

FIX FIRST HOME

REPORT-TO-ROADMAP

A calm NOW / SOON / PLAN brief built from the findings already documented in a home inspection report.

THIS ROADMAP ORGANIZES

- Documented findings and inspection limitations
- Questions for the inspector, agent, and qualified trades
- A 30 / 90 / 365-day owner planning sequence

FICTIONAL COMPLETED SAMPLE

This is not an inspection, engineering opinion, legal recommendation, repair instruction, or decision about whether to purchase a property. NOW means prompt follow-up based on the supplied report - not a technical diagnosis.

What deserves attention first

PROPERTY

42 Cedar Ridge Lane - fictional sample

REPORT DATE

July 28, 2026

DEADLINE

August 8, 2026

LOCATION

Example, British Columbia

BUYER STAGE

Closing scheduled

NOW - prompt follow-up

1. Ask a qualified electrician, licensed where locally required, to assess the warm, double-tapped breaker noted on report page 31.
2. Ask a qualified roofing contractor to assess the staining and roof opening noted on pages 12-13.
3. Confirm the missing carbon-monoxide alarm locations noted on page 7 before occupancy.

SOON - schedule or clarify

1. Clarify the inspector's recommendation for the slow kitchen drain on page 26.
2. Obtain a quote for deteriorated exterior caulking noted on page 15.
3. Service the furnace and document its age, model, and filter size.
4. Correct the loose rear handrail after a qualified assessment.
5. Confirm whether the attic area marked inaccessible requires follow-up access.

PLAN - place into the first year

1. 3 months - complete exterior sealing work supported by local conditions and contractor advice.
2. 6 months - review deck finish and drainage observations from pages 17-18.
3. 12 months - repeat the annual records, warranty, and reserve review.

What the report says - and what it does not

Each roadmap statement must trace to a report page. Unknown, inaccessible, and not-inspected items stay unknown until a qualified person verifies them.

REPORT ANCHORS

INSPECTOR'S SUMMARY / SEVERITY LEGEND

Pages 5-8

INSPECTION LIMITATIONS

Pages 2 and 22

SPECIALIST REPORTS SUPPLIED

None supplied

BUYER CONCERNS

Roof moisture, electrical panel, first-month costs

REPORT FILE / VERSION

Fictional inspection report - sample v1

REVIEW RECORD

Summary, findings, photos, and limitations reviewed / FFH / Aug 3, 2026

KNOWN SYSTEMS

Roof	Asphalt shingles; age not confirmed; opening and staining noted
Heating	Gas furnace; age not confirmed; service recommended
Water heater	Tank; label photographed; age to be recorded
Electrical	Breaker panel; specific panel finding on page 31

Trace every next step to the report

Status labels prevent limitations or possible evidence from being rewritten as confirmed defects.

REPORT 31	CONFIRMED FINDING	NOW
Warm breaker and double tap observed		
Qualified electrician: Ask for assessment, local licensing, permit needs, and written quote.		
REPORT 12-13	NEEDS VERIFICATION	NOW
Staining observed below roof opening		
Qualified roofing contractor: Ask whether moisture is active and what further evaluation is required.		
REPORT 7	CONFIRMED FINDING	NOW
CO alarms not observed in listed locations		
Inspector / local authority: Confirm applicable locations and install per manufacturer and local requirements.		
REPORT 26	CONFIRMED FINDING	SOON
Kitchen drain was slow during test		
Qualified plumbing professional: Ask whether cleaning, repair, or further evaluation is appropriate.		
REPORT 15	CONFIRMED FINDING	SOON
Exterior caulking deteriorated		
Exterior contractor: Request scope by opening and compatible materials.		
REPORT 22	LIMITATION	SOON
Attic area not accessible		
Inspector / specialist: Ask what access or specialist follow-up is reasonable before the deadline.		
REPORT 17-18	MONITOR / MAINTAIN	PLAN
Deck finish and drainage observations		
Deck contractor: Photograph baseline condition and review during the first dry season.		
REPORT 35	RECORD NEEDED	PLAN
Furnace age not confirmed		
HVAC professional: Record model, serial, service date, and professional recommendation.		

FOR THE INSPECTOR

Does the roof staining appear active, and what follow-up did you intend by 'further evaluation'?

What prevented access to the attic area, and can it reasonably be inspected before the deadline?

Which findings did you consider material or time-sensitive under your own report legend?

FOR THE AGENT

What deadlines apply to obtaining clarifications or specialist assessments?

Which documents or seller disclosures should be reviewed alongside these report pages?

FOR QUALIFIED TRADES

Please assess only the documented condition, identify scope and exclusions, and provide a written quote.

Does the work require a permit, specialist testing, or coordination with another trade?

What warranty, schedule, payment terms, and follow-up are included?

Ask for comparable written answers

TRADE / COMPANY

Qualified and insured roofing contractor; licensed where locally required

REPORT REFERENCES

Pages 12-13 and associated photos

CONDITION TO ASSESS

Staining was observed below a roof opening. Please assess the documented area and state whether moisture is active and whether further testing or repair is recommended.

COPY-READY REQUEST

My inspection report noted the condition above. Please provide an assessment and written quote covering scope, exclusions, materials, permit needs, schedule, payment terms, and warranty.

QUOTE COMPARISON

PROVIDER	SCOPE / EXCLUSIONS	PRICE	SCHEDULE	WARRANTY
Provider A	Assessment + repair option; access excluded	\$ - local quote	To confirm	Written terms

SELECTION AND REASON

Compare scope and confidence, not price alone. Record why the selected quote fits the documented need.

Move from report to a workable year

FIRST 30 DAYS

1. Complete prompt professional follow-up
2. Record shutoffs, panel, alarms, and emergency contacts
3. Save all clarifications and written quotes

DAYS 31-90

1. Complete scheduled SOON work
2. Record models, serials, service history, and warranties
3. Revisit unknown or inaccessible systems

MONTHS 4-12

1. Place PLAN work into the appropriate season
2. Update costs and reserve assumptions using local quotes
3. Complete the included annual review

KEEP THE BOUNDARY

Use this roadmap to organize conversations and owner decisions. Return technical conclusions to the inspector or appropriate qualified professional, and legal or transaction questions to the appropriate local adviser.