUDGET Assessment before quotes — in that order the assessment stays honest.

BEST TIME Fold the assessment into this year's pre-season service visit.

QUESTIONS TO ASK BEFORE YOU HIRE

- Did you directly inspect the heat exchanger this visit?
- If replacement is two years out, what maintenance bridges the gap safely?

KEEP AN EYE ON

Worth Monitoring

Annual check-ins — no action needed now

01 Grading at the northeast corner

WATCH FOR CHANGE

The inspection flagged it; you reported no water inside since. That combination reads as a watch-and-fix-in-good-weather item — regrade and extend the downspout during a dry stretch.

Grading at the northeast corner — continued

WHAT TO WATCH FOR

Pooling at that corner during hard rain, or any new dampness inside the NE basement wall.

WHAT WOULD CHANGE THIS

Any interior dampness at that corner would escalate this from weekend work to a priority.

02 Driveway settling crack

WATCH FOR CHANGE

Cosmetic per the inspection, unchanged per your notes. Concrete flatwork is a rhythm, not a project.

WHAT TO WATCH FOR

Vertical displacement you can catch a shoe on, or widening season over season.

WHAT WOULD CHANGE THIS

Displacement would make mudjacking a real line item.

ALL CLEAR

You Can Stop Worrying About This

No action indicated — with the evidence that clears it

● Active leaks — asked and cleared

You reported no active leaks and no water intrusion since the inspection. That single answer cleared the largest open question the inspection left behind.

Cleared by: Homeowner confirmed: no leaks, no intrusion since June 2024

● Roof — 2019, and the inspection's cleanest section

Proper installation, intact flashing, no wear noted. Ground-level checks after storms are all it needs.

Cleared by: Inspection section 3 clean; no issues reported since

● Panel — modern Square D from the 2015 update

No brand concerns, proper labeling, no findings beyond the GFCI outlet item.

Cleared by: Inspection electrical section; 2015 update

YOUR YEAR AT A GLANCE

A simple rhythm for the next 12 months.

Next 30 days

Book the electrician and the fan reroute — your two confirmed-open safety items, each a single visit.

Summer & Early Fall

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

Fall & Winter

Water heater flush and anode check; fold a heat exchanger assessment into the pre-season furnace service.

Throughout the year

Quarterly filters; annual flush from here on; storm-season glance at the driveway and that NE corner.

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 baseline and your added answers as current fact — they confirmed the two safety items remain open, cleared the leak question, and established the water heater's service history.

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

- Appliance ages and washer hose type would complete the water-risk picture.
- Deck and caulking condition would add the exterior-seals timeline this review can't see.
- Attic insulation depth would settle the last efficiency unknown in one measurement.

Where to Start

The electrician call — it closes the oldest open safety item and can survey every wet-area outlet in one 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.