



DECISION KIT 01 / US BUYER EDITION

Your Inspection Came Back. Now What?

A first-time homebuyer's system for organizing findings, questions, quotes, and the next decision.

COLLECT / PRIORITIZE / CLARIFY / ACT

Practical guide + seven printable worksheets
Flexible 72-hour workflow • Worked example

Make sense of what matters.

START HERE

Your next 20 minutes

1. Confirm the real deadline

Open your purchase agreement and ask your agent or attorney to confirm the exact inspection-related deadline, time zone, required notice, recipient, and delivery method. Record it on Worksheet 1. Do not infer your rights from this book.

2. Identify what the report asks you to do

Read the summary, then the full report. Mark each recommendation for further evaluation, each stated access limitation, and anything the inspector says requires prompt attention. Follow professional instructions rather than waiting to finish this workbook.

3. Start one shared list

Use Worksheet 2 for each finding. Copy the exact words and report page. Give each finding a simple ID. Keep assumptions in a separate field from observations.

4. Send one focused clarification request

Use the inspector script on page 10. Start with the questions whose answers could change your decision or require a specialist visit. Ask when a reply is feasible.

If your deadline is today: contact your agent or attorney now. Use the compressed workflow on page 5.

You do not need to master home construction. You need to know what is established, what is uncertain, who can clarify it, and when an action is required.

02 / PRIORITIZE

Sort by information need

These are decision-workflow labels, not building-condition ratings. Use the highest applicable information need. A professional's urgent instructions always take precedence.

PROMPT CLARIFICATION

A reported concern or unknown may materially affect safety planning, occupancy, financing, insurance, or major repair exposure. Contact the inspector and relevant professional promptly; do not diagnose it yourself.

EVALUATION / QUOTE

A recommendation needs specialist judgment, a defined repair scope, or a written estimate before you can assess its effect on your decision.

MAINTENANCE / LATER

The report and available clarification support handling the item as routine upkeep or a cosmetic task. Keep it visible; many small costs and access requirements can still matter.

UNKNOWN

There is too little information to assign an action responsibly. Write exactly what is missing and who might resolve it. An unknown with potentially large consequences belongs near the top.

Do not downgrade an item because it looks small, because a seller says it is normal, or because you like the home. Change the label when evidence changes and retain the reason.

WORKED EXAMPLE / 1 OF 2

From report to focused questions

FICTIONAL EXAMPLE. The house, people, findings, quotes, and schedule are invented. They are not benchmarks for your property.

F01 | Roof staining

Report: staining near a chimney; source and activity undetermined. Label: UNKNOWN with decision importance. Question: what was observed and which evaluation can clarify source, extent, and repair scope? Owner: buyer requests inspector clarification; agent coordinates access.

F02 | Aging furnace

Report: furnace operated during inspection; remaining life not predicted. Label: EVALUATION / QUOTE if near-term replacement uncertainty matters to the buyer. Ask an HVAC professional about condition, service history, and options. Do not call it failed based on age.

F03 | Basement crack

Report: visible crack; movement history undetermined; further evaluation recommended. Label: PROMPT CLARIFICATION. Ask the inspector which qualified structural specialist is appropriate. Do not determine significance from crack size alone.

F04 | Cosmetic wall marks

Report describes finish scuffs with no linked concern in this example. Label: MAINTENANCE / LATER. Record the desired finish work separately from decision-critical evaluations.

WORKSHEET 2 / ONE PER FINDING

Finding record

Keep the report's observation separate from your interpretation.

Finding ID / report page / location

Exact excerpt and professional recommendation

Workflow label / why this could matter to our decision

What is unknown / question to answer / person to ask

Owner / target reply date / current status

New evidence / source and date / resulting change
