

HOME Report

Housing Ownership, Maintenance & Expectations Report

Helping buyers understand repair priorities, future costs, and ownership planning.

Report SAMPLE · 12 Oak St, Dothan, AL 36301 · Inspected August 27, 2026

Cornerstone Home Inspectors · Inspector: Ben Morehead

Prepared by Housing Condition Index, a separate data company, from the findings in your Cornerstone Home Inspectors inspection. Cost ranges, timelines, and the five-year outlook are HCI's estimates, not Cornerstone's.

Advisory document for general information. See the full disclaimer at the end of this report.

MOST IMPORTANT BEFORE CLOSING		
Of the items documented in this report, these are the ones that matter most right now.		
Modified roof truss in attic		\$800-\$3,500
A truss was cut and field-braced to fit the HVAC unit. Engineered members should not be altered without engineering review.		
Non-functional bathroom GFCI		\$150-\$450
The bathroom GFCI was already tripped and would not reset, leaving that circuit without shock protection.		
Missing GFCI at kitchen and laundry		\$300-\$900
Receptacles near water in the kitchen and laundry area had no visible GFCI protection.		
Exposed splices and wiring at service mast and water heater		\$200-\$700
Uninsulated splices at the service mast head and exposed water-heater wiring are shock and fire hazards. The local utility will typically wrap the service splices at no charge.		
Smoke and carbon monoxide alarm gaps		\$150-\$400
Alarms appear to be past the 10-year replacement point, are missing from one or more bedrooms, and no CO alarm is installed near the sleeping area.		

● **Bathtub faucet leak at master bath**

\$200-\$650

Water was leaking from the handle escutcheon, which can indicate a leak in the wall behind the plate.

ESTIMATED RANGE FOR THESE ITEMS

\$1,600-\$6,600

Your agent can adapt this list to your priorities and the terms of the contract. Aging systems that remain functional appear in the ownership plan below rather than in this list.

HOW TO READ THIS REPORT

Every home has findings. In the local market, nearly every home we inspect has some identifiable repair exposure, that is the baseline, not a warning sign.

This report separates what matters right now from what is routine for a home of this age, then turns everything into a schedule. Cards are grouped by priority and never mixed: safety first, then near-term repairs, then longer-horizon planning.

Systems replaced on schedule cost less than systems replaced in an emergency. Knowing the timeline is how owners keep the total cost of ownership down.

PROPERTY SNAPSHOT

Public-records context that frames the inspection findings.

PROPERTY BASICS

Year built	1979
Square footage	1,642 sq ft
Beds / Baths	3 / 2
Lot size	13,068 sq ft
Property type	Single Family
Subdivision	Westgate
County	Houston
Owner-occupied	No

SALE HISTORY

Recorded ownership and transaction events on file.

May 2019, Sale

\$142,000

TAX HISTORY

Annual property tax on record.

2024	\$611
2025	\$634

FLOOD ZONE

FEMA flood zone: X, AREA OF MINIMAL FLOOD HAZARD

Reference: **X** = minimal flood hazard (lenders do not require flood insurance). **AE/A** = high flood hazard (lenders require flood insurance). **VE** = coastal high-hazard with wave action.

PROPERTY FEATURES

Heating	Heat Pump
Cooling	Heat Pump
Roof	Composition Shingle
Foundation	Slab
Exterior	Brick
Fireplace	Yes
Rooms	6
Floors	1

NEIGHBORHOOD

How the property sits within its neighborhood.

Walk Score	28, Car-Dependent
Bike Score	34

Reference (0-100 each): **0-24** Car-Dependent · **25-49** Some Errands by Car · **50-69** Somewhat Walkable · **70-89** Very Walkable · **90+** Walker's Paradise.

IMMEDIATE ATTENTION ITEMS: SAFETY

SAFETY**\$800-\$3,500****Modified Roof Truss in Attic**

STRUCTURAL · ATTIC

A roof truss was cut and reinforced with field-added bracing and boards to accommodate the HVAC unit. Trusses are engineered components and any alteration should be reviewed and specified by a structural engineer. Repair scope depends on that evaluation and may range from restoring the original configuration to installing an approved reinforcement.

Who: Licensed structural engineer, followed by qualified general contractor

NOW

SAFETY**\$150-\$450****Bathroom GFCI Will Not Reset**

ELECTRICAL · BATHROOM

The GFCI protecting the bathroom receptacles was already tripped and would not reset during the inspection. Until a replacement or repair is made, that circuit is not providing shock protection. A licensed electrician should determine whether the device itself has failed or a downstream fault is holding it open.

Who: Licensed electrician

NOW

Local context: incomplete GFCI protection is found in 83% of area homes; requirements have expanded steadily since the 1970s, so older homes were not built to today's standard.

SAFETY**\$300-\$900****GFCI Protection Missing at Kitchen and Laundry**

ELECTRICAL · KITCHEN & LAUNDRY

Receptacles in the kitchen and laundry area had no visible GFCI protection. Today's standards call for GFCI protection at kitchen countertop receptacles and at laundry receptacles. A licensed electrician can add protection at each circuit or zone.

Who: Licensed electrician

NOW

SAFETY**\$0-\$250**

Exposed Splices at Service Mast Head

ELECTRICAL · SERVICE ENTRANCE

Splices in the service conductors at the mast head were not covered, leaving energized conductors exposed. The local electrical provider will typically insulate these splices at no charge; if repair by a private electrician is preferred, cost is nominal.

Who: Local utility provider or licensed electrician

NOW

SAFETY**\$200-\$500**

Exposed and Substandard Wiring at Water Heater

ELECTRICAL · WATER HEATER

The water heater power supply included exposed non-metallic sheathed cable and exposed splices. Standard practice calls for the cable to be protected in armored conduit and for splices to be enclosed. A licensed electrician should re-run and enclose the connection.

Who: Licensed electrician

NOW

SAFETY**\$150-\$400**

Sub-Panel Opening and Cover Screws

ELECTRICAL · SUB-PANEL

The laundry-room sub-panel had one or more open breaker slots exposing energized parts, and the cover was secured with screws that had pointed or overly long tips capable of damaging conductors. Both are shock hazards and should be corrected together. The main panel also had missing knockouts that should be capped.

Who: Licensed electrician

NOW

SAFETY**\$150-\$400****Smoke and Carbon Monoxide Alarm Gaps**

LIFE SAFETY · ALARMS

Existing smoke alarms appeared to be past the 10-year replacement point, alarms were missing from one or more bedrooms, and no carbon monoxide alarm was present near the sleeping area. Recommend replacing all smoke alarms and installing CO alarms on each level and near sleeping areas.

Who: Qualified handyperson or licensed electrician**NOW**

Local context: smoke alarm issues are documented in 71% of area homes; alarm placement standards have expanded over time, so gaps in older homes are common.

SAFETY**\$40-\$120****Range Anti-Tip Bracket Not Installed**

KITCHEN · APPLIANCE SAFETY

The freestanding electric range tipped forward when tested, indicating the anti-tip bracket is not installed. Anti-tip brackets have shipped with ranges since 1985 and prevent the range from tipping when weight is placed on an open door, an important protection where children are present. The bracket may still be in the range's lower drawer.

Who: Qualified appliance installer or handyperson**NOW**

Local context: missing anti-tip brackets are found in 17% of area homes.

SAFETY**\$300-\$1,200****Driveway Trip Hazards**

SITE · CONCRETE FLATWORK

Sections of the driveway showed cracks, settlement, or heaving that create trip hazards. A concrete contractor can grind, patch, or slab-jack the affected areas depending on the cause.

Who: Qualified concrete contractor**NOW**

NEAR-TERM PLANNING ITEMS

ACTIVE DEFECT

\$200-\$650

Bathtub Faucet Leak, Master Bath

PLUMBING · BATHROOM

The master bathtub faucet was leaking at the handle escutcheon. A leak at the escutcheon can indicate that water is escaping into the wall cavity behind the valve. A licensed plumber should open the wall as needed and repair or replace the valve assembly.

Who: Licensed plumber

1 YR

ACTIVE DEFECT

\$8,000-\$15,000

Roof Surface Near End of Service Life

ROOFING · COMPOSITION SHINGLE

The composition shingle surface appeared to be near the end of its service life, with loose, cracked, and lifting shingles and loose fasteners noted. Targeted repairs can extend it briefly, but a full replacement should be planned. Flashing and chimney flashing issues (noted below) are best corrected during the reroof.

Who: Qualified roofing contractor

1 YR

ACTIVE DEFECT

\$400-\$1,200

Substandard Roof Flashings and Chimney Flashing

ROOFING · FLASHINGS

One or more roof flashings were lifting, and flashings at the base of the chimney were substandard. Water intrusion can occur at both locations. If the roof surface is being replaced in the near term, these should be corrected as part of that work; otherwise, address independently.

Who: Qualified roofing contractor

1 YR

ACTIVE DEFECT**\$150-\$350****Bath Exhaust Duct Not Connected to Vent Cap**

VENTILATION · ATTIC

One or more bathroom exhaust fan ducts in the attic were not secured to a dedicated vent hood or cap, so moist air is being released into the attic space. Over time this can wet insulation and framing. A qualified contractor should permanently attach each duct to an exterior vent hood.

Who: Qualified HVAC or general contractor**1 YR**

Local context: disconnected exhaust ducts are found in 40% of area homes.

ACTIVE DEFECT**\$1,200-\$2,400****Water Heater Beyond Typical Service Life**

PLUMBING · WATER HEATER

The 38-gallon Rheem electric water heater is approximately 15 years old, above the 10-14 year typical service life for tank units. It may function for some time yet, but a failure at this age often means a leak rather than a slow decline. Budget for replacement in the near term and consider adding a catch pan or water alarm if it is left in service.

Who: Licensed plumber**1 YR**

Local context: water heaters at or beyond service life are found in 55% of area homes.

ACTIVE DEFECT**\$100-\$300****Circuit Directory Missing or Incomplete**

ELECTRICAL · PANELS

The panel legend at both the main service panel and the sub-panel was missing, incomplete, or illegible. In an emergency, the ability to quickly identify and de-energize the right circuit matters. A licensed electrician can map and label the directories.

Who: Licensed electrician**1 YR**

ACTIVE DEFECT

\$150-\$400

Sub-Panel Cover Painted or Caulked Shut

ELECTRICAL · SUB-PANEL

The laundry-room sub-panel cover could not be opened without damaging paint, caulk, or wallpaper, so the interior was not evaluated. A qualified contractor should free the cover and a licensed electrician should fully evaluate the panel; findings may add to the scope.

Who: Qualified handyperson and licensed electrician

1 YR

ACTIVE DEFECT

\$0-\$300

Past Water Stains on Roof Structure

ATTIC · ROOF STRUCTURE

What appeared to be past water stains were visible on the roof structure, with no elevated moisture readings at the time of inspection. This indicates a leak occurred at some point; it may have been resolved by prior repair. Monitor after heavy rain and address any active leakage promptly.

Who: Qualified roofing contractor if active leaks develop

1 YR

Local context: past attic water staining is found in 20% of area homes.

ACTIVE DEFECT

\$400-\$1,200

Exterior Siding, Trim, Caulk, and Flashing

EXTERIOR · WEATHER ENVELOPE

Sections of siding and trim were substandard, caulk was missing or deteriorated at siding joints and around windows, and one or more locations had gaps too wide for caulk that need proper flashing. Addressing these together closes the weather envelope and reduces the chance of hidden moisture damage.

Who: Qualified siding or general contractor

1 YR

ACTIVE DEFECT

\$600-\$2,500

Window Issues, Failed Seals, Cracked Glass, Sticking Sashes

INTERIOR · WINDOWS

Several window issues were observed: one or more windows would not open easily, cracked or missing glass at one or more locations, condensation between panes indicating failed seals, and deteriorated glazing compound on wood window frames. Scope depends on how many units are affected, evaluation and quoting by a qualified window contractor is recommended.

Who: Qualified window contractor

1 YR

ACTIVE DEFECT

\$300-\$2,500

Kitchen Countertop and Backsplash Damage

KITCHEN · FINISHES

Countertops and/or backsplashes were damaged or deteriorated. Repair scope varies widely depending on whether spot repair or replacement is chosen.

Who: Qualified countertop installer or general contractor

1 YR

ACTIVE DEFECT

\$150-\$400

Slow Drain and Missing Cleanout Cap

PLUMBING · DRAIN, WASTE, VENT

The sink in the second full bath drained slowly, and one or more exterior waste-line cleanout caps were missing or damaged. A licensed plumber should clear the slow drain and replace the cleanout cap to prevent sewer gas or leaks.

Who: Licensed plumber

1 YR

ACTIVE DEFECT

\$100-\$250

HVAC Refrigerant Line Insulation

HVAC · LINE SET

Insulation on the refrigerant line set at the outdoor condenser was deteriorated or missing in areas. Restoring the insulation improves efficiency and prevents condensation on exposed lines.

Who: Licensed HVAC technician

1 YR

ACTIVE DEFECT

\$150-\$500

Weatherstripping, Doorbell, Bulbs, and Closet Shelving

INTERIOR · PUNCH LIST

Weatherstripping at one or more exterior doors was gapped, the front doorbell did not operate, missing or broken light bulbs prevented full evaluation of some fixtures, and closet shelving was missing in one or more locations. These are best handled together as a punch-list visit.

Who: Qualified handyperson (electrician if fixtures test inoperable)

1 YR

ACTIVE DEFECT

\$100-\$300

Dishwasher Drain Line, High Loop or Air Gap

PLUMBING · KITCHEN

The dishwasher drain line could not be visually confirmed to have a high loop or air gap; without one, waste water can backflow into the dishwasher. A qualified contractor should confirm the arrangement and install a high loop or air gap if not present.

Who: Licensed plumber

1 YR

ACTIVE DEFECT**\$250-\$600****Wood-Burning Fireplace, Level 2 Chimney Inspection**

FIREPLACE · CHIMNEY

The National Fire Protection Association recommends a Level 2 chimney inspection at the sale or transfer of a home with a wood-burning device. A qualified chimney specialist should perform this inspection, clean as needed, and confirm the flue and firebox are ready for use.

Who: Certified chimney sweep or fireplace specialist

1 YR

ACTIVE DEFECT**\$100-\$300****Main Panel Breaker in Off Position**

ELECTRICAL · MAIN PANEL

One or more breakers in the main panel were in the off position. This may reflect an intentional shutdown of a circuit no longer needed, or an underlying fault. A licensed electrician should identify what each affected breaker feeds and confirm no repair is required before returning it to service.

Who: Licensed electrician

1 YR

FUTURE IMPROVEMENT OPPORTUNITIES**PLAN AHEAD****\$1,200-\$3,500****Attic Insulation Upgrade to Today's R-38**

INSULATION · ATTIC

Attic insulation was measured at approximately R-19, below the current DOE recommendation of R-38 for this climate zone. A 1979 home met the standards of its era; this is a comfort and energy-cost opportunity rather than a repair. Blown-in insulation can be added over the existing batts.

Who: Qualified insulation contractor

1-3 YRS

Local context: 83% of area homes have attic insulation below today's R-38 recommendation, this reflects prior code standards, not a construction defect.

PLAN AHEAD

\$400-\$1,200

Add AFCI Protection to Living-Area Circuits

ELECTRICAL · CIRCUIT PROTECTION

The home does not have arc-fault circuit interrupter (AFCI) protection. AFCI protection was not required when this home was built and is not required to be added; because it is widely recognized as a fire-safety improvement, some owners choose to add it at bedroom, hallway, and living-area circuits.

Who: Licensed electrician

3-5 YRS

PLAN AHEAD

\$800-\$2,200

Install Roof Drainage System

ROOFING · DRAINAGE

No gutter and downspout system is installed. Without one, roof water discharges directly next to the foundation, which over time can contribute to soil erosion and moisture at the base of the walls. Installing gutters with downspout extensions that route water away from the building is a straightforward long-term protection.

Who: Qualified gutter contractor

1-3 YRS

PLAN AHEAD

\$500-\$1,500

Install Chimney Cricket

ROOFING · CHIMNEY

The chimney is wider than 30 inches and no cricket (a small peaked diverter above the chimney) is installed. Without a cricket, debris tends to accumulate uphill of the chimney and can eventually cause leaks. Best installed at the time of reroof.

Who: Qualified roofing contractor

3-5 YRS

PLAN AHEAD

\$400-\$1,800

Bathtub Refinishing or Replacement, Second Bath

BATHROOM · FINISHES

The bathtub in the second full bath was worn, blemished, or deteriorated but functional. Refinishing is the lower-cost option; replacement is the longer-term option, typically bundled with a bathroom refresh.

Who: Qualified bathtub refinisher or general contractor

3-5 YRS

PLAN AHEAD

\$200-\$700

Cosmetic Concrete Repair, Driveway and Walks

SITE · CONCRETE FLATWORK

Beyond the trip hazards addressed as a safety item, minor cosmetic cracks and settlement were noted in the driveway and sidewalks. These can be sealed at owner discretion.

Who: Qualified concrete contractor

3-5 YRS

FIVE-YEAR OUTLOOK

NOW

\$2,090-\$7,720

Safety items

WITHIN 1 YEAR

\$12,010-\$28,050

Active defects & aging systems

1-3 YEARS

\$2,000-\$5,700

Planned improvements

3-5 YEARS

\$1,500-\$5,200

Long-horizon items

Findings are not a verdict; they are a schedule. Addressing items on this timeline typically keeps total cost of ownership lower than deferring them into emergency work.

YOUR HOME'S SYSTEMS

HEAT PUMP / COOLING

Type	Split-system heat pump
Manufacturer	International Comfort Products
Model	R5H5S30AKAAAABAG
Serial	G260916164

Capacity	2.5 tons
Age	New (2026) · typical life 15 years
Fuel	Electric
Last service	Within the past year

WATER HEATER

Type	Tank, electric
Manufacturer	Rheem
Model	82SV40-2
Serial	RH 0611205982
Capacity	38 gallons
Age	~15 years old (2011) · typical life 10-14 years
Location	Laundry room
TPR valve	Installed

ELECTRICAL SERVICE

Service	Overhead, 120/240V
Amperage	~200 amps (estimated)
Panels	Main panel at exterior; sub-panel in laundry room
Grounding	Ground rod(s) in soil
Branch wiring	Copper NM sheathed; multi-strand aluminum for feeders
AFCI protection	Not present

ROOF

Surface	Asphalt/fiberglass composition shingles
Layers	One
Type	Gable with flat/low-slope section
Drainage	None installed
Condition	Near end of service life

PLUMBING

Water service	Public
Supply piping	Copper
Drain / waste / vent	Plastic
Main shut-off	Building exterior

STRUCTURE & ENVELOPE

Foundation	Concrete slab on grade
Wall structure	Wood frame
Cladding	Vinyl, brick veneer, metal

Attic insulation

Fiberglass batt, ~R-19

Attic ventilation

Ridge vent + enclosed soffit vents

COST SUMMARY

CATEGORY	ITEMS	RANGE
Electrical (safety + planning)	7	\$1,650-\$4,500
Life safety alarms & appliance safety	2	\$190-\$520
Structural / attic	1	\$800-\$3,500
Roofing & drainage	4	\$9,700-\$19,900
Plumbing (heater, drains, faucet, dishwasher)	4	\$1,650-\$3,750
HVAC line insulation	1	\$100-\$250
Exterior envelope (siding, caulk, flashing)	1	\$400-\$1,200
Windows	1	\$600-\$2,500
Interior & kitchen finishes	3	\$450-\$3,000
Ventilation (bath exhaust ducts)	1	\$150-\$350
Fireplace / chimney	1	\$250-\$600
Site concrete	2	\$500-\$1,900
Attic insulation upgrade (planning)	1	\$1,200-\$3,500
Ranges are reconciled to the cards above and reflect typical Dothan / Wiregrass contractor pricing.		

TOTAL ESTIMATED COST RANGE

\$17,640-\$45,470

CORNERSTONE CLUB

Cornerstone Club members receive this plan as smart, real-time messages from the Pocket Inspector, bite-sized maintenance you can do in 15-30 minutes, timed to this home's actual systems, instead of an afternoon of checklists.

The point is simple: systems maintained on schedule cost less than systems replaced in an emergency. The Pocket Inspector is how owners keep total cost of ownership down.

HOME Report, produced by the Housing Condition Index

Inspection performed by: Cornerstone Home Inspectors

Cost figures are advisory estimates for planning purposes; obtain quotes from licensed contractors before authorizing work.

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