

CLIENT DELIVERABLE

Property Consultation Report

A decision-focused review of an existing home inspection report, with prioritized next steps and planning cost ranges.

PREPARED FOR Sample Client	PROPERTY Fictional Houston-area residence
PROPERTY PROFILE Houston, TX 770XX Built 2005 Approx. 2,250 sq. ft.	REPORT DATE July 18, 2026
SOURCE REVIEWED Example third-party inspection report	PREPARED BY Frederick Zosel Property Consultant

Scope of this sample: The analysis below is based solely on a fictional third-party inspection report. No site visit, reinspection, testing, or independent verification was performed.

Decision snapshot

PROMPT FOLLOW-UP - Roof leak source / flashing - GFCI and receptacle corrections	PLAN SOON - Aging gas water heater - HVAC diagnostic and drain service	ROUTINE MAINTENANCE - Exterior sealant upkeep - Dryer vent cleaning / termination
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ILLUSTRATIVE NEAR-TERM PLANNING ALLOWANCE	\$3,300-\$7,200
If all six listed items are confirmed and completed. Not every item may require work.	Planning range - not a bid

This sample does not give the property an overall condition rating and is not a recommendation to buy, sell, negotiate, or proceed with a transaction.

REPAIR PLANNING

Priority Detail

The language below shows how inspection observations can be converted into practical follow-up steps. The findings are fictional; the ranges are illustrative Houston-area planning allowances.

1	Roof vent / flashing and moisture follow-up	\$500-\$1,500
Report noted: Deteriorated sealant or flashing was described at a plumbing vent. Localized staining was observed on attic decking, but the report did not confirm whether moisture was active. Why it matters: A small exterior defect can allow water intrusion. The visible stain may be old, or it may indicate a current leak that requires timely attention. Recommended next step: Have a qualified roofer determine the leak source, check the surrounding shingles and flashing, and quote the confirmed repair. Allowance is for a targeted repair. Decking, insulation, drywall, mold, or broad roof replacement is excluded.		
2	Electrical protection and receptacle corrections	\$400-\$900
Report noted: GFCI protection was not indicated at one garage and two exterior receptacles. The tester also showed an open-ground condition at one location. Why it matters: These conditions can reduce shock protection or indicate a wiring issue that should be diagnosed rather than assumed. Recommended next step: Ask a licensed electrician to evaluate the locations together and provide one written scope for needed corrections. Allowance assumes a grouped service call and accessible wiring; panel work, concealed rewiring, and permit fees may add cost.		
3	Gas water heater replacement planning	\$1,800-\$3,200
Report noted: The example report identified a 2008, 50-gallon gas water heater and noted corrosion at visible connectors. Why it matters: Age and visible deterioration can increase the chance of leakage or loss of service, even when hot water is still available on inspection day. Recommended next step: Have a licensed plumber confirm the equipment size, venting, drain-pan, permit, and current installation requirements before quoting replacement. Allowance assumes a conventional tank unit. Access changes, venting upgrades, code-related work, or conversion to tankless are excluded.		
4	HVAC diagnostic, tune-up, and condensate service	\$150-\$450
Report noted: The example report recorded an approximately 11-degree temperature split and visible buildup at the primary condensate drain. Why it matters: The observation can have several causes. A service diagnosis is more useful than assuming the system needs replacement. Recommended next step: Schedule an HVAC technician to test performance, clear or service the drain, and document any recommended repairs. This allowance covers diagnostic and maintenance service only. Refrigerant, components, duct repair, or equipment replacement is excluded.		

NEXT STEPS

Maintenance and Action Plan

Exterior sealant and hairline stucco crack maintenance

\$300-\$800

Illustrative finding: Localized failed sealant and several hairline stucco cracks were described around openings.
Next step: Have a suitable trade clean, seal, and touch up the affected areas. Monitor for renewed movement; displacement or widening warrants specialist evaluation.

Dryer vent cleaning and minor termination correction

\$150-\$350

Illustrative finding: Lint buildup and a damaged exterior flap were described at the dryer exhaust termination.
Next step: Clean the full run and repair or replace the termination. Long, concealed, or roof-exit runs may cost more.

CLIENT ACTION PLAN

1. Roofer: identify the moisture source and assess nearby decking.
2. Electrician: quote the receptacle and GFCI items together.
3. Plumber: confirm water-heater scope and installation requirements.
4. HVAC technician: diagnose performance before considering replacement.
5. Obtain written quotes before setting the final repair budget.

QUESTIONS TO ASK

- What is included and excluded?
- Are permits or access repairs needed?
- Could hidden damage change the price?
- What warranty and timeline apply?

How to use the ranges: Treat them as early planning allowances. First obtain professional diagnoses, then replace each allowance with a written quote. Avoid simply adding the high end to a purchase offer or negotiation request without confirming scope.

Important scope and limitations

Property Insight Consulting reviews information supplied by the client and third-party inspection professionals. This service does not include a site visit, reinspection, destructive testing, code-compliance review, or independent verification. Cost ranges are planning estimates only - not contractor bids, guarantees, or promises of final cost. Actual pricing may change with confirmed scope, access, materials, labor, permits, market conditions, and concealed damage. Clients should obtain written quotes and advice from appropriately qualified or licensed professionals before acting.

This report is not a home inspection, engineering or environmental opinion, appraisal, warranty, insurance opinion, negotiation strategy, or recommendation to purchase or reject a property. No overall property condition rating is provided. The original inspection report and qualified professional evaluations remain controlling for technical findings.

ILLUSTRATIVE COST SOURCES

Houston-area planning ranges were informed by current consumer and contractor references accessed July 18, 2026: Hugo Plumbing (water-heater replacement); Angi Houston (HVAC service, electrician projects, roof repair, and dryer-vent cleaning); Rise Roofing Houston (targeted leak repairs); Angi national guides (GFCI installation and caulking). Sources provide context only and are not affiliated with this report.

hugoplumbingtx.com/blog/water-heater-replacement-cost-in-houston | angi.com/articles/how-much-hvac-repair-cost/tx/houston | angi.com/articles/how-much-does-it-cost-hire-electrician/tx/houston | angi.com/articles/how-much-do-roof-repairs-cost/tx/houston | angi.com/articles/how-much-does-dryer-vent-cleaning-cost/tx/houston