BUYER INSPECTIONS / 01

DEFINE THE BUYER-INSPECTION CONTEXT

Give each inspector the same non-sensitive starting point. Keep transaction records and entry details in an approved private channel.

A helpful preparation resource from PickYourPro.ai. Fill in digitally or print. Keep your completed copy private.

Neutral property label and broad property type - no address or seller details

Approximate age or known era, if already provided - do not infer conditions

Transaction stage and inspection window exactly as supplied by your professional

Access, occupied-property and attendance coordination questions - no access codes

Known systems, additions or separately discussed services to ask about

Buyer observations or concerns stated as questions - no diagnosis or repair direction

Preparation only. Not an inspection, diagnosis, safety or habitability assessment, valuation, appraisal, code or licensing determination, repair plan, insurance or lending review, contract or contingency interpretation, purchase recommendation or legal advice.

BUYER INSPECTIONS / 02

COMPARE PROPOSED SCOPE AND REPORT PROCESS

Ask the inspector to define the engagement. Do not assume a standard scope, licensing rule or transaction effect.

Proposed inspection scope, areas and systems included

Exclusions, limitations, access constraints and items requiring separate discussion

Who performs the work and how claimed experience or credentials can be verified

Attendance expectations, communication during the visit and questions the buyer may ask

Report format, delivery process, sample-report availability and limitation language

Follow-up process, escalation of urgent observations and who may receive the report

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BUYER INSPECTIONS / 03

PREPARE FOR ACCESS, ATTENDANCE AND FOLLOW-UP

Tick what is ready. The inspector should explain scope, limitations, property access, observations and report delivery.

- [ ] The property uses a neutral label instead of an address
- [ ] No access code, seller detail or private transaction record is entered
- [ ] Any timing window is copied from a professional, not calculated
- [ ] Buyer concerns are written as observations or questions
- [ ] Inspection and appraisal are treated as different services
- [ ] Each inspector will receive the same non-sensitive brief
- [ ] Scope, exclusions and report process will be written
- [ ] No condition, repair, contingency or purchase outcome is assumed

Access, attendance and property-contact coordination to confirm privately

Included scope, exclusions, limitations and separately discussed services

Report delivery, follow-up questions, communication and written-proposal terms

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BUYER INSPECTIONS / 04

QUESTIONS FOR A BUYER'S HOME INSPECTOR

Record how each inspector would define independence, scope, access, documentation, delivery and follow-up for the same property brief.

Qualifications: who inspects, what experience is relevant and how can claimed credentials be verified?

Scope: what is included, excluded, limited or separately discussed?

Visit: how are access and attendance coordinated, and what should the buyer expect?

Report: how are observations, limitations and the distinction from an appraisal documented?

Delivery: what format and delivery process are used, and how are follow-up questions handled?

Proposal: what is included, still to confirm and provided in writing, including independence?

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BUYER INSPECTIONS / 05

COMPARE THE SAME BUYER-INSPECTION BRIEF

Use A and B in every box. Compare only after both inspectors receive the same non-sensitive context, access questions and report needs.

Inspector A / Inspector B / discussion dates and the same buyer-inspection brief

Independence, relevant experience, credential verification and proposed scope - A / B

Exclusions, access, attendance, report format, delivery and follow-up - A / B

Written proposal, limitations, terms, open questions and overall fit - A / B

READY TO HEAR FROM PROS?

Create an account on PickYourPro.ai only if you choose, then start a Home Inspection request. Share a non-sensitive property type, transaction stage, access and attendance needs, broad concerns and report preferences so participating pros can compete with proposals. Compare independence, relevant experience, proposed scope, exclusions, report delivery, follow-up, written terms and fit; property access and an inspector-led scope review may be needed before a final proposal.

One request. Every pro's best offer.

Start a request

Participation varies. A property-access conversation and inspector-led scope review may be needed before a final proposal.

Planning guide: https://www.pickyourpro.ai/services/home-inspection/buyer-inspections

CFPB: Schedule a home inspection (official reference)

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