PRELISTING INSPECTION / 01

BUILD THE PRELISTING BRIEF

Use neutral labels and an owner-stated purpose. Do not record the property or a suspected condition.

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

Property A / broad property type / no address or identifying detail

Owner-stated purpose for considering a prelisting inspection

Target planning window / no contract or listing-party detail

Area categories expected to be accessible / inspector to confirm

Attendance and communication roles / no person names

Private record title / date / custodian / copy kept elsewhere

PRELISTING INSPECTION / 02

ALIGN SCOPE AND REPORT HANDOFF

Let the inspector define the service. Keep repair, disclosure and transaction decisions separate.

Inspector-stated included areas and systems

Exclusion or limitation / provider-stated reason / open question

Access, readiness, attendance or rescheduling assumption

Observation, photo and report format / delivery method

Recipient A role / report-review and question path

Follow-up visit or discussion / included, optional or separate

Preparation only. Confirm scope and terms with the professional.

PRELISTING INSPECTION / 03

CHECK THE OWNER HANDOFF

Tick what is organized. These checks do not approve a finding, repair, disclosure or transaction action.

- [ ] The same Property A brief will go to every inspector
- [ ] No address, identity, access code or transaction document is recorded
- [ ] Included areas and systems are separated from exclusions
- [ ] Access, readiness and attendance assumptions are explicit
- [ ] Report format, delivery and recipient roles are named
- [ ] Limitations and open questions remain visible
- [ ] Repair and disclosure decisions are routed elsewhere
- [ ] Follow-up is marked included, optional or separate

Unresolved scope or access question / inspector response owner

Private report handling or recipient question / adviser route

Finding-related specialist, repair or disclosure question kept outside

Preparation only. Confirm scope and terms with the professional.

PRELISTING INSPECTION / 04

QUESTIONS FOR THE INSPECTOR

Ask each inspector the same purpose, scope, access, reporting and follow-up questions.

Purpose: how does the prelisting context affect your proposed service?

Scope: which areas and systems are included, excluded or limited?

Access: what readiness, attendance and private records are needed?

Report: how are observations, photos, limitations and questions presented?

Handoff: who receives the report and how are review questions handled?

Follow-up: what later visit or discussion is included or separate?

Preparation only. Confirm scope and terms with the professional.

PRELISTING INSPECTION / 05

COMPARE THE SAME PROPERTY BRIEF

Use Inspector A and B. Clarify unlike scope, access or report assumptions before comparing proposals.

Inspector A / B / proposal dates / shared Property A brief

Included areas, systems, exclusions and limitations - A / B

Access, attendance, report format and recipient handoff - A / B

Follow-up, timing, written terms and open questions - 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 neutral Property A purpose, access and report-handoff brief so participating pros can compete with proposals. Compare scope, limitations, access, report format, follow-up, timing, written terms and fit. A private property-access conversation and inspector-led scope review may be needed before a final proposal.

One request. Every pro's best offer.

Start a request

Participation varies. A planning conversation may be needed before a final proposal.

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

American Society of Home Inspectors: Standard of Practice (official reference)

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