HOME INSPECTION / 01

BUILD THE PROPERTY AND PURPOSE BRIEF

Give each inspector the same known property, timing and access facts without attempting an inspection.

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

Property type / city and state / approximate age / occupancy

Inspection purpose / project or transaction stage / requested timing

Known additions, renovations or repairs / available records

Access areas / utilities / system shutdown or access questions

Occupants, pets, tenant or agent coordination / appointment contact

Client priorities / safely observed conditions / report due date / decision stakeholders

Preparation only. Not an inspection, diagnosis, safety or habitability assessment, valuation, appraisal, repair plan, insurance or lending review, transaction recommendation, contract interpretation, legal guide, or statement of local requirements.

HOME INSPECTION / 02

MAP AREAS, SYSTEMS AND ACCESS

Identify areas for scope discussion; the inspector decides what can be inspected and how.

Exterior, grounds and roof visibility / known access limits

Interior rooms / attic / crawlspace / basement access questions

Structure and foundation areas for inspector-proposed scope

Electrical / plumbing / heating / cooling systems for scope discussion

Appliances, fixtures, garage, outbuildings, pool or other features

Condo or shared areas / HOA or property documents / client access limits

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HOME INSPECTION / 03

DEFINE INSPECTION AND REPORT SCOPE

Record the inspector's proposed scope, limitations, optional work and report handoff.

- [ ] Inspection purpose and timing are recorded
- [ ] Access coordinator and appointment responsibilities are assigned
- [ ] Client observations remain separate from inspector findings
- [ ] Proposed areas and systems are itemized
- [ ] Exclusions and access limitations will be documented
- [ ] Optional services and specialist referrals remain separate
- [ ] Report format, photos and delivery timing are stated
- [ ] Questions, clarification and follow-up options are recorded

Inspector-proposed standard / included areas and systems / appointment plan

Exclusions / inaccessible areas / optional services / possible specialist follow-up

Attendance / report format and photos / delivery / clarification / handoff

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HOME INSPECTION / 04

QUESTIONS FOR THE HOME INSPECTOR

Use the same questions for each inspector and record assumptions, exclusions and follow-up limits.

Scope: standard, included areas and systems?

Access: utilities, records, occupants and site needs?

Limits: exclusions, inaccessible areas and documentation?

Options: added inspections, tests or specialist referrals?

Report: format, photos, terminology and delivery timing?

Handoff: attendance, questions, clarification and follow-up?

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HOME INSPECTION / 05

COMPARE WRITTEN INSPECTION SCOPES

Compare the same property brief. An inspection label alone does not show coverage or report terms.

Inspector A / Inspector B / proposal dates / same property brief?

Standards, included areas and systems, access needs - A / B

Exclusions, limitations, optional services and referrals - A / B

Attendance, report, photos, timing, clarification and terms - A / B

READY TO HEAR FROM PROS?

Optional next step: Create an account on PickYourPro.ai and start a home inspection request. Share the property type, inspection purpose, timing, access conditions, known records and questions so participating pros can compete with proposals. Keep access codes, tenant details and private transaction records out of the request.

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

Consumer Financial Protection Bureau: Schedule a home inspection (official reference)

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