InspectionTriage

Decision Packet

Decision-ready summary: priorities, costs, next steps, and negotiation options

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What's Inside

At a Glance

Your inspection results at a glance

37	11	5	$11,450
Findings Analyzed	Need Attention Now	Specialist Types Needed	Negotiation Leverage

How your home's major systems are doing - green means no urgent issues, yellow means plan soon, red means needs attention.

Roof	2 findings	Asphalt shingle roof is at or near the end of its useful life with torn and loose shingles
Structure & Foundation	0 findings	
Electrical	4 findings	Improperly terminated energized wires in attic
Plumbing	6 findings	Elevated moisture at base of master toilet suggests failed wax seal
HVAC & Ventilation	1 finding	Furnace is older, manufactured in 1997
Water & Moisture	6 findings	Downspouts do not discharge properly away from the house
Exterior Envelope	3 findings	Brick chimney has severely deteriorated brick and mortar
Interior	2 findings	Built-in oven door latch is inoperable
Safety	12 findings	Garage door photo sensors mounted too high above floor

11 Now • 21 Soon • 5 Later

5 of 37 findings are in the 'monitor and plan' category - these are not urgent.

What This Means for Your Decision

We analyzed your inspection report and identified 37 findings across 9 systems. That's extensive for a home of this type.

What's working well

- Roof sheathing and visible roof structure show no observed deficiencies
- Grading near the foundation generally slopes away from the house
- Service panel with main disconnect and breakers was present and inspected

The main areas to focus on: improper attic electrical terminations and missing or failed gfci and life-safety devices. Most items are standard maintenance or straightforward repairs that a qualified contractor can address.

The sections that follow give you the details, estimated repair ranges, negotiation options, and a step-by-step plan for your next 7 days.

How to Read This Packet

How to read severity and timeframe

NOW items are safety or active-risk issues. SOON items should be planned within about 12 months. LATER items are monitor-and-plan items.

How to read cost ranges and confidence

Ranges are low / typical / high planning estimates, not contractor bids. Confidence and assumptions explain how much uncertainty remains.

How to use negotiation options

Use the strategy playbook as a practical script. Lead with higher-leverage safety or water-risk items first, then decide credit vs repair based on timing and seller response.

Cost & Negotiation Reference

Repair and credit ranges by time horizon

Use these ranges as reference points for your negotiation strategy. They represent potential repair or credit considerations across three time horizons. Ranges are planning estimates, not contractor bids.

Time Horizon	Low	Typical	High
0-30 Days	$1,500	**$5,750**	$18,750
1-12 Months	$11,750	**$35,550**	$104,350
1-5 Years	$1,800	**$7,850**	$28,800

Contingency note: Adds buffer for medium/low-confidence items.

Top Money Movers

Largest potential costs - focus specialist quotes here first

1	**Asphalt shingle roof is at or near the end of its useful life with torn and loose shingles**	**$1,350**	CREDIT
2	**Brick chimney has severely deteriorated brick and mortar**	**$1,350**	INFO_FIRST
3	**Furnace is older, manufactured in 1997**	**$10,100**	CREDIT

4 **Service entrance conductor sizing could not be confirmed** **$5,050** INFO_FIRST

Core Findings

Top 9 highest-priority findings to evaluate first

These are the findings we'd want to understand before making our decision. Each includes what it means, what it could cost, and what to do next.

FND-003: Garage door photo sensors mounted too high above floor

HIGH NOW REPAIR

Safety | Critical

The overhead garage door photoelectric safety sensors were installed more than 6 inches above the floor. This height reduces their ability to detect a small child or object in the door path.

Why it matters: Improper sensor height can allow the door to close on a person, pet, or object before the safety system reacts. This is a current safety concern that should be corrected.

Typical: $450 Range: $100 / $450 / $1,700

What to do next:

- Have a qualified garage door contractor relocate the photo sensors to a compliant height near the floor.
- Request functional testing of the auto-reverse and photo-eye safety features after adjustment.

Specialist follow-ups:

- OTHER (NOW) - Garage door contractor should correct sensor placement and verify proper safety reversal operation.

Confidence: MEDIUM (Assumes localized repair with standard materials.; Does not include major component replacement.; Adjusted using a coarse ZIP prefix multiplier.)

Pages: p. 9 (9.0 Vehicle Doors), p. 33 (9.0 Vehicle Doors)

FND-004: Garage-to-house door lacks operable self-closing hinges

HIGH NOW REPAIR

Safety | Critical

The door between the garage and the living space did not have operable self-closing hinges. The inspector recommended making the door assembly compliant with current safety standards.

Why it matters: A self-closing garage separation door helps limit the spread of smoke, fumes, and fire from the garage into the home. This is an important life-safety feature.

Typical: $350

Range: $100 / $350 / $900

What to do next:

- Have a qualified contractor install or repair self-closing hinges on the garage-to-house door.
- Ask the contractor to verify the door closes and latches on its own from an open position.

Specialist follow-ups:

- OTHER (NOW) - A qualified contractor should correct the self-closing function of the garage separation door.

Confidence: MEDIUM (Assumes localized repair with standard materials.; Does not include major component replacement.; Adjusted using a coarse ZIP prefix multiplier.)

Pages: p. 9 (9.5 Fire Separation), p. 34 (9.5 Fire Separation)

FND-006: Smoke detector protection near sleeping areas is inadequate or outdated

HIGH NOW REPAIR

Safety | Critical

The inspector recommended improved smoke detector coverage for sleeping areas and noted that an older smoke detector may no longer function properly. Older alarms commonly need replacement after about 10 years.

Why it matters: Insufficient or aging smoke alarms reduce early warning in a fire. Upgrading alarm placement and replacing older units improves life safety for occupants.

Typical: $350

Range: $100 / $350 / $900

What to do next:

- Replace older smoke alarms and add smoke detectors in recommended bedroom and hallway locations.
- For any hardwired units, have a qualified electrician replace and test them.

Specialist follow-ups:

- ELECTRICIAN (NOW) - Hardwired smoke detectors should be replaced and tested by a qualified electrical contractor if present.

Confidence: MEDIUM (Assumes localized repair with standard materials.; Does not include major component replacement.; Adjusted using a coarse ZIP prefix multiplier.)

Pages: p. 10 (10. Interior), p. 10 (10. Interior), p. 37 (10.6 Windows and Skylights), p. 26 (6.16 Smoke Detectors)

FND-007: No GFCI protection was provided for home receptacles

HIGH NOW REPAIR

Safety | Critical

The report states that no ground-fault circuit interrupter protection was provided for the home's receptacles at the time of inspection. The inspector recommended adding GFCI protection at locations such as garages, exterior areas, crawlspaces, basements, and receptacles within 6 feet of plumbing fixtures.

Why it matters: Missing GFCI protection increases the risk of electric shock or electrocution in wet or damp locations. This is a common safety upgrade that can often be addressed relatively inexpensively.

Typical: $450

Range: $100 / $450 / $1,700

What to do next:

- Have a licensed electrician identify all locations that should have GFCI protection based on current safety practice.
- Request a written quote to install GFCI receptacles and/or GFCI breakers where appropriate.

Specialist follow-ups:

- ELECTRICIAN (NOW) - An electrician should map required protection areas and install properly functioning GFCI protection.

Confidence: MEDIUM (Assumes localized repair with standard materials.; Does not include major component replacement.; Adjusted using a coarse ZIP prefix multiplier.)

Pages: p. 23 (Electrical summary), p. 26 (6.12 GFCI/AFCI Electrical Receptacles), p. 26 (6.12 GFCI/AFCI Electrical Receptacles), p. 8 (Electrical - GFCI/AFCI Electrical Receptacles)

FND-008: Bathroom receptacles lack GFCI protection

HIGH NOW REPAIR

Safety | Critical

The master and hall bathrooms did not have GFCI-protected receptacles. The inspector recommended replacing them with new GFCI receptacles.

Why it matters: Bathrooms are wet locations where GFCI protection is an important electrical safety feature. Without it, the risk of shock is higher when using hair dryers, razors, or other plugged-in devices near sinks.

Typical: $450

Range: $100 / $450 / $1,700

What to do next:

- Have a licensed electrician confirm which bathroom receptacles are on the affected circuits.
- Install GFCI protection at the bathroom outlets or at the circuit breaker as appropriate.

Specialist follow-ups:

- ELECTRICIAN (NOW) - Required to install and test compliant GFCI protection in the bathrooms.

Confidence: MEDIUM (Assumes localized repair with standard materials.; Does not include major component replacement.; Adjusted using a coarse ZIP prefix multiplier.)

Pages: p. 39 (11.6 Electrical Receptacles and Switches)

FND-010: Kitchen outlets near sink lack GFCI protection

HIGH NOW REPAIR

Safety | Critical

The kitchen outlets did not have GFCI protection where recommended near the plumbing fixture. The inspector advised adding GFCI protection for safety.

Why it matters: Kitchen counters near sinks are common wet-use areas for small appliances. Missing GFCI protection increases the risk of electric shock if an outlet or appliance is exposed to water.

Typical: $450

Range: $100 / $450 / $1,700

What to do next:

- Have a licensed electrician identify all kitchen receptacles that should be GFCI protected.
- Install GFCI receptacles or a GFCI breaker as appropriate for the circuit layout.

Specialist follow-ups:

- ELECTRICIAN (NOW) - Needed to install and verify proper GFCI protection for kitchen receptacles.

Confidence: MEDIUM (Assumes localized repair with standard materials.; Does not include major component replacement.; Adjusted using a coarse ZIP prefix multiplier.)

Pages: p. 41 (12.6 Receptacles and Switches)

FND-005: Carbon monoxide detector recommended for whole-home protection

HIGH NOW NONE

Safety | Critical

The inspector recommended installing a carbon monoxide detector to protect the home. No adequate CO protection was indicated in the inspected areas.

Why it matters: Carbon monoxide is odorless and potentially deadly, especially in homes with combustion appliances. Proper CO alarms are a basic life-safety measure.

Typical: $350

Range: $100 / $350 / $900

What to do next:

- Install listed carbon monoxide detectors in appropriate locations per manufacturer instructions and local requirements.
- If the home has fuel-burning equipment or an attached garage, prioritize protection near sleeping areas.

Confidence: MEDIUM (Assumes localized repair with standard materials.; Does not include major component replacement.; Adjusted using a coarse ZIP prefix multiplier.)

Pages: p. 10 (10. Interior), p. 37 (10.6 Windows and Skylights), p. 21 (Heating system), p. 26 (6.17 Carbon Monoxide Detectors)

FND-011: Asphalt shingle roof is at or near the end of its useful life with torn and loose shingles

HIGH SOON CREDIT

Roof | Moderate

The asphalt composition roof shingles were reported as being at or near the end of their service life. The inspector also noted a few torn shingles and several areas where shingles were not adhered properly.

Why it matters: An aging roof with damaged or loose shingles is more vulnerable to leaks, wind damage, and ongoing repair costs. A buyer should understand whether spot repairs are still practical or whether full replacement should be budgeted soon.

Typical: $1,350

Range: $350 / $1,350 / $5,600

What to do next:

- Have a licensed roofing contractor inspect the entire roof before the inspection contingency ends.
- Obtain a written roof condition report stating remaining service life and whether repair or full replacement is recommended.

Specialist follow-ups:

- ROOFER (SOON) - Determine whether the roof is repairable or needs replacement and document expected remaining life.

Confidence: LOW (Scope is based on typical home conditions; confirm exact scope on site.; Range reflects common labor and material variability.; Adjusted using a coarse ZIP prefix multiplier.)

Pages: p. 7 (General Summary - Primary Roof Covering), p. 7 (General Summary - Primary Roof Covering), p. 12 (1.2 Primary Roof Covering)

FND-012: Brick chimney has severely deteriorated brick and mortar

HIGH SOON INFO_FIRST

Exterior Envelope | Moderate

The inspector observed severe deterioration in the brick chimney, including cracked brick and mortar. A qualified masonry contractor was recommended for evaluation and any needed repairs.

Why it matters: Masonry deterioration can worsen with weather exposure and may eventually affect chimney stability, water resistance, and safe long-term performance. Repair costs can range from tuckpointing to more extensive rebuild work depending on extent.

Typical: $1,350

Range: $350 / $1,350 / $5,050

What to do next:

- Hire a qualified masonry contractor to evaluate the chimney and provide a written repair scope.
- Request the estimate to address deteriorated mortar joints, damaged brick, and any recommended crown or flashing-related repairs.

Specialist follow-ups:

- OTHER (SOON) - A qualified masonry contractor should assess the extent of brick and mortar deterioration and define repairs.

Confidence: LOW (Scope is based on typical home conditions; confirm exact scope on site.; Range reflects common labor and material variability.; Adjusted using a coarse ZIP prefix multiplier.)

Pages: p. 14 (1.6 Chimney at Roof), p. 8 (Roof - Chimney at Roof)

Negotiation Summary

Key numbers at a glance - see the Negotiation Playbook PDF for full strategy details

Total Credit Ask: $4,850 (low) / $11,450 (typical) / $25,750 (high)

Expected Settle: $2,700 (low) / $6,300 (typical) / $14,200 (high)

Your Negotiation Playbook PDF includes detailed strategy options (credit vs. seller-performed repairs), contract protections, and finding-by-finding leverage notes. Download it alongside this packet for the full picture.

Your Next 7 Days

A simple plan for your inspection contingency window

Adapt the timeline to your contract deadlines.

1. **Days 1-2: Review & Discuss**

   Review this packet with your agent or partner. Discuss your priorities, negotiation approach, and risk tolerance. Note any questions for the inspector.

2. **Days 3-4: Get Specialist Quotes**

   Contact the specialists recommended in this packet. Use the findings above as your scope. Request written quotes with timelines.

   Recommended specialists:

   - ELECTRICIAN - Licensed electrical correction is needed for exposed energized attic wiring and to verify no similar unsafe terminations exist.
   - OTHER - Garage door contractor should correct sensor placement and verify proper safety reversal operation.
   - PLUMBER_SCOPE - Needed to investigate the leaking toilet seal, reset the toilet, and assess whether additional plumbing-related damage is present.
   - ROOFER - Determine whether the roof is repairable or needs replacement and document expected remaining life.
   - HVAC_TECH - An HVAC technician should assess condition, safe operation, maintenance needs, and approximate remaining service life of this older furnace.

3. **Days 5-6: Submit Your Ask**

   Work with your agent to submit a negotiation request. See the Negotiation Playbook for Strategy A or B. Adjust based on quotes received.

4. **Day 7: Decision Point**

   By now you'll have quotes, a strategy, and a clear picture. You're ready to decide with confidence - not anxiety.

Important Notes and Disclaimers

- This packet is decision-support guidance and does not provide a buy/no-buy recommendation.
- This packet is informational guidance and is not a substitute for licensed inspectors, engineers, or legal advice.
- We do not provide definitive buy/no-buy recommendations; use this packet to weigh priorities and tradeoffs.

Appendix: Additional Findings

Additional findings organized by timeframe

These findings are lower priority but worth tracking. They're organized by timeframe so you can plan ahead.

Needs Attention Now

FND-001: Improperly terminated energized wires in attic

Live electrical wires in the attic were left improperly terminated instead of being enclosed in an approved covered electrical box. The report identifies this as a shock, electrocution, and potential fire hazard.

Electrical • HIGH/NOW • Typical $1,350 • MEDIUM (Scope is based on typical home conditions; confirm exact scope on site.; Range reflects common labor and material variability.; Adjusted using a coarse ZIP prefix multiplier.)

p.8, p.16

FND-002: GFCI breaker failed its test and controlled devices were not identified

A GFCI breaker was found in the off position. After being turned on, its test button did not trip the breaker as intended, and the inspector could not determine what devices it served.

Electrical • HIGH/NOW • Typical $450 • MEDIUM (Scope is based on typical home conditions; confirm exact scope on site.; Range reflects common labor and material variability.; Adjusted using a coarse ZIP prefix multiplier.)

p.8, p.25

FND-009: Elevated moisture at base of master toilet suggests failed wax seal

Moisture meter and thermal imaging readings showed elevated moisture in the floor around the master bathroom toilet. The report says this is typically caused by a failed wax gasket at the toilet base and recommends plumbing repair to avoid subfloor damage.

Plumbing • HIGH/NOW • Typical $650 • MEDIUM (Assumes localized repair with standard materials.; Does not include major component replacement.; Adjusted using a coarse ZIP prefix multiplier.)

p.10, p.40

FND-013: Garage receptacles lack GFCI protection

The garage electrical receptacles did not have GFCI protection. GFCI devices are intended to reduce shock risk in areas where moisture and grounded surfaces are common.

Safety • MEDIUM/NOW • Typical $450 • MEDIUM (Assumes localized repair with standard materials.; Does not include major component replacement.; Adjusted using a coarse ZIP prefix multiplier.)

p.9, p.33, p.34, p.35

Plan Within 12 Months

FND-019: Service entrance conductor sizing could not be confirmed

The inspector could not verify the amperage rating of the service entrance conductors because markings were hidden by panel components. The report recommends confirmation by a qualified electrical contractor.

Electrical • MEDIUM/SOON • Typical $5,050 • LOW (Scope is based on typical home conditions; confirm exact scope on site.; Range reflects common labor and material variability.; Adjusted using a coarse ZIP prefix multiplier.)

p.24

FND-016: Chimney crown is mortar-built and should be monitored; flue should be professionally inspected

The chimney crown was made of mortar rather than concrete, which is less durable and should be checked regularly for cracking and resealed as needed. The inspector also recommended a specialist flue inspection before the inspection contingency expires.

Exterior Envelope • MEDIUM/SOON • Typical $1,350 • LOW (Scope is based on typical home conditions; confirm exact scope on site.; Range reflects common labor and material variability.; Adjusted using a coarse ZIP prefix multiplier.)

p.15

FND-018: Furnace is older, manufactured in 1997

The furnace appears to have been manufactured in 1997. No specific operational defect was reported in this section, but the unit is well into an age range where budgeting for replacement and closer monitoring is prudent.

HVAC & Ventilation • MEDIUM/SOON • Typical $10,100 • LOW (Scope can vary widely; confirm with a specialist on site.; Range includes potential hidden conditions.; Adjusted using a coarse ZIP prefix multiplier.)

p.21

FND-030: Built-in oven door latch is inoperable

The built-in oven door latch was not working at the time of inspection. The appliance should be repaired by a qualified technician.

Interior • LOW/SOON • Typical $1,000 • MEDIUM (Scope is based on typical home conditions; confirm exact scope on site.; Range reflects common labor and material variability.; Adjusted using a coarse ZIP prefix multiplier.)

p.10, p.42

FND-021: Possible asbestos-containing insulation at water heater flue

Insulation on the gas water heater exhaust flue was noted as having a strong possibility of containing asbestos. The report states confirmation requires laboratory testing.

Other • MEDIUM/SOON • Typical $1,700 • LOW (Scope is based on typical home conditions; confirm exact scope on site.; Range reflects common labor and material variability.; Adjusted using a coarse ZIP prefix multiplier.)

p.8, p.31

FND-014: Dishwasher drain line missing high loop or anti-siphon protection

The dishwasher drain line did not appear to have an anti-siphon device or high loop. The inspector recommended adding one to help prevent wastewater from flowing back into the dishwasher.

Plumbing • MEDIUM/SOON • Typical $1,100 • MEDIUM (Scope is based on typical home conditions; confirm exact scope on site.; Range reflects common labor and material variability.; Adjusted using a coarse ZIP prefix multiplier.)

p.10, p.42

FND-023: Recommend sewer line video scan before closing

The report recommends a video scan or other intrusive testing of the sanitary drain line prior to closing. Underground waste lines are not visible during a standard home inspection and can have hidden blockages, root intrusion, or collapse.

Plumbing • MEDIUM/SOON • Typical $1,100 • LOW (Scope is based on typical home conditions; confirm exact scope on site.; Range reflects common labor and material variability.; Adjusted using a coarse ZIP prefix multiplier.)

p.32

FND-026: Hall bathtub drains slowly

The hall bathroom tub was slow to drain during the inspection. The report notes this is often due to a clogged trap but could also indicate a blockage in the waste line.

Plumbing • MEDIUM/SOON • Typical $650 • MEDIUM (Assumes localized repair with standard materials.; Does not include major component replacement.; Adjusted using a coarse ZIP prefix multiplier.)

p.40

FND-032: Fountain was not inspected and should be separately evaluated

The property has a fountain, but it was outside the scope of the general home inspection and was not evaluated. The inspector recommended a separate inspection by a qualified plumbing or landscape contractor.

Plumbing • LOW/SOON • Typical $650 • LOW (Assumes localized repair with standard materials.; Does not include major component replacement.; Adjusted using a coarse ZIP prefix multiplier.)

p.19

FND-033: Missing vacuum breakers on exterior hose bibbs

The exterior water faucets were missing vacuum breakers. These devices help prevent contaminated water from being siphoned back into the home's drinking water system.

Plumbing • LOW/SOON • Typical $1,100 • MEDIUM (Scope is based on typical home conditions; confirm exact scope on site.; Range reflects common labor and material variability.; Adjusted using a coarse ZIP prefix multiplier.)

p.28

FND-020: Water distribution piping is not electrically bonded

The home's water distribution pipes were reported as not bonded. Bonding connects metal piping to the electrical grounding system to reduce shock risk if the piping becomes energized.

Safety • MEDIUM/SOON • Typical $450 • MEDIUM (Assumes localized repair with standard materials.; Does not include major component replacement.; Adjusted using a coarse ZIP prefix multiplier.)

p.28, p.29

FND-022: Gas piping is not bonded to the electrical system

The inspector reported that the home's gas piping was not bonded to the electrical system. This was described as an improper condition.

Safety • MEDIUM/SOON • Typical $450 • MEDIUM (Assumes localized repair with standard materials.; Does not include major component replacement.; Adjusted using a coarse ZIP prefix multiplier.)

p.9, p.31

FND-027: Laundry room receptacles lack GFCI protection near plumbing fixture

The laundry room receptacles were reported as functional, but they did not have ground-fault circuit interrupter (GFCI) protection. The inspector recommended adding GFCI protection for receptacles within 6 feet of a plumbing fixture.

Safety • MEDIUM/SOON • Typical $450 • MEDIUM (Assumes localized repair with standard materials.; Does not include major component replacement.; Adjusted using a coarse ZIP prefix multiplier.)

p.44

FND-024: Possible lead-based paint risk due to pre-1978 construction

Because the home was built before 1978, the report notes there is a good chance lead-based paint may be present. The inspector suggested a certified lead inspection or risk assessment if desired.

Safety • MEDIUM/SOON • Typical $450 • MEDIUM (Assumes localized repair with standard materials.; Does not include major component replacement.; Adjusted using a coarse ZIP prefix multiplier.)

p.9, p.10, p.36, p.37

FND-015: Downspouts do not discharge properly away from the house

Several downspouts were not carrying water away from the structure, and some did not extend to ground level. The inspector recommended evaluation and repairs by a licensed contractor.

Water & Moisture • MEDIUM/SOON • Typical $550 • MEDIUM (Scope is based on typical home conditions; confirm exact scope on site.; Range reflects common labor and material variability.; Adjusted using a coarse ZIP prefix multiplier.)

p.7, p.13

FND-025: Hall bathroom lacks exhaust fan

The hall bathroom has a window but no exhaust fan to remove moist air from bathing activities. The inspector recommended considering installation of an exhaust fan vented to the exterior.

Water & Moisture • MEDIUM/SOON • Typical $2,800 • LOW (Scope can vary widely; confirm with a specialist on site.; Range includes potential hidden conditions.; Adjusted using a coarse ZIP prefix multiplier.)

p.39

FND-017: Hillside site drains runoff toward the foundation

The home is built on a hillside, and the site naturally directs runoff toward the foundation. Although grading near the home was reported as sloping away adequately, the site condition still increases the importance of managing drainage well.

Water & Moisture • MEDIUM/SOON • Typical $550 • LOW (Scope is based on typical home conditions; confirm exact scope on site.; Range reflects common labor and material variability.; Adjusted using a coarse ZIP prefix multiplier.)

p.19

FND-028: Irrigation system has no backflow prevention device

The yard irrigation system was reported with no backflow device installed. The report notes it was not required at the time of construction, but the absence was still documented.

Water & Moisture • MEDIUM/SOON • Typical $2,800 • LOW (Scope can vary widely; confirm with a specialist on site.; Range includes potential hidden conditions.; Adjusted using a coarse ZIP prefix multiplier.)

p.45, p.46

FND-031: Gutters contain debris and need cleaning

Debris was visible in the gutters at the time of inspection. The report recommends removing it to encourage proper drainage.

Water & Moisture • LOW/SOON • Typical $550 • MEDIUM (Scope is based on typical home conditions; confirm exact scope on site.; Range reflects common labor and material variability.; Adjusted using a coarse ZIP prefix multiplier.)

p.14

Monitor & Plan

FND-036: No 240-volt dryer receptacle installed in laundry area

The laundry area did not have a 240-volt dryer receptacle. The report notes there is a gas connection for a gas-fired dryer, so dryer choices are limited unless a 240-volt outlet is added.

Electrical • LOW/LATER • Typical $450 • LOW (Scope is based on typical home conditions; confirm exact scope on site.; Range reflects common labor and material variability.; Adjusted using a coarse ZIP prefix multiplier.)

p.44

FND-035: Driveway has common cracking that should be sealed if cracks widen beyond 1/4 inch

Minor cracking was observed in the driveway. The inspector noted that cracks larger than 1/4 inch should be sealed to help prevent moisture from getting into the driveway base and causing further deterioration.

Exterior Envelope • LOW/LATER • Typical $1,350 • MEDIUM (Scope is based on typical home conditions; confirm exact scope on site.; Range reflects common labor and material variability.; Adjusted using a coarse ZIP prefix multiplier.)

p.18

FND-029: Attic insulation is below modern standards and missing in some areas

The attic has less than 6 inches of insulation and the report notes missing insulation over some areas above the living space. The inspector recommended adding and redistributing insulation to improve coverage.

Interior • MEDIUM/LATER • Typical $1,000 • MEDIUM (Scope is based on typical home conditions; confirm exact scope on site.; Range reflects common labor and material variability.; Adjusted using a coarse ZIP prefix multiplier.)

p.8, p.15, p.17

FND-034: Roof diverters need sealing as ongoing maintenance

The front and rear roof diverters should be sealed with appropriate sealant. The report describes this as a maintenance item that should be monitored and addressed annually.

Roof • LOW/LATER • Typical $2,250 • LOW (Scope is based on typical home conditions; confirm exact scope on site.; Range reflects common labor and material variability.; Adjusted using a coarse ZIP prefix multiplier.)

p.13

FND-037: Irrigation system lacks shut-off valve between water supply and protection components

The irrigation shut-off valve was reported as not present. The inspection standards on these pages identify the absence of shut-off valves between the water meter and backflow device as a deficiency to report.

Water & Moisture • LOW/LATER • Typical $2,800 • LOW (Scope can vary widely; confirm with a specialist on site.; Range includes potential hidden conditions.; Adjusted using a coarse ZIP prefix multiplier.)

p.45, p.46