

# Summary Report

Date: May 30, 2025

Home 1	9918 Common Hawker Ct, Conroe, TX 77385	Overall home condition 7/10
<div><div>✓</div><div>Lowest repair cost:</div><div>Requires the smallest post-purchase outlay at about \$19 k.</div></div> <div><div>✓</div><div>Newest build:</div><div>2015 construction offers modern materials and code compliance.</div></div> <div><div>✗</div><div>Highest total cost:</div><div>Combining price and repairs pushes overall spend to roughly \$734 k—the priciest of the group.</div></div>		
Home 2	16731 Foursquare Dr, Conroe, TX 77385	Overall home condition 7/10
<div><div>✓</div><div>Best total cost (purchase + repairs):</div><div>Delivers the lowest all-in price at around \$426 k.</div></div> <div><div>✓</div><div>Fewest critical issues:</div><div>Inspection shows zero critical deficiencies needing urgent attention.</div></div>		
Home 3	601 Jeff Davis Ct, Conroe, TX 77302	Overall home condition 6/10
<div><div>✗</div><div>Oldest structure:</div><div>Built in 1976, it carries the age-related maintenance and efficiency concerns of the group.</div></div> <div><div>✗</div><div>Visible wear or deferred maintenance:</div><div>Lower condition score and two costly critical items indicate significant upkeep backlog.</div></div>		

## 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.