

# CERTIHOME

AI-GENERATED HOME REPORT (GEN2)

## Possible Purchase

Wy 182001

Generated: 2026-04-21

This report is based on the provided photos and caller-provided findings only. It does not verify system operation, code compliance, or hidden conditions.

### Risk Meter (Preview)

Overall: **High (62/100)**



High chance of cost escalation or damage if delayed. Address soon.

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### What CertiHome Is

CertiHome organizes your photos and notes into a structured, client-ready report. It highlights visible issues, prioritizes next steps, and helps you prepare for contractor or inspector conversations.

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### How to Use This Report

Start with the Risk Overview and Detailed Findings. Then review Recommended Actions and the rest of the planning/negotiation sections as applicable.

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### What This Report Is Good For

Prioritizing visible concerns, organizing repair planning, estimating rough cost ranges, documenting condition with photos, and clarifying negotiation/credit requests with a seller. Always confirm with licensed professionals.

**Important:** This is an AI-generated Home Report for personal use only. It is not a home inspection,

certification, or warranty. Always seek a qualified professional for any repairs, safety concerns, or real estate decisions.

## What Each Section Covers

- S Summary**  
High-level overview of what the photos and notes suggest.
- R Risk Overview**  
Shows 0–100 scores by category. Higher scores mean higher urgency/risk.
- D Detailed Findings**  
All available photos first, then per-area findings with Information + Recommendations.
- A Recommended Actions**  
Short overview of next steps. Full breakdown appears in Action Details.
- \$ Action Details**  
Risk level, cost ranges, suggested trade/DIY level, and negotiation notes per action.
- P Repair Roadmap**  
Groups actions into timing buckets (0–7 days, 8–30 days, etc.) to plan in order.
- M Preventive Plan**  
Monthly/seasonal/annual checks to reduce future issues and catch problems early.
- N Negotiation Leverage**  
Buyer-facing points and typical asks (credits, repairs, receipts, reinspection).

Note: If the cover content spans multiple pages, the report begins on the next page.

# Possible Purchase

Date: 2026-04-21

Location: Wy 182001

AI-GENERATED HOME REPORT (GEN2)

## SUMMARY

Based on the provided photos, the main concerns appear to be (1) multiple exterior wood trim/fascia areas with peeling paint and apparent weathering, (2) basement/foundation moisture indicators (efflorescence and paint bubbling, plus basement floor dampness), (3) localized interior wall/floor staining and deterioration consistent with prior or ongoing moisture, and (4) a visibly corroded copper pipe joint suggesting an active or past leak. The roof is shown from the ground with patchy/uneven shingle appearance in spots, which warrants a closer professional review, especially given the moisture indicators inside. Important: This is an AI-generated Home Report for personal use only. It is not a home inspection, certification, or warranty. Always seek a qualified professional.



## Risk Overview

Scores range 0-100. Higher = higher urgency/risk. See legend below.

Overall		High (62/100)
Safety		Moderate (28/100)
Moisture		High (74/100)
Mechanical		High (55/100)
Interior		High (58/100)

### Key Drivers

- Basement masonry shows efflorescence and paint deterioration consistent with moisture migration
- Visible dampness on basement floor near mechanical area
- Corroded copper pipe joint suggests an active or past leak requiring prompt plumbing review
- Exterior trim has extensive peeling paint/weathering which can allow moisture intrusion and wood deterioration
- Interior wall deterioration/staining around window A/C area suggests moisture impact

## Limitations

- Photos provide limited angles and do not confirm causes, extent of damage behind finishes, or whether any issues are active at time of review
- Roof, attic, electrical, and mechanical systems cannot be fully evaluated from photos alone

### How to read these scores

**0–24 Low:** Mostly routine maintenance or cosmetic concerns.

**25–49 Moderate:** Needs attention; may worsen or become costlier if deferred.

**50–74 High:** Meaningful risk of damage/cost escalation; address soon.

**75–100 Critical:** Likely urgent or safety concern; prioritize immediately.

**Note:** Scores are best-effort estimates from provided info/photos and should be confirmed by licensed professionals.

## D Detailed Findings







## Exterior Roof & Trim

**Information:** Roof shingles appear uneven/patchy in multiple areas from ground views. Exterior gable/rake trim shows peeling paint and weathering, indicating deferred exterior maintenance that can allow moisture intrusion into wood components.

**Recommendations:** Have a roofing contractor evaluate shingle condition and key transitions (rakes/valleys/roof-to-wall areas) and provide repair recommendations. Scrape/repair damaged trim areas, prime, and repaint; replace any deteriorated wood discovered during prep.

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## Exterior Foundation / Masonry

**Information:** A vertical crack is visible in painted masonry, and there appears to be deterioration/voiding at a joint/edge near an exterior opening. Cracks and gaps can allow water entry and accelerate masonry deterioration.

**Recommendations:** Have a qualified contractor evaluate cracking and repair/seal appropriately. Monitor for changes in crack size and any water entry after rain events.

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## Basement / Foundation Moisture

**Information:** White mineral deposits (efflorescence) and paint deterioration are visible on a basement masonry wall, suggesting moisture movement through the wall.

**Recommendations:** Investigate moisture sources (exterior drainage, seepage, humidity/condensation). Consider professional waterproofing assessment and implement steps such as improving drainage and controlling basement humidity.

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## Basement Plumbing

**Information:** A copper pipe joint shows heavy green corrosion consistent with a current or prior leak at/near the fitting.

**Recommendations:** Have a licensed plumber assess for active leaking, repair/replace the affected joint/section, and check adjacent piping for similar corrosion.

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### **Basement Mechanical Area (Boiler/Heating Equipment)**

**Information:** Moisture is visible on the basement floor near the mechanical area, which may indicate seepage, condensation, or plumbing/HVAC-related moisture.

**Recommendations:** Determine the source of moisture and correct it. If persistent, consider adding humidity control and improving drainage management; keep stored items off the floor in affected areas.

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### **Basement Electrical**

**Information:** No specific defect is clearly visible from the provided photo of the electrical panel; however, only a limited view is provided and internal conditions cannot be assessed from photos alone.

**Recommendations:** If purchasing, consider having a licensed electrician verify safe installation and labeling, and confirm there are no issues inside the panel or with bonding/grounding (not determinable from the photo).

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### **Interior Room (Hardwood Floor) - Finish Deterioration**

**Information:** Hardwood floor shows heavy finish wear/stripping and debris; condition suggests significant refinishing/repair is needed for livability/appearance.

**Recommendations:** Plan for flooring restoration (refinish/repair as needed). Ensure any underlying moisture issues are resolved before refinishing.

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### **Interior Room (Window A/C Area) - Moisture-Damaged Wall Finishes**

**Information:** Wall finishes below/around a window A/C show visible staining/deterioration consistent with moisture impact (e.g., condensation or water intrusion).

**Recommendations:** Identify and correct the moisture source (A/C condensate management, window sealing, or other water entry). Dry and repair damaged wall materials and repaint after remediation.

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### **Interior Room - Patchwork/Repair In-Progress**

**Information:** Walls show extensive patching/skim areas indicating ongoing or prior repair work; final finish/paint is incomplete.

**Recommendations:** Confirm the reason for repairs (especially if moisture-related), then complete surface prep and repaint once the underlying cause (if any) is resolved.

### Attic / Upper Structure (Limited Views)

**Information:** Only limited attic views are provided; no specific defect is clearly confirmed from the photos. Cobwebs/dust are visible, and the images do not clearly show insulation coverage or any active roof leaks.

**Recommendations:** If purchasing, consider an attic evaluation to confirm insulation/ventilation and to check for signs of active roof leaks, especially given the moisture indicators elsewhere.

### Exterior Wall / Gable Trim (Additional Views)

**Information:** Additional views show notable peeling paint and weathering on exterior gable/rake trim boards.

**Recommendations:** Repair/replace deteriorated wood components as needed, then prime and repaint; maintain caulking at joints to reduce water entry.

## A Recommended Actions

### OVERVIEW

Top recommended next steps include Assess and correct basement moisture intrusion, Repair corroded copper plumbing joint (possible leak), Evaluate roof condition and roof-to-wall transitions, Repair and repaint deteriorated exterior wood trim/fascia, Investigate and remediate interior moisture-damaged finishes. Additional actions are included. Review the Action Details section for risk level, rough cost range, suggested trade or DIY level, and negotiation notes for each action.

## \$ Action Details (Risk, Cost, Negotiation)

### 1. Assess and correct basement moisture

Timeframe: Within 1-2 days

## intrusion

Risk: Critical (78/100)

Cost: \$300-\$12000

**Suggested trade:** General contractor **DIY level:** Licensed Pro

Basement walls show efflorescence/paint deterioration and the floor shows visible moisture. Identify entry sources (seepage vs. condensation) and implement drainage/sealing and humidity control.

**Negotiation strength:** High **Notes:** Moisture intrusion can lead to ongoing damage and hidden repairs. Request professional evaluation and either completed repairs with documentation or a closing credit/escrow.

Cost notes: Varies widely depending on whether mitigation is limited to dehumidification/sealing or requires drainage/waterproofing work.

## 2. Repair corroded copper plumbing joint (possible leak)

Timeframe: Within 1-2 days

Risk: High (72/100)

Cost: \$150-\$1200

**Suggested trade:** Plumber **DIY level:** Licensed Pro

A copper joint shows heavy green corrosion consistent with leakage history. Have a plumber confirm if active and repair/replace the joint and inspect nearby piping.

**Negotiation strength:** High **Notes:** Evidence of leakage/corrosion is a tangible defect that can worsen quickly. Ask for repair by a licensed plumber and receipts, or a repair credit.

Cost notes: Range includes service call, repair, and limited pipe replacement; cost increases if additional piping is compromised.

## 3. Evaluate roof condition and roof-to-wall transitions

Timeframe: Within 30 days

Risk: High (55/100)

Cost: \$200-\$3000

**Suggested trade:** Roofing contractor **DIY level:** Licensed Pro

Roof shingles appear uneven/patchy in photos and moisture indicators are present elsewhere. Obtain a roofing contractor evaluation to confirm condition and recommend repairs.

**Negotiation strength:** Medium **Notes:** Roof uncertainties paired with interior/basement moisture signs increase buyer risk. Request a roofer report and negotiate for needed repairs or credit.

Cost notes: Inspection may be low cost; repairs vary depending on findings. This range is for evaluation and minor repairs only.

#### 4. Repair and repaint deteriorated exterior wood trim/fascia

Timeframe: Within 30 days

Risk: Moderate (46/100)

Cost: \$400-\$4500

**Suggested trade:** Handyman **DIY level:** Handyman

Exterior gable/rake trim shows peeling paint and weathering. Repair/replace damaged wood, then scrape/prime/repaint to protect from moisture.

**Negotiation strength:** Medium **Notes:** Exterior paint failure can accelerate wood deterioration and can be costly due to access. Ask for credit if multiple elevations require work.

Cost notes: Costs depend on access (height), extent of prep, and whether any wood needs replacement.

#### 5. Investigate and remediate interior moisture-damaged finishes

Timeframe: Within 30 days

Risk: High (52/100)

Cost: \$200-\$3500

**Suggested trade:** General contractor **DIY level:** Handyman

Wall finishes show staining/deterioration near a window A/C area, consistent with moisture impact. Identify the moisture source, dry out, and repair finishes.

**Negotiation strength:** Medium **Notes:** Visible moisture-damaged finishes suggest a condition that may recur if not addressed. Request documentation of cause and repair or negotiate a repair credit.

Cost notes: Includes investigation and basic repairs/painting; costs increase if hidden damage is discovered.

#### 6. Seal exterior cracks/gaps at masonry and openings

Timeframe: Within 3-6 months

Risk: Moderate (44/100)

Cost: \$150-\$2500

**Suggested trade:** General contractor **DIY level:** Handyman

Cracking is visible in exterior painted masonry and a gap/void is visible near an opening. Seal/repair to reduce moisture and pest entry and prevent further

deterioration.

**Negotiation strength:** Low **Notes:** Cracks and gaps are common but can contribute to water entry. A small credit or seller repair may be reasonable depending on extent.

**Cost notes:** Simple sealant repairs are lower; masonry repair/repointing increases costs.

## P Repair Roadmap

### Immediate (0–7 days)

#### Basement moisture triage and professional assessment

Moisture indicators on masonry and damp floors can lead to deterioration and hidden damage if not addressed quickly.

**Cost:** Typically \$300–\$2,500+ **Related action:** Assess and correct basement moisture intrusion

#### Plumber repair for corroded copper joint

Corroded fittings may indicate an active leak and can cause water damage if they fail.

**Cost:** Typically \$150–\$1,200 **Related action:** Repair corroded copper plumbing joint (possible leak)

### Short Term (8–30 days)

#### Roof evaluation and any needed minor repairs

Roof condition uncertainty plus moisture signs warrant verifying water-tightness.

**Cost:** Typically \$200–\$3,000 **Related action:** Evaluate roof condition and roof-to-wall transitions

#### Address interior moisture-damaged wall finishes near window area

Repairing finishes without fixing the moisture source can lead to recurring damage.

**Cost:** Typically \$200–\$900+ **Related action:** Investigate and remediate interior moisture-damaged finishes

#### Scrape/prime/paint deteriorated exterior trim

Protects wood components and reduces water intrusion pathways.

**Cost:** Typically \$400–\$1,500+ **Related action:** Repair and repaint deteriorated exterior wood trim/fascia

### Mid Term (1–6 months)

#### Seal/repair exterior masonry cracks and gaps

Reducing openings helps limit water entry and progressive masonry deterioration.

**Cost:** Typically \$150–\$600+ **Related action:** Seal exterior cracks/gaps at masonry and openings

### Long Term (6–12 months)

#### Plan for refinishing/repair of worn hardwood flooring after moisture issues are controlled

Floor restoration is best done after moisture sources are corrected to avoid rework.

**Cost:** Varies (not enough info to estimate reliably)

## M Preventive Maintenance Plan

### Monthly

#### Check basement floor and wall surfaces for new damp spots or white mineral deposits

Walk the perimeter and mechanical area; look for dampness, peeling paint, and new white deposits.

Red flags: New puddling, recurring dampness after dry weather, worsening paint failure or efflorescence.

Related area: Basement / Foundation Moisture

#### Inspect visible plumbing joints for new corrosion or moisture

Look for green/white buildup on copper and any wetness below fittings.

Red flags: Active dripping, fresh corrosion, or staining on nearby surfaces.

Related area: Basement Plumbing

## Seasonal

### Exterior visual check of roof and trim after major storms

From ground level, look for missing/shifted shingles and worsening peeling paint on trim.

Red flags: Visible shingle damage, new interior moisture signs, rapidly worsening exterior paint failure.

Related area: Exterior Roof & Trim

### Monitor exterior masonry cracks for change

Take a photo from the same angle/spot to compare season to season.

Red flags: Cracks widening/lengthening, new gaps at openings, or new interior dampness nearby.

Related area: Exterior Foundation / Masonry

## Annual

### Professional roof inspection (or reinspection if repairs are made)

Schedule a roofing contractor to check shingles and transitions.

Red flags: Repairs recommended due to wear/damage or evidence of water entry.

Related area: Exterior Roof & Trim

### Baseline basement moisture review

Check for recurring efflorescence and floor dampness; document with photos.

Red flags: Persistent dampness, worsening paint failure, or musty conditions (not shown in photos but commonly associated with moisture).

Related area: Basement / Foundation Moisture

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## Negotiation Leverage

Visible moisture indicators in the basement and a corroded plumbing joint provide concrete, photo-supported issues to request professional evaluation and

documented repairs or credits. Exterior trim deterioration and roof uncertainty add additional negotiation points due to potential for water entry and future maintenance costs.

**Basement moisture indicators (efflorescence/paint deterioration and damp floor)**

Moisture can cause hidden deterioration and ongoing mitigation costs; it's important to confirm cause and remedy.

Typical ask: Professional waterproofing/moisture evaluation report and repair credit or escrow/holdback based on recommendations.

Related action: Assess and correct basement moisture intrusion

**Corroded copper pipe joint (possible leak)**

Leak risk and potential water damage; repair is straightforward but should be completed properly and verified.

Typical ask: Licensed plumber repair with paid invoice/receipts and re-check for leaks.

Related action: Repair corroded copper plumbing joint (possible leak)

**Roof appears uneven/patchy in photos (condition uncertain)**

Roof issues can be high-cost and are a common source of moisture problems; needs confirmation before closing.

Typical ask: Roofing contractor evaluation and either repairs prior to closing or a negotiated credit.

Related action: Evaluate roof condition and roof-to-wall transitions

**Peeling/failed paint on exterior wood trim**

Deferred maintenance can allow water intrusion and wood rot, increasing repair scope.

Typical ask: Credit for exterior scraping/priming/painting (and any wood repair) or seller completion by a contractor.

Related action: Repair and repaint deteriorated exterior wood trim/fascia

**Interior moisture-damaged finishes around window A/C area**

May indicate recurring moisture from condensation or water entry; repairs should address the source, not just cosmetics.

Typical ask: Professional evaluation of moisture source and repair/credit for remediation and finish restoration.

Related action: Investigate and remediate interior moisture-damaged finishes

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**Important:** This report is for personal use only and is not a substitute for a licensed inspection. Confirm all findings with qualified professionals.

## IMPORTANT DISCLOSURE & LIMITATIONS

This CertiHome report is generated with artificial intelligence (AI) and is provided for PERSONAL INFORMATIONAL USE ONLY.

**THIS IS NOT A HOME INSPECTION.** This report is not an “inspection report” as defined by any state home inspector licensing law, and it is not a substitute for an in-person evaluation by a qualified, licensed professional.

**NO WARRANTY / NO GUARANTEE.** This report does not certify the condition of a property, verify system operation, confirm code compliance, or guarantee the absence of defects. Hidden conditions may exist that are not visible in the provided photos or notes.

**LIMITED INPUTS.** Findings are based only on the photos, notes, and information provided to CertiHome. Photos may be incomplete, unclear, or fail to show critical areas. AI output may contain omissions or inaccuracies.

**DO NOT RELY FOR PURCHASE/REPAIR DECISIONS.** You should not rely on this report as the sole basis for buying, selling, negotiating, repairing, or occupying a property. Always obtain an in-person inspection and/or evaluation from licensed professionals (e.g., home inspector, contractor, electrician, plumber, roofer, engineer) before taking action.

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**If you need a regulated home inspection, hire a licensed home inspector for an in-person inspection.**