

Summary Report

Date: May 30, 2025

Home 1

9918 Common Hawker Ct, Conroe, TX 77385

Overall home condition 7/10

- ✓ **Lowest repair cost:** Requires the smallest post-purchase outlay at about \$19 k.
- ✓ **Newest build:** 2015 construction offers modern materials and code compliance.
- ✗ **Highest total cost:** Combining price and repairs pushes overall spend to roughly \$734 k—the priciest of the group.

Home 2

16731 Foursquare Dr, Conroe, TX 77385

Overall home condition 7/10

- ✓ **Best total cost (purchase + repairs):** Delivers the lowest all-in price at around \$426 k.
- ✓ **Fewest critical issues:** Inspection shows zero critical deficiencies needing urgent attention.

Home 3

601 Jeff Davis Ct, Conroe, TX 77302

Overall home condition 6/10

- ✗ **Oldest structure:** Built in 1976, it carries the age-related maintenance and efficiency concerns of the group.
- ✗ **Visible wear or deferred maintenance:** Lower condition score and two costly critical items indicate significant upkeep backlog.

Side-by-Side Comparison

	Home 1	Home 2	Home 3
Home price	\$715,000	\$399,995	\$399,950
Overall home condition	🟡 7/10 – good shape	🟡 7/10 – good shape	🟡 6/10 – fair condition
Severity of Issues	🟡 1 critical, 10 moderate	🟢 0 critical, 10 moderate	🔴 2 critical, 10 moderate
Repair Cost	🟢 \$19.1k (~3% of price)	🟡 \$25.9k (~6.5%)	🟡 \$27.2k (~6.8%)
Level of Work Required	🔴 28 items to address	🟡 23 items, moderate load	🔴 27 items incl. critical
Home Age and Wear	🟢 Built 2015 (8 yrs)	🟡 Built 2008 (15 yrs)	🔴 Built 1976 (47 yrs)
Resale Potential (Liquidity)	🟢 High demand, newer build	🟡 Solid mid-market appeal	🔴 Older; smaller buyer pool
Value Growth Potential	🟡 Steady but limited upside	🟢 Strong appreciation room	🟡 Depends on upgrades
DIY Feasibility	🟢 Mostly minor DIY fixes	🟡 Some pro work needed	🔴 Pro-heavy repairs (roof/HVAC)

 Exterior	🟡 \$6.8k paint & trim	🟢 \$2.1k minor repairs	🟢 \$2.2k light touch-ups
 Roof	🟢 \$4.9k maintenance	🔴 \$12.8k major roof work	🔴 \$10.8k replace soon
 Structural components	🟡 \$2.0k slab cracks	🟢 \$675 minor settlement	🟡 \$3.2k beam repairs
 Interior	🟢 \$1k cosmetics	🟢 \$1.8k touch-ups	🟡 \$2.8k updates needed
 HVAC	🟢 \$585 service	🔴 \$5k unit aging	🔴 \$6.9k replacement
 Plumbing	🟢 \$875 minor leaks	🟡 \$2.3k pipe fixes	🟢 \$225 small fixes
 Electrical	🔴 \$2.8k panel safety	🟡 \$1.2k outlet upgrades	🔴 \$800 critical wiring

Please be aware that the purpose of Planner 5D's service is solely to provide estimates and support negotiations. The prices presented in your report are based on typical repair costs for comparable properties in your region and are intended for informational purposes only.

However, due to unforeseen variables or latent conditions not reflected in our analysis, the actual cost of repairs may differ from our estimates and should not be relied upon as a guaranteed or final price. Planner 5D shall not be held liable for any discrepancies between estimated and actual costs.