Negotiation Analysis

[redacted]

BUYER
[redacted]
INSPECTION DATE
[redacted]
CONTINGENCY DEADLINE
[redacted]

FOR THIS CASE

Your negotiation leverage, quantified.

Estimated negotiation leverage: $3,500 to $29,000. Based on 27 negotiable items and an assertive posture. Final outcome depends on seller response and market conditions. One additional wildcard item could shift that range significantly.

YOUR PACKET INCLUDES

- This negotiation analysis (8 sections)
- Editable repair-request letter (Word)

Prepared by Field Assembly LLC.

Contents

2 Executive Summary

Leverage at a glance

Combined item cost range	**$9,000 to $48,000**
Expected recovery (assertive posture)	**$3,500 to $29,000**
Negotiable items	**27 of 32**
Wildcard items	**1 (scope-dependent, not included in sum)**

What this means for you

The inspection surfaced 27 negotiable items with a posture-scaled recovery range of $3,500 to $29,000. Sections 3 through 6 walk the reasoning.

Three things you most need to know

- Estimated negotiation leverage is $3,500 to $29,000 across 27 items.
- Lead item: An 8-foot horizontal crack runs through the brick on the east side of the home at the level of the first-floor windows. The pattern of the crack is consistent with the front and rear portions of the foundation having moved at different rates. (East elevation brick veneer, first-floor window sill level). Classified Tier 1, bucket Bucket W.
- Pattern: Crawlspace moisture cluster. Five findings converge on a single moisture story in the crawlspace: a torn and displaced vapor barrier with confirmed elevated joist moisture readings, a secondary condensate drain discharging into the crawlspace, a separated duct joint adding conditioned air and humidity to the same space, negative exterior grade directing surface water toward the foundation, and efflorescence on the foundation walls confirming moisture migration through the concrete. Each finding individually understates the cumulative exposure. Presenting them together frames the crawlspace as a system with multiple active moisture inputs that are compounding one another, which supports a broader remediation demand rather than a set of disconnected line-item repairs.

Recommended posture

Assertive

This case supports a firm ask in the $3,500 to $29,000 range, anchored by the 5 lead-with items in Section 6. Expect counter-proposals; fall back positions are noted in the concession framework.

The inspection produced three tier 1 findings, a crawlspace moisture cluster spanning five contributing defects, an attic moisture and ventilation system failure, concurrent life-safety deficiencies across multiple systems, and two end-of-life major components with open-ended cost exposure on the roof. The inspector-limited scope pattern means the buyer is accepting material unknowns on the home's most consequential systems. That combination warrants an assertive opening, not a measured one.

3 Triaged Findings

Tier 1 · Critical 3 findings

1. Exterior / structure, East elevation brick veneer, first-floor window sill level

Bucket W

LOCATION	East elevation brick veneer, first-floor window sill level
INSPECTOR OBSERVED	“A horizontal crack extending approximately 8 feet was observed in the brick veneer along the east elevation at roughly the level of the first-floor window sills. The crack follows the mortar joint and is approximately 3/16 inch wide at its widest point. This pattern is consistent with differential settlement between the front and rear portions of the foundation. Recommend evaluation by a licensed structural engineer to determine whether the movement is historical and stable or ongoing.”
WHAT THIS MEANS	An 8-foot horizontal crack runs through the brick on the east side of the home at the level of the first-floor windows. The pattern of the crack is consistent with the front and rear portions of the foundation having moved at different rates.
ESTIMATED COST RANGE	Bucket W · wide range depending on scope
URGENCY	Before closing
SPECIALIST EVALUATION	Recommended: Licensed structural engineer
INSPECTION REPORT PAGES	p. 5

2. Electrical, Main electrical panel, garage (Square D Homeline), 20A circuit breaker

Bucket B

LOCATION	Main electrical panel, garage (Square D Homeline), 20A circuit breaker
INSPECTOR OBSERVED	“Two conductors were observed terminated under a single 20-amp breaker in the main panel. One conductor serves the kitchen countertop receptacle circuit; the other serves the laundry room. Standard breakers are rated for a single conductor only. Double-tapping can cause loose connections, arcing, and fire. Recommend correction by a licensed electrician, either by adding a dedicated breaker for the second circuit or by installing a listed tandem breaker approved for this panel.”
WHAT THIS MEANS	Two separate electrical circuits are connected to a single circuit breaker in the main panel, a condition known as double-tapping. This creates a risk of loose connections, arcing, and fire because that type of breaker is designed for only one wire.
ESTIMATED COST RANGE	Bucket B · $500 to $2,500
URGENCY	Before closing

SPECIALIST EVALUATION	Recommended: Licensed electrician
INSPECTION REPORT PAGES	p. 7

3. Garage / safety, Door between garage and house interior

Bucket A

LOCATION	Door between garage and house interior
INSPECTOR OBSERVED	“The door between the garage and the house interior is a solid-core door, which satisfies the fire-separation rating requirement. However, it is not equipped with self-closing hardware. [redacted] building code (and IRC R302.5.1) requires that doors between the garage and conditioned living space be self-closing. Recommend installing a listed self-closing hinge set or a door closer to ensure the door latches automatically.”
WHAT THIS MEANS	The door connecting the garage to the inside of the home does not automatically close and latch on its own. Building code requires this door to self-close so it acts as a barrier against fire spreading from the garage into the living areas.
ESTIMATED COST RANGE	Bucket A · under $500
URGENCY	Before closing
SPECIALIST EVALUATION	Suggested: General handyman or carpenter
INSPECTION REPORT PAGES	p. 12

Tier 2 · Significant

16 findings

4. Roof, Main plumbing vent stack, rear slope

Bucket A

LOCATION	Main plumbing vent stack, rear slope
INSPECTOR OBSERVED	“The neoprene boot around the main plumbing vent stack on the rear slope is cracked and pulling away from the pipe. This is an active water intrusion point. Evidence of staining was noted on the sheathing directly below this penetration when viewed from the attic. Recommend replacement of the vent boot by a qualified roofer.”
WHAT THIS MEANS	The rubber boot sealing the main plumbing vent pipe where it exits the roof is cracked and pulling away, allowing water to enter the home. Water staining on the wood sheathing in the attic below confirms this is an active leak.
ESTIMATED COST RANGE	Bucket A · under $500
URGENCY	Before closing
SPECIALIST EVALUATION	Suggested: Licensed roofer
INSPECTION REPORT PAGES	p. 4
INSPECTOR LIMITATIONS	Roof was not walked due to pitch exceeding 8/12 on the front slope; observations made from ground level and ladder at eave line.

5. Plumbing, Exterior hose bibb, rear of home

Bucket A

LOCATION	Exterior hose bibb, rear of home
INSPECTOR OBSERVED	“The exterior hose bibb at the rear of the home does not have an anti-siphon vacuum breaker installed. [redacted] plumbing code requires backflow prevention on all hose connections to protect the potable water supply. Recommend installation of a threaded vacuum breaker on the affected hose bibb.”
WHAT THIS MEANS	The outdoor water spigot at the rear of the home is missing a required backflow prevention device. Without it, contaminants from a connected hose could be drawn back into the home's drinking water supply under certain conditions.
ESTIMATED COST RANGE	Bucket A · under $500
URGENCY	Within 30 days
SPECIALIST EVALUATION	Suggested: Licensed plumber
INSPECTION REPORT PAGES	p. 5

6. Exterior / structure, North elevation, bottom course of vinyl siding

Bucket A

LOCATION	North elevation, bottom course of vinyl siding
INSPECTOR OBSERVED	“Along the north elevation, the bottom course of vinyl siding is in direct contact with the soil grade for approximately 10 feet. Soil contact can wick moisture behind the cladding and obscure evidence of termite or other wood-destroying insect activity. Recommend maintaining a minimum 6-inch clearance between siding and finished grade.”
WHAT THIS MEANS	Along the north side of the home, the bottom row of vinyl siding sits directly on the soil for about 10 feet. This contact can draw moisture behind the siding and hide signs of termite or other insect damage.
ESTIMATED COST RANGE	Bucket A · under $500
URGENCY	First year
SPECIALIST EVALUATION	Suggested: General handyman or carpenter
INSPECTION REPORT PAGES	p. 5

7. Exterior / structure, Crawlspace floor, multiple areas including beneath master bathroom

Bucket C

LOCATION	Crawlspace floor, multiple areas including beneath master bathroom

INSPECTOR OBSERVED	“The 6-mil polyethylene vapor barrier on the crawlspace floor is torn and displaced in multiple areas, leaving approximately 40% of the soil surface exposed. Moisture readings taken with a pin-type meter showed elevated readings (18-22% MC) on floor joists in the area beneath the master bathroom. A properly installed and maintained vapor barrier is critical for controlling moisture, mold growth, and wood-destroying organism activity in crawlspace environments. Recommend complete replacement of the vapor barrier with 6-mil or thicker polyethylene, lapped and sealed at seams and piers.”
WHAT THIS MEANS	The plastic moisture barrier on the crawlspace floor is torn and pushed aside in several places, leaving about 40% of the bare soil exposed. Wood floor framing in the area under the master bathroom is already showing elevated moisture levels as a result.
ESTIMATED COST RANGE	Bucket C · $2,500 to $10,000
URGENCY	Before closing
SPECIALIST EVALUATION	Suggested: General handyman or carpenter
INSPECTION REPORT PAGES	p. 6
INSPECTOR LIMITATIONS	Some areas of crawlspace were obstructed by ductwork, piping, and low clearance.

8. Electrical, Bedrooms 2 and 3, receptacles

Bucket B

LOCATION	Bedrooms 2 and 3, receptacles
INSPECTOR OBSERVED	“Multiple receptacles in bedrooms 2 and 3 are older two-prong ungrounded type. While these may have been code-compliant when the home was built, ungrounded receptacles do not provide the equipment grounding path required for modern electronics and surge protection. Recommend upgrading to grounded three-prong receptacles with verified ground path, or GFCI-protected receptacles labeled 'No Equipment Ground' as a minimum alternative.”
WHAT THIS MEANS	The electrical outlets in bedrooms 2 and 3 are older two-prong ungrounded type. Modern electronics and surge protectors require a grounded three-prong outlet to function safely and correctly.
ESTIMATED COST RANGE	Bucket B · $500 to $2,500
URGENCY	First year
SPECIALIST EVALUATION	Suggested: Licensed electrician
INSPECTION REPORT PAGES	p. 7

9. Electrical, Rear patio wall, exterior receptacle

Bucket A

LOCATION	Rear patio wall, exterior receptacle

INSPECTOR OBSERVED	“The receptacle on the rear patio wall is a standard duplex outlet without GFCI protection. GFCI protection has been required for exterior receptacles since the 1973 NEC cycle. Recommend replacement with a GFCI-type receptacle or protection via a GFCI breaker.”
WHAT THIS MEANS	The electrical outlet on the rear patio does not have GFCI protection, which is a shock-prevention feature that has been required for outdoor outlets for decades.
ESTIMATED COST RANGE	Bucket A · under $500
URGENCY	Within 30 days
SPECIALIST EVALUATION	Suggested: Licensed electrician
INSPECTION REPORT PAGES	p. 7

10. Electrical, Attic, near attic access hatch

Bucket A

LOCATION	Attic, near attic access hatch
INSPECTOR OBSERVED	“An electrical junction box located near the attic access hatch is missing its cover plate. Open junction boxes expose wire connections and create a potential fire hazard if insulation or debris contacts the conductors. Recommend installing an appropriately sized blank cover plate.”
WHAT THIS MEANS	An electrical junction box in the attic near the access hatch is missing its cover plate, leaving the wire connections inside exposed. Contact between those wires and insulation or other materials could cause a fire.
ESTIMATED COST RANGE	Bucket A · under $500
URGENCY	Within 30 days
SPECIALIST EVALUATION	Suggested: Licensed electrician
INSPECTION REPORT PAGES	p. 7
INSPECTOR LIMITATIONS	Attic space was partially obstructed by HVAC ductwork and stored items near the access.

11. Plumbing, Utility area, water heater (Rheem 40-gallon gas)

Bucket C

LOCATION	Utility area, water heater (Rheem 40-gallon gas)
INSPECTOR OBSERVED	“The water heater has a manufacture date of September 2009 based on the serial number decoded from the data plate. This places the unit at approximately 16.5 years of age. The expected useful life of a standard residential gas water heater is 8 to 12 years. No active leaking was observed at the tank, fittings, or T&P; relief valve. However, the risk of sudden failure increases significantly past the rated life. Recommend budgeting for near-term replacement and monitoring the base of the unit for any sign of tank corrosion.”

WHAT THIS MEANS	The gas water heater was manufactured in September 2009, making it about 16 and a half years old. The typical lifespan for this type of water heater is 8 to 12 years, so it is well overdue for replacement.
ESTIMATED COST RANGE	Bucket C · $2,500 to $10,000
URGENCY	First year
SPECIALIST EVALUATION	Recommended: Licensed plumber
INSPECTION REPORT PAGES	p. 8

12. Heating, Air handler, crawlspace, secondary condensate drain line

Bucket B

LOCATION	Air handler, crawlspace, secondary condensate drain line
INSPECTOR OBSERVED	“The secondary condensate drain line from the air handler is routed to the crawlspace floor rather than to the building exterior or a proper drain. Condensate discharge into the crawlspace adds moisture to an already moisture-sensitive environment and contributes to the elevated joist moisture readings noted in Section 4. Recommend rerouting the condensate drain to discharge at the exterior of the building.”
WHAT THIS MEANS	The secondary drain line from the air conditioning unit is draining into the crawlspace instead of outside the home. This adds moisture directly to an area of the crawlspace that is already showing elevated dampness in the wood framing.
ESTIMATED COST RANGE	Bucket B · $500 to $2,500
URGENCY	Before closing
SPECIALIST EVALUATION	Suggested: Licensed HVAC contractor
INSPECTION REPORT PAGES	p. 9
INSPECTOR LIMITATIONS	Some areas of crawlspace were obstructed by ductwork, piping, and low clearance.

13. Heating, Crawlspace, flexible duct branch serving dining room

Bucket A

LOCATION	Crawlspace, flexible duct branch serving dining room
INSPECTOR OBSERVED	“A flexible duct branch serving the dining room has a separated joint where it connects to the trunk line in the crawlspace. Conditioned air is being discharged into the crawlspace rather than delivered to the register. This reduces system efficiency and can contribute to uneven temperatures. Recommend reconnecting and sealing the joint with mastic or UL-listed duct tape and securing with a draw band.”
WHAT THIS MEANS	A flexible duct branch that is supposed to deliver conditioned air to the dining room has come apart at its connection point. Heated and cooled air is escaping into the crawlspace instead of reaching that room.
ESTIMATED COST RANGE	Bucket A · under $500
URGENCY	First year

SPECIALIST EVALUATION	Suggested: Licensed HVAC contractor
INSPECTION REPORT PAGES	p. 9
INSPECTOR LIMITATIONS	Some areas of crawlspace were obstructed by ductwork, piping, and low clearance.

14. Bathrooms / ventilation, Attic, hall bathroom exhaust duct terminus

Bucket B

LOCATION	Attic, hall bathroom exhaust duct terminus
INSPECTOR OBSERVED	“The exhaust fan in the hall bathroom is ducted to terminate in the attic space rather than being routed through the roof or soffit to the building exterior. Venting moist bathroom air into the attic promotes condensation on roof sheathing, can degrade insulation effectiveness, and creates conditions favorable for mold growth. Evidence of darkened sheathing was observed in the area near the duct terminus. Recommend extending the exhaust duct to a proper roof cap or soffit termination.”
WHAT THIS MEANS	The hall bathroom exhaust fan duct ends inside the attic instead of venting to the outside. Moist air from the bathroom is being released directly into the attic, and the inspector observed darkened wood sheathing near the duct opening as a result.
ESTIMATED COST RANGE	Bucket B · $500 to $2,500
URGENCY	First year
SPECIALIST EVALUATION	Suggested: Licensed roofer
INSPECTION REPORT PAGES	p. 10
INSPECTOR LIMITATIONS	Attic space was partially obstructed by HVAC ductwork and stored items near the access.

15. Exterior / structure, Attic floor, particularly near eaves and attic hatch

Bucket B

LOCATION	Attic floor, particularly near eaves and attic hatch
INSPECTOR OBSERVED	“Insulation depth across the attic floor varies from approximately 6 inches to 10 inches. Current [redacted] energy code (based on IECC 2018) requires a minimum of R-38 in the attic, which corresponds to roughly 12 to 14 inches of blown fiberglass. The thinner areas, particularly near the eaves and around the attic hatch, provide significantly less thermal resistance. Recommend adding insulation to achieve uniform R-38 coverage and installing a weatherstripped, insulated attic hatch cover.”
WHAT THIS MEANS	The insulation on the attic floor is thinner than current energy code requires, especially near the outer edges and around the attic access opening. This means more heating and cooling energy is escaping through the ceiling than should be.

ESTIMATED COST RANGE	Bucket B · $500 to $2,500
URGENCY	First year
SPECIALIST EVALUATION	Suggested: General handyman or carpenter
INSPECTION REPORT PAGES	p. 10
INSPECTOR LIMITATIONS	Attic space was partially obstructed by HVAC ductwork and stored items near the access.

16. Interior / fireplace, Bedroom 2 (two windows), dining room (one window)

Bucket B

LOCATION	Bedroom 2 (two windows), dining room (one window)
INSPECTOR OBSERVED	“Several double-hung vinyl windows (two in bedroom 2, one in the dining room) were difficult or impossible to operate. The sashes would not raise smoothly, indicating failed or broken balance mechanisms. Inoperable windows are a safety concern as they limit egress in an emergency. Recommend replacing the window balances to restore full operability.”
WHAT THIS MEANS	Two windows in bedroom 2 and one window in the dining room cannot be opened because the internal balance mechanisms have failed. Windows that cannot be opened limit escape options in an emergency.
ESTIMATED COST RANGE	Bucket B · $500 to $2,500
URGENCY	Within 30 days
SPECIALIST EVALUATION	Suggested: General handyman or carpenter
INSPECTION REPORT PAGES	p. 11
INSPECTOR LIMITATIONS	Home was furnished and occupied; some surfaces were not fully visible.

17. Stairs, Interior stairway between first and second floors, upper bracket

Bucket A

LOCATION	Interior stairway between first and second floors, upper bracket
INSPECTOR OBSERVED	“The wall-mounted handrail at the interior stairway between the first and second floors is loose at the upper bracket. The bracket hardware appears to have pulled partially out of the drywall, likely because the original installation did not anchor into a stud. Recommend re-securing the bracket into a wall stud or installing a toggle-bolt rated for the required load.”
WHAT THIS MEANS	The handrail on the main staircase is loose at the top because the mounting bracket pulled out of the drywall. The bracket was not anchored into a wall stud, so it does not provide reliable support.
ESTIMATED COST RANGE	Bucket A · under $500
URGENCY	Within 30 days
SPECIALIST EVALUATION	Suggested: General handyman or carpenter
INSPECTION REPORT PAGES	p. 11

18. Plumbing, Kitchen, dishwasher drain hose

Bucket A

LOCATION	Kitchen, dishwasher drain hose
INSPECTOR OBSERVED	“The dishwasher drain hose connects directly to the disposal inlet without a high loop or air gap device. Without either of these backflow prevention methods, wastewater from the disposal or sink drain can siphon back into the dishwasher tub. [redacted] plumbing code requires either a high loop (secured to the underside of the countertop) or an air gap device. Recommend installing a high loop as the simpler corrective measure.”
WHAT THIS MEANS	The dishwasher drain hose is connected in a way that allows dirty water from the sink to flow back into the dishwasher. Code requires either a high loop or an air gap device to prevent this.
ESTIMATED COST RANGE	Bucket A · under $500
URGENCY	Within 30 days
SPECIALIST EVALUATION	Suggested: Licensed plumber
INSPECTION REPORT PAGES	p. 13

19. Kitchen / appliances, Kitchen, freestanding gas range

Bucket A

LOCATION	Kitchen, freestanding gas range
INSPECTOR OBSERVED	“The freestanding gas range does not appear to have an anti-tip bracket installed or, if one is present, the range is not engaged with it. Anti-tip brackets prevent the range from tipping forward when weight is applied to an open oven door, which can cause the appliance to overturn and result in serious burn injuries. This is especially important in households with children. Recommend verifying bracket installation and engaging the range with the bracket per the manufacturer's instructions.”
WHAT THIS MEANS	The freestanding gas range does not appear to be secured by an anti-tip bracket, which is a safety device that prevents the stove from tipping forward if someone leans or sits on an open oven door.
ESTIMATED COST RANGE	Bucket A · under $500
URGENCY	Before closing
SPECIALIST EVALUATION	Suggested: General handyman or carpenter
INSPECTION REPORT PAGES	p. 13

Tier 3 · Moderate

8 findings

20. Roof, North-facing roof slope

Bucket B

LOCATION	North-facing roof slope

INSPECTOR OBSERVED	“Biological growth (moss and lichen) was observed covering approximately 30% of the north-facing roof slope. Moss retains moisture against the shingle surface and can accelerate granule loss and underlayment deterioration. Recommend professional soft-wash treatment and installation of zinc or copper ridge strips to inhibit regrowth.”
WHAT THIS MEANS	Moss and lichen cover about 30% of the north-facing roof slope. This organic growth holds moisture against the shingles and can shorten the roof's useful life if left untreated.
ESTIMATED COST RANGE	Bucket B · $500 to $2,500
URGENCY	First year
SPECIALIST EVALUATION	Suggested: Licensed roofer
INSPECTION REPORT PAGES	p. 4
INSPECTOR LIMITATIONS	Roof was not walked due to pitch exceeding 8/12 on the front slope; observations made from ground level and ladder at eave line.

21. Exterior / structure, Rear elevation gutters, both corners

Bucket A

LOCATION	Rear elevation gutters, both corners
INSPECTOR OBSERVED	“Aluminum gutters along the rear elevation are pulling away from the fascia board at both corners. The spike-and-ferrule fasteners are corroded and no longer holding securely. During rainfall this will cause overflow and concentrated water discharge near the foundation. Recommend re-securing with modern hidden-hanger brackets.”
WHAT THIS MEANS	The gutters along the rear of the home are pulling away from the roofline at both corners because the original fasteners have corroded. During rain, water will overflow and pour directly against the foundation instead of draining away.
ESTIMATED COST RANGE	Bucket A · under $500
URGENCY	First year
SPECIALIST EVALUATION	Suggested: General handyman or carpenter
INSPECTION REPORT PAGES	p. 4

22. Exterior / structure, Garage door header trim, left side

Bucket B

LOCATION	Garage door header trim, left side
INSPECTOR OBSERVED	“The painted wood trim board above the garage door opening is deteriorated. Probing with an awl revealed soft, punky wood across approximately 18 inches of the header trim, primarily on the left side. The paint film has failed in this area, allowing moisture absorption. Recommend removal and replacement of the affected trim board and repainting with exterior-grade paint. Check the underlying framing header for moisture damage.”

WHAT THIS MEANS	About 18 inches of the painted wood trim board above the garage door has rotted through. The paint has failed in that area, letting moisture soak into the wood, and the inspector noted the structural header underneath should also be checked for damage.
ESTIMATED COST RANGE	Bucket B · $500 to $2,500
URGENCY	First year
SPECIALIST EVALUATION	Suggested: General handyman or carpenter
INSPECTION REPORT PAGES	p. 5

23. Site, Southwest corner of home, exterior grade

Bucket A

LOCATION	Southwest corner of home, exterior grade
INSPECTOR OBSERVED	“The soil grade slopes toward the foundation at the southwest corner of the home over a distance of approximately 6 feet. Standing water was not present at the time of inspection, but soil staining and erosion patterns suggest periodic pooling. Recommend regrading to provide a minimum 6-inch drop over the first 10 feet away from the foundation, per IRC standards.”
WHAT THIS MEANS	At the southwest corner of the home, the ground slopes toward the foundation rather than away from it. Erosion patterns suggest water periodically pools in this area, which can push moisture into the crawlspace and against the foundation.
ESTIMATED COST RANGE	Bucket A · under $500
URGENCY	First year
SPECIALIST EVALUATION	Suggested: General handyman or carpenter
INSPECTION REPORT PAGES	p. 5

24. Plumbing, Guest bathroom, toilet supply shut-off valve

Bucket A

LOCATION	Guest bathroom, toilet supply shut-off valve
INSPECTOR OBSERVED	“The shut-off valve for the guest bathroom toilet is an older gate-style valve. Gate valves are prone to failure when not operated regularly and may not fully stop flow when needed. Recommend upgrading to a quarter-turn ball-type shut-off valve for reliable emergency shut-off capability.”
WHAT THIS MEANS	The water shut-off valve behind the guest bathroom toilet is an older style that can seize over time and may not fully stop water flow in an emergency.
ESTIMATED COST RANGE	Bucket A · under $500
URGENCY	First year
SPECIALIST EVALUATION	Suggested: Licensed plumber
INSPECTION REPORT PAGES	p. 8

25. Heating, Return air plenum, furnace

Bucket A

LOCATION	Return air plenum, furnace
INSPECTOR OBSERVED	“The return air filter was found to be heavily soiled and partially collapsed at the plenum. A restricted filter reduces airflow, increases energy consumption, and can cause premature wear on the blower motor and heat exchanger. Recommend immediate replacement and establishment of a 90-day filter change schedule.”
WHAT THIS MEANS	The furnace air filter is heavily clogged and partially collapsed, which restricts airflow through the heating and cooling system. This forces the equipment to work harder and can cause premature wear on internal components.
ESTIMATED COST RANGE	Bucket A · under $500
URGENCY	Within 30 days
SPECIALIST EVALUATION	Suggested: Licensed HVAC contractor
INSPECTION REPORT PAGES	p. 9

26. Roof, Attic, soffit vent bays

Bucket A

LOCATION	Attic, soffit vent bays
INSPECTOR OBSERVED	“Daylight was visible at several soffit vent locations, suggesting that the insulation baffles separating the insulation from the soffit vents may be displaced or missing. Without baffles, insulation can block soffit vents and impede attic ventilation, or wind-washing can reduce insulation effectiveness at the eaves. Recommend verifying and reinstalling polystyrene baffles at all soffit vent bays.”
WHAT THIS MEANS	The cardboard or foam channels that keep attic insulation from blocking the soffit vents appear to be missing or pushed out of position in several spots. Without them, airflow through the attic can be blocked and insulation near the eaves can lose effectiveness.
ESTIMATED COST RANGE	Bucket A · under $500
URGENCY	First year
SPECIALIST EVALUATION	Suggested: General handyman or carpenter
INSPECTION REPORT PAGES	p. 10
INSPECTOR LIMITATIONS	Attic space was partially obstructed by HVAC ductwork and stored items near the access.

27. Plumbing, First-floor ceiling directly below upstairs hall bathroom

Bucket A

LOCATION	First-floor ceiling directly below upstairs hall bathroom

INSPECTOR OBSERVED	“A circular discoloration approximately 12 inches in diameter was observed on the first-floor ceiling directly below the upstairs hall bathroom. The stain was dry at the time of inspection, and a moisture meter reading at the surface was within normal range. This suggests a prior leak event, possibly from the toilet wax ring, supply connection, or tub/shower surround above. Recommend monitoring for recurrence and investigating the upstairs bathroom floor connections if new staining appears.”
WHAT THIS MEANS	There is a circular water stain about 12 inches across on the first-floor ceiling directly below the upstairs hall bathroom. The stain was dry at the time of inspection, but the source of the original leak has not been identified.
ESTIMATED COST RANGE	Bucket A · under $500
URGENCY	First year
SPECIALIST EVALUATION	Suggested: Licensed plumber
INSPECTION REPORT PAGES	p. 11
INSPECTOR LIMITATIONS	Stain was dry at time of inspection; moisture meter reading within normal range.

Tier 4 · Minor

5 findings

28. Roof, Ridge vent, west end, approximately 4-foot section

Bucket A

LOCATION	Ridge vent, west end, approximately 4-foot section
INSPECTOR OBSERVED	“The ridge vent appears functional, but the external filter mesh is partially deteriorated along a 4-foot section near the west end. Deteriorated mesh can allow insects and wind-driven rain into the attic space. Recommend repair or replacement of the affected section.”
WHAT THIS MEANS	A 4-foot section of the ridge vent's protective mesh screen has deteriorated, which could allow insects or wind-driven rain to enter the attic space.
ESTIMATED COST RANGE	Bucket A · under $500
URGENCY	First year
SPECIALIST EVALUATION	Suggested: Licensed roofer
INSPECTION REPORT PAGES	p. 4
INSPECTOR LIMITATIONS	Roof was not walked due to pitch exceeding 8/12 on the front slope; observations made from ground level and ladder at eave line.

29. Exterior / structure, Crawlspace, floor joist at center beam near north wall

Bucket A

LOCATION	Crawlspace, floor joist at center beam near north wall

INSPECTOR OBSERVED	“One floor joist at the center beam near the north wall has been sistered (reinforced by attaching a second joist alongside). The repair appears to be older, and the bolts and blocking are intact. No active deflection or movement was observed. However, the reason for the original repair is unknown. Recommend monitoring for any new deflection. If flooring above this area shows unevenness, further evaluation by a structural engineer is warranted.”
WHAT THIS MEANS	One floor joist in the crawlspace was previously reinforced by attaching a second joist alongside it. The repair looks intact and stable, but the reason the original joist needed reinforcement is not documented.
ESTIMATED COST RANGE	Bucket A · under $500
URGENCY	Discretionary
SPECIALIST EVALUATION	Suggested: Licensed structural engineer
INSPECTION REPORT PAGES	p. 6
INSPECTOR LIMITATIONS	Reason for original repair is unknown.

30. Exterior / structure, Crawlspace foundation walls, primarily east wall

Bucket A

LOCATION	Crawlspace foundation walls, primarily east wall
INSPECTOR OBSERVED	“Minor white mineral deposits (efflorescence) were observed on the interior face of the crawlspace foundation walls, primarily along the east wall. Efflorescence indicates that moisture is migrating through the concrete. While minor efflorescence is common in older crawlspaces, it should be monitored in conjunction with the vapor barrier condition and the negative exterior grade noted in Section 3.”
WHAT THIS MEANS	White mineral deposits (efflorescence) are visible on the crawlspace foundation walls, mainly on the east side. This is a sign that moisture is seeping through the concrete from outside.
ESTIMATED COST RANGE	Bucket A · under $500
URGENCY	Discretionary
SPECIALIST EVALUATION	Suggested: General handyman or carpenter
INSPECTION REPORT PAGES	p. 6
INSPECTOR LIMITATIONS	Some areas of crawlspace were obstructed by ductwork, piping, and low clearance.

31. Plumbing, Master bathroom lavatory

Bucket A

LOCATION	Master bathroom lavatory

INSPECTOR OBSERVED	“The lavatory sink in the master bathroom drained noticeably slowly during functional testing. The drain took approximately 45 seconds to clear a basin of water versus a normal expectation of under 15 seconds. This likely indicates a partial obstruction in the trap or branch drain. Recommend clearing the drain and inspecting the trap for debris buildup.”
WHAT THIS MEANS	The master bathroom sink drains very slowly, taking about three times longer than normal to clear. This suggests a partial blockage in the drain trap or the pipe just below it.
ESTIMATED COST RANGE	Bucket A · under $500
URGENCY	Discretionary
SPECIALIST EVALUATION	Suggested: Licensed plumber
INSPECTION REPORT PAGES	p. 8

32. Site, Garage floor slab

Bucket A

LOCATION	Garage floor slab
INSPECTOR OBSERVED	“A crack approximately 8 feet long and up to 3/16 inch wide was observed running diagonally across the garage floor slab. No significant vertical displacement was noted across the crack. Settlement cracks of this width are common in slab-on-grade construction and are typically cosmetic. Recommend sealing the crack with a flexible polyurethane caulk to prevent moisture intrusion and monitoring for any increase in width or displacement.”
WHAT THIS MEANS	An 8-foot diagonal crack runs across the garage floor slab. The two sides of the crack are level with each other, and the inspector considered it a typical settlement crack rather than a structural concern.
ESTIMATED COST RANGE	Bucket A · under $500
URGENCY	Discretionary
SPECIALIST EVALUATION	Suggested: General handyman or carpenter
INSPECTION REPORT PAGES	p. 12

4 Patterns

Crawlspace moisture cluster

Five findings converge on a single moisture story in the crawlspace: a torn and displaced vapor barrier with confirmed elevated joist moisture readings, a secondary condensate drain discharging into the crawlspace, a separated duct joint adding conditioned air and humidity to the same space, negative exterior grade directing surface water toward the foundation, and efflorescence on the foundation walls confirming moisture migration through the concrete. Each finding individually understates the cumulative exposure. Presenting them together frames the crawlspace as a system with multiple active moisture inputs that are compounding one another, which supports a broader remediation demand rather than a set of disconnected line-item repairs.

Supporting findings

- Exterior / structure, Crawlspace floor, multiple areas including beneath master bathroom
- Heating, Air handler, crawlspace, secondary condensate drain line
- Heating, Crawlspace, flexible duct branch serving dining room
- Site, Southwest corner of home, exterior grade
- Exterior / structure, Crawlspace foundation walls, primarily east wall

Attic moisture and ventilation

Three findings tell a connected story about moisture and thermal performance in the attic: the hall bathroom exhaust fan terminates inside the attic space with already-visible darkened sheathing, insulation baffles at the soffit vents are displaced or missing and compromising airflow, and attic floor insulation is below the current energy code minimum. Together these findings frame the attic as an environment where moisture is being actively introduced, ventilation is impeded, and thermal control is inadequate. A skilled agent would present them as a ventilation and moisture system failure, which carries more negotiating weight than three separate maintenance line items.

Supporting findings

- Bathrooms / ventilation, Attic, hall bathroom exhaust duct terminus
- Roof, Attic, soffit vent bays
- Exterior / structure, Attic floor, particularly near eaves and attic hatch

Fire and life safety

Five findings independently meet a life-safety threshold: a double-tapped circuit breaker creating an arcing and fire risk at the panel, an open junction box in the attic exposing wire connections to insulation and debris, a garage-to-living-space door without self-closing hardware removing a passive fire barrier, an ungrounded exterior receptacle in a wet location, and a gas range without a functional anti-tip bracket. Presenting these findings together frames the home as carrying concurrent life-safety deficiencies across multiple systems. That framing supports a pre-closing remediation demand, because a post-closing credit would leave the buyer verifying completion of safety-critical repairs after keys change hands.

Supporting findings

- Electrical, Main electrical panel, garage (Square D Homeline), 20A circuit breaker
- Electrical, Attic, near attic access hatch
- Garage / safety, Door between garage and house interior

- Electrical, Rear patio wall, exterior receptacle
- Kitchen / appliances, Kitchen, freestanding gas range

End-of-life cluster

The gas water heater at approximately 16.5 years is well past its rated service life of 8 to 12 years and faces elevated risk of sudden failure. The roof carries an active vent boot leak with confirmed sheathing staining, biological growth covering 30% of the north-facing slope, and a deteriorated ridge vent mesh, all observed under inspector access limitations that prevented walking the roof. These findings, taken together, frame the home as one requiring near-term capital expenditure on two major systems. The roof access limitation means the full extent of roof wear is genuinely unknown, which adds open-ended cost risk to the age-based water heater exposure.

Supporting findings

- Plumbing, Utility area, water heater (Rheem 40-gallon gas)
- Roof, Main plumbing vent stack, rear slope
- Roof, North-facing roof slope
- Roof, Ridge vent, west end, approximately 4-foot section

Inspector-limited scope

Several significant findings carry explicit inspector access limitations that leave material uncertainty unresolved: the roof was not walked due to pitch, so the full extent of biological growth and vent damage is unknown; multiple crawlspace areas were obstructed by ductwork, piping, and low clearance, leaving portions of the vapor barrier, duct system, and joist conditions uninspected; and the attic was partially obstructed, limiting full assessment of the junction box, insulation, and sheathing conditions. The structural engineer finding for the east elevation crack carries the additional caveat that movement may be ongoing or historical, with scope unknown until an engineer evaluates it. A skilled agent would frame these limitations collectively to establish that the buyer is being asked to accept open-ended unknowns on the home's most consequential systems. That framing supports a price adjustment or specialist contingency rather than a fixed-credit approach.

Supporting findings

- Roof, Main plumbing vent stack, rear slope
- Roof, North-facing roof slope
- Roof, Ridge vent, west end, approximately 4-foot section
- Exterior / structure, Crawlspace floor, multiple areas including beneath master bathroom
- Heating, Air handler, crawlspace, secondary condensate drain line
- Heating, Crawlspace, flexible duct branch serving dining room
- Bathrooms / ventilation, Attic, hall bathroom exhaust duct terminus
- Electrical, Attic, near attic access hatch
- Exterior / structure, Attic floor, particularly near eaves and attic hatch
- Exterior / structure, East elevation brick veneer, first-floor window sill level

Foundation and drainage risk

Three findings point at a shared underlying concern about water management at and below grade: an 8-foot horizontal crack in the brick veneer consistent with differential foundation settlement requiring structural engineering evaluation, gutters pulling away from the rear fascia that will direct concentrated overflow near the foundation during rainfall, and siding in direct soil contact along the north elevation that wicks moisture and conceals potential wood-destroying insect activity. The gutter and siding

conditions are active contributors to the moisture environment that either caused or could worsen the settlement pattern. Grouping them supports framing the structural engineer evaluation as urgent and contextually connected to ongoing drainage failures rather than as a standalone specialist referral.

Supporting findings

- Exterior / structure, East elevation brick veneer, first-floor window sill level
- Exterior / structure, Rear elevation gutters, both corners
- Exterior / structure, North elevation, bottom course of vinyl siding

5 Cost Summary

Each negotiable finding has been assigned a cost bucket: an order-of-magnitude range rather than a point estimate. The distribution below shows how the findings cluster across those bands. The posture-scaled recovery range appears in Section 2, not here.

Distribution across cost buckets

Bucket A	under $500	**16**
Bucket B	$500 to $2,500	**8**
Bucket C	$2,500 to $10,000	**2**
Bucket D	$10,000 to $25,000	**0**
Bucket E	over $25,000	**0**
Bucket W	wide range depending on scope	**1**

Wildcards · scope-dependent cost

These items can swing from modest to catastrophic depending on what a specialist finds on evaluation. Resolving them before fixing a final ask will materially change the leverage range.

- Exterior / structure, East elevation brick veneer, first-floor window sill level
  An 8-foot horizontal crack runs through the brick on the east side of the home at the level of the first-floor windows. The pattern of the crack is consistent with the front and rear portions of the foundation having moved at different rates.

Trades to engage

Items grouped by the specialist best suited to quote and perform the work. One call can often cover several findings.

General handyman or carpenter	**11 items**
Licensed plumber	**5 items**
Licensed electrician	**4 items**
Licensed HVAC contractor	**3 items**
Licensed roofer	**3 items**
Licensed structural engineer	**1 item**

6 Strategy

Posture

Assertive

The inspection produced three tier 1 findings, a crawlspace moisture cluster spanning five contributing defects, an attic moisture and ventilation system failure, concurrent life-safety deficiencies across multiple systems, and two end-of-life major components with open-ended cost exposure on the roof. The inspector-limited scope pattern means the buyer is accepting material unknowns on the home's most consequential systems. That combination warrants an assertive opening, not a measured one.

Leverage assessment

Expected recovery at an assertive posture: $3,500 to $29,000 across 27 negotiable items.

The buyer holds substantial leverage here. The tier 1 findings include a structural crack requiring a licensed engineer, a fire-code violation at the garage-to-living-space door, and a panel-level double-tap creating an arcing and fire risk. Layered on top of those are six identified patterns, including a crawlspace with multiple simultaneous moisture inputs, an attic venting into itself, and a life-safety cluster spanning electrical, mechanical, and kitchen systems. The roof was not walked, portions of the crawlspace were obstructed, and the attic was partially blocked, meaning the buyer can legitimately argue that the full scope of defects in the home's three most critical concealed spaces is not yet known. The water heater is 16.5 years old and the roof carries an active confirmed leak with a partially unknown biological growth extent. No market notes were provided, so no seller-side market pressure has been flagged. The operator should treat that absence as a neutral market condition, which tips the balance toward the buyer. The seller's strongest counter-position is that many individual items are individually inexpensive to fix. The buyer's response to that framing is the pattern data: the crawlspace, attic, and life-safety findings are not a list of isolated items. They are system-level failures that compound one another, and the inspector's access limitations mean the listed items are a floor, not a ceiling.

Lead with · 5

Items the buyer should open the negotiation with.

1. #1 Exterior / structure, East elevation brick veneer, first-floor window sill level — Bucket W

Open with the foundation crack. It is the only finding where the cost is genuinely unknown, a structural engineer has not yet evaluated the property, and the buyer cannot make an informed decision without that evaluation. Leading here establishes that this conversation involves open-ended exposure, not just a repair list with known price tags.

2. #7 Exterior / structure, Crawlspace floor, multiple areas including beneath master bathroom — Bucket C

Present the vapor barrier finding as the anchor of the crawlspace moisture cluster immediately after the foundation crack. The inspector-limited scope pattern applies here: portions of the crawlspace

were not inspected, which means the buyer is accepting an incomplete picture of a space already showing elevated joist moisture.

3. #2 Electrical, Main electrical panel, garage (Square D Homeline), 20A circuit breaker Bucket B

The double-tapped breaker is a safety-flagged, pre-closing finding with a licensed-electrician requirement. It strengthens the opening by adding a code-compliance and fire-safety dimension that is difficult to minimize.

4. #3 Garage / safety, Door between garage and house interior Bucket A

The IRC R302.5.1 citation makes this fire-code deficiency easy to document and hard to dispute. Adding it to the opening round keeps the life-safety cluster visible and frames the conversation around multiple concurrent safety failures.

5. #4 Roof, Main plumbing vent stack, rear slope Bucket A

An active confirmed roof leak with documented sheathing staining is a before-closing finding. Including it in the opening keeps the end-of-life cluster in view and supports the argument that the roof's full condition is unknown because the inspector could not walk it.

Hold in reserve · 5

Items to introduce only if the seller pushes back on the lead items.

1. #14 Bathrooms / ventilation, Attic, hall bathroom exhaust duct terminus Bucket B

The bathroom exhaust fan terminating in the attic with confirmed darkened sheathing is a strong second-round item. It adds a code violation and active moisture finding to the attic cluster without diluting the opening round's focus on structural, crawlspace, and life-safety items.

2. #11 Plumbing, Utility area, water heater (Rheem 40-gallon gas) Bucket C

The water heater's age and near-certain replacement timeline is useful as a second-round item or as trade material when negotiating the shape of credits. It is a Bucket C finding with a clear price range, which makes it a useful anchor for a credit conversation after the harder structural and safety items have been addressed.

3. #6 Exterior / structure, North elevation, bottom course of vinyl siding Bucket A

Soil contact with the north elevation siding over 10 feet conceals potential wood-destroying insect activity and belongs in the foundation and drainage risk cluster. It is a useful second-round item to reinforce the argument that drainage and moisture management failures are systemic.

4. #16 Interior / fireplace, Bedroom 2 (two windows), dining room (one window) Bucket B

Inoperable egress windows in bedroom 2 are a safety item with a clear mechanical fix path. Holding this in reserve gives the buyer a safety-flagged item to add in a second round if the seller pushes back on the scope of the opening demands.

5. #13 Heating, Crawlspace, flexible duct branch serving dining room Bucket A

The separated duct joint is a direct moisture contributor to the crawlspace and belongs in a comprehensive crawlspace remediation demand. It is best raised in the second round when the crawlspace cluster framing is already established.

Concede · 6

Items the buyer is prepared to drop in exchange for movement on leads.

1. #28 Roof, Ridge vent, west end, approximately 4-foot section Bucket A

Deteriorated ridge vent mesh over a 4-foot section is a tier 4 maintenance item. The vent remains functional and there is no evidence of active intrusion. Conceding this keeps goodwill without surrendering anything material.

2. #30 Exterior / structure, Crawlspace foundation walls, primarily east wall Bucket A

Efflorescence on the foundation walls is already captured contextually within the crawlspace moisture cluster. As a standalone item it is a tier 4 monitoring finding. Dropping it explicitly signals reasonableness without weakening the cluster framing.

3. #31 Plumbing, Master bathroom lavatory Bucket A

A slow-draining master bathroom lavatory is a minor maintenance item, most likely a trap obstruction. Conceding this costs nothing and demonstrates the buyer is not sweeping in every line item.

4. #32 Site, Garage floor slab Bucket A

The diagonal garage slab crack with no vertical displacement is a cosmetic item. The inspector treated it as typical settlement. It is the weakest item in the report and should be dropped early to signal the buyer is operating in good faith.

5. #29 Exterior / structure, Crawlspace, floor joist at center beam near north wall Bucket A

The sistered joist is a stable, already-repaired condition with no active defect. The inspector's framing was explicitly a monitoring recommendation. Conceding this costs nothing and avoids the appearance of overreach.

6. #25 Heating, Return air plenum, furnace Bucket A

A clogged furnace filter is the definition of a maintenance item. Conceding it explicitly reinforces the buyer's credibility on the harder items.

Concession trade framework

The buyer should insist on pre-closing repairs for all life-safety findings: the double-tapped breaker, the garage-to-living-space door self-closing hardware, the gas range anti-tip bracket, the open junction box in the attic, and the ungrounded exterior patio receptacle. Repairs are required on these items because the buyer cannot reasonably verify post-closing completion of safety-critical work after keys change

hands. The buyer should also insist on a pre-closing structural engineer evaluation of the east elevation crack before any credit or repair figure is agreed upon. The scope of that finding is genuinely unknown and no credit figure is defensible until the engineer reports. For the crawlspace moisture cluster, the buyer should demand either pre-closing remediation (vapor barrier replacement, condensate drain rerouting, and duct reconnection) verified by an HVAC contractor and general contractor, or a credit sized to Bucket C-plus for the vapor barrier alone plus the cost of the HVAC items, with the understanding that obstructed crawlspace areas may reveal additional scope. For the active roof leak at the vent boot, pre-closing repair by a roofer is the appropriate demand. The buyer can accept a credit for the water heater replacement because the cost range for a 40-gallon gas water heater replacement is well-defined and the buyer can verify the work independently after closing. The attic insulation, bathroom exhaust duct, and window balance findings are appropriate credit items. The buyer should give ground on the tier 4 items and on any item where the inspector's framing was explicitly a monitoring recommendation.

Walk-away red flags

The buyer should be advised to re-open the contingency or walk away if the structural engineer evaluation of the east elevation crack reveals active ongoing differential settlement requiring underpinning or other foundation intervention, because that scope is open-ended and cannot be adequately addressed through a fixed credit. The buyer should also consider walking away if the seller refuses a pre-closing structural engineering evaluation entirely, since accepting the property without resolving that unknown is accepting an undisclosed structural risk. If the crawlspace remediation scope expands materially once obstructed areas are inspected and reveals mold colonization of floor joists or evidence of wood-destroying insect activity connected to the north elevation soil contact, the buyer should re-evaluate whether a credit can realistically cover remediation of an environment with multiple active moisture inputs and concealed insect risk. Finally, if the seller refuses to correct any of the five life-safety findings before closing, the buyer should be advised that proceeding without those corrections creates post-closing liability exposure that is not addressable by credit. Under [redacted] sellers are required to disclose known material defects; if any of these conditions were known and not disclosed on the Residential Property and Owners Association Disclosure Statement, the operator should flag that for the buyer's attorney as a potential basis for re-opening the contingency independent of the repair negotiation.

7 Draft Letter

This draft reproduces the repair-request letter that ships alongside this analysis as an editable Word document. The Word version is authoritative; this inline draft is a reading reference and does not update automatically after this PDF is generated.

April 22, 2026

To the Seller of [redacted]

Subject: Repair Request for [redacted]

Dear Seller,

We completed our home inspection at [redacted] on [redacted]. Several items emerged that we would like addressed before closing. This letter sets out our repair request under the inspection contingency.

The inspection surfaced 32 items overall; 10 are the focus of this request. We have organized them below for efficient review.

Items requested

1. **Exterior / structure, East elevation brick veneer, first-floor window sill level**
   An 8-foot horizontal crack runs through the brick on the east side of the home at the level of the first-floor windows. We request evaluation by a Licensed structural engineer, with remediation scope and cost defined from that evaluation. Please provide either documentation of completed work or an equivalent credit at closing.
2. **Exterior / structure, Crawlspace floor, multiple areas including beneath master bathroom**
   The plastic moisture barrier on the crawlspace floor is torn and pushed aside in several places, leaving about 40% of the bare soil exposed. We request repair to a workmanlike standard, or an equivalent credit at closing.
3. **Electrical, Main electrical panel, garage (Square D Homeline), 20A circuit breaker**
   Two separate electrical circuits are connected to a single circuit breaker in the main panel, a condition known as double-tapping. We request repair by a Licensed electrician, with documentation, or an equivalent credit at closing.
4. **Garage / safety, Door between garage and house interior**
   The door connecting the garage to the inside of the home does not automatically close and latch on its own. We request repair to a workmanlike standard, or an equivalent credit at closing.
5. **Roof, Main plumbing vent stack, rear slope**
   The rubber boot sealing the main plumbing vent pipe where it exits the roof is cracked and pulling away, allowing water to enter the home. We request repair to a workmanlike standard, or an equivalent credit at closing.

6. **Bathrooms / ventilation, Attic, hall bathroom exhaust duct terminus**
   The hall bathroom exhaust fan duct ends inside the attic instead of venting to the outside. We request repair to a workmanlike standard, or an equivalent credit at closing.
7. **Plumbing, Utility area, water heater (Rheem 40-gallon gas)**
   The gas water heater was manufactured in September 2009, making it about 16 and a half years old. We request repair by a Licensed plumber, with documentation, or an equivalent credit at closing.
8. **Exterior / structure, North elevation, bottom course of vinyl siding**
   Along the north side of the home, the bottom row of vinyl siding sits directly on the soil for about 10 feet. We request repair to a workmanlike standard, or an equivalent credit at closing.
9. **Interior / fireplace, Bedroom 2 (two windows), dining room (one window)**
   Two windows in bedroom 2 and one window in the dining room cannot be opened because the internal balance mechanisms have failed. We request repair to a workmanlike standard, or an equivalent credit at closing.
10. **Heating, Crawlspace, flexible duct branch serving dining room**
    A flexible duct branch that is supposed to deliver conditioned air to the dining room has come apart at its connection point. We request repair to a workmanlike standard, or an equivalent credit at closing.

For each item above, we are open to either a credit at closing or completion by a licensed contractor prior to closing. Where scope is narrow or materials are standard, we prefer credits. For items involving specialized trades, open permits, or life-safety systems, we prefer completion by a licensed contractor with documentation at walkthrough.

We ask for a response to this request by [redacted], in line with our inspection contingency. If any item requires clarification, please reach out through our representative listed below.

Thank you for your consideration. We look forward to your response.

Sincerely,

[redacted]

8 Appendix

Scope summary

Total findings (in scope)	**32**
Tier 1 · Critical	**3**
Tier 2 · Significant	**16**
Tier 3 · Moderate	**8**
Tier 4 · Minor	**5**
Excluded (not in scope)	**1**

Excluded findings

EXCLUDED DURING CLASSIFICATION

- Pests, Entire property
  This finding documents an inspection limitation rather than an observed defect. The inspector did not perform a WDI inspection and is recommending the buyer obtain one separately. There is no identified condition to negotiate; the buyer should simply obtain the WDI report.

Methodology

This analysis is produced by Shim, Field Assembly's internal operator tool for inspection response. Starting from the inspector's PDF, the tool extracts and normalizes each finding, classifies items by tier (severity) and cost bucket (order-of-magnitude range), surfaces cross-cutting patterns, and composes a negotiation strategy. Every stage is LLM-assisted and operator-reviewed before the deliverable is produced. Cost buckets are not dollar estimates on individual items; they are ranges used to group items for discussion. The recovery ranges in Sections 2 and 6 are derived from bucket bounds multiplied by a posture-scaled recovery multiplier and rounded to the nearest $500.

Disclaimer

This analysis is prepared by Field Assembly LLC for the named buyer as negotiation support. It does not replace the licensed inspector's report, does not constitute a warranty, and is not legal, financial, or engineering advice. Dollar impact of individual findings is expressed as cost buckets, not fixed estimates.

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