

1420 Maple Court, Westbrook, Ohio

Inspection report triage, prepared for the buyer under contract. Report dated 18 Oct (invented), 38 pages, 31 findings, 2009 house, inspection period ends Thursday 23 Oct, closing 14 Nov. Every address, finding, figure and guide name here is invented to show the shape of a real triage.

1. One screen

BAND	COUNT	COST RANGES (SUM)	WHAT TO DO
SAFETY NOW	2	\$150–\$400	Ask the seller to have a licensed electrician correct both before closing, with a receipt
BEFORE CLOSING	5	\$1,900–\$4,800	Repair request or a credit; one trade visit for the roof and one for the water heater
AFTER YOU MOVE IN	9	\$900–\$2,600	Your first-year list; not worth the negotiation
COSMETIC	15	—	Skip, or a weekend

The report in one line: two electrical items an electrician fixes in half a day, five things worth asking the seller for (the roof flashing and the 2009 water heater are the money), and twenty-four findings that are normal for a 17-year-old house.

2. Safety now

FINDING (INSPECTOR'S WORDS)	WHY THIS BAND	RANGE · GUIDE
"Double-tapped breaker observed at main panel (two conductors on a single-pole 20A)."	Overheating and nuisance tripping risk; a one-hour electrician fix.	\$100–\$250 · a national electrical cost guide (named in the real triage)
"Kitchen sink receptacle not GFCI protected."	Shock risk at a wet location; code for new work, cheap to add.	\$50–\$150 · same guide

3. Before closing

FINDING	WHY THIS BAND	RANGE · GUIDE
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"Three lifted shingles on the rear slope; step flashing at chimney shows a gap of approx. 1/4 in."	Water gets in at flashing gaps first; a roofer's visit decides repair vs. the start of a bigger job.	\$400–\$1,200 · a roofing repair cost guide
"Water heater (2009) — TPR valve discharge pipe corroded; unit at end of typical service life."	17 years old; a failed TPR valve is a safety item, the age is a money item. Ask for a credit rather than a repair.	\$1,100–\$2,200 · a plumbing cost guide (tank, installed)
"Furnace flue collar cracked at connection."	Combustion gases; an HVAC tech should see it before you own it.	\$150–\$450
"Active drip at supply line under hall bath vanity."	Small now, cabinet floor already stained.	\$100–\$300
"Deck ledger board attached without visible flashing."	The one deck finding that matters structurally over time.	\$150–\$650

4. Your repair-request list (draft for your agent)

1. Licensed electrician to correct the double-tapped breaker and add GFCI protection at the kitchen sink receptacle; receipt to buyer before closing.
2. Licensed roofer to repair the lifted shingles and re-seal the chimney step flashing; receipt to buyer.
3. Credit of \$1,500 in lieu of water heater replacement (unit from 2009, TPR discharge corroded).
4. HVAC contractor to repair or replace the furnace flue collar; receipt.
5. Repair the hall bath supply-line leak; receipt.
6. Install flashing at the deck ledger, or a credit of \$300.
7. (Optional) Seller to provide any roof or water heater service records.

Wording in the style agents use in this state; the real triage quotes your report's finding numbers beside each line and says which lines to drop first if the seller pushes back.

5. After you move in (first year)

FINDING	RANGE · GUIDE
Grading slopes toward foundation at NE corner	\$200–\$600 · a landscaping cost guide
Downspouts discharge at the wall (4)	\$40–\$120 for extensions
Attic insulation approx. R-19	\$600–\$1,500 to top up
... six more	in the full triage

6. Cosmetic (15)

Door rubs (3), cracked tile in the laundry, torn screens (4), caulk at tub, nail pops, a loose closet rod, scuffed trim, a missing cabinet pull, a dim porch light. Listed so nothing in the report goes unread; none belongs in a negotiation.

7. Sources read

Your inspector's report, in full. Public cost guides named line by line in the real triage. No contractor was consulted and no figure here is a quote.