

12 Elm St, Springfield · 2026-09-14

Summary

The house is in fair shape for its age. Two safety items need attention right away, and the water heater is near the end of its life.

RECOMMENDED FIXES

\$1,500 to \$2,630

3 items, recommended route for each

SAFETY ITEMS

\$100 to \$200

Do these first

Raise before closing (1)

- Missing GFCI protection in kitchen.** Ask the seller to add GFCI protection or give a \$200 credit.

First-year priorities

- 1. Add GFCI outlets in the kitchen
- 2. Replace the water heater
- 3. Clean gutters each fall

Safety first (1)

Missing GFCI protection in kitchen

Electrical · Kitchen counter outlets · p. 14

RAISE BEFORE CLOSING

Outlets within 6 feet of the sink are not GFCI protected.

A GFCI cuts power in a shock fault near water.

DIY	\$20 to \$40	Swap the first outlet in the run for a GFCI receptacle.
Handyman Recommended	\$100 to \$200	Install GFCI receptacles.
Pro	\$150 to \$300	Electrician installs and tests.

Fix this year (1)

Water heater past expected life

Water heater · Basement · p. 22

2009 gas water heater, rust at base; temperature $\geq 140^{\circ}\text{F}$ -> scald risk.

Tanks this old can leak without warning.

Pro	\$1,400 to \$2,400	Plumber replaces the tank and checks venting.
Recommended		

Routine maintenance (1)

Clean gutters

Roof · Front · p. 8

Gutters full of debris.

Overflow wets the foundation.

DIY	\$0 to \$30	Ladder, scoop, flush downspouts.
Recommended		

Handyman	\$120 to \$250	Gutter cleaning service.
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Appliances and systems

Item	Brand / model	Age	Condition	Life left
Water heater	Rheem XG40	2009	Rust at base	0 to 2 years

Costs are rough national averages for planning, not quotes. Always confirm safety items with a licensed pro.