



## Home Inspection services App, Marketing Website and Super Admin Portal

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## Overview

The Home Inspection services Platform aims to facilitate seamless interaction between homeowners seeking inspection services and certified home inspectors looking to provide their services.

## Technology Stack

- React Native
- AngularJS
- NodeJS
- MySQL/NoSQL Database



## **Home Inspectors**

### **1. Home inspectors onboarding process**

- a. Independent contractors can sign up as Home Inspectors using Google, Apple, Facebook or via email.
- b. Independent contractors will upload their Driver's license for background check. Note: SDI will use 3rd party services to do background checks.
- c. Once the Platform Admin verifies & approves the account details, the home Inspectors will be able to login & search for jobs/gigs on the Platform.

### **2. Searching and Accepting Inspection Requests**

- a. Certified home inspectors will be able to search for jobs/gigs based on criteria such as location (within selected radius miles for e.g. 5, 10 miles) and date.
- b. Home Inspectors will have the ability to review details of inspection requests and accept them based on availability and expertise. (Home inspectors will complete their profile that includes method of receiving payments and photo upload which is mandatory before accepting the job)
- c. The platform will include a conflict resolution mechanism to prevent certified home inspectors from accepting inspection requests that conflict with their existing commitments.
- d. When a home inspector attempts to accept an inspection request, the platform will check their schedule for any overlapping appointments.
- e. Home inspectors will not be able to accept more than 2 inspection requests within a one-hour period.

### **3. Notifications**

- a. Home inspectors will receive email/text notifications for any updates related to their upcoming inspection appointments.



#### 4. Reminders

- a. Home inspectors will have the ability to set reminders for upcoming inspection appointments.
- b. Reminders can be set for specific dates and time intervals, with customizable notification preferences (i.e email, text and/or push notifications).
- c. The platform will send automated reminders to Home inspectors based on their set preferences.

#### 5. Inspection and Reporting

- a. The home inspectors will have access to an inspection checklist within the platform, outlining the items to be inspected during a home inspection.
- b. The inspection checklist will cover various aspects of the property. (Client will provide the checklist)
- c. The home inspectors will either input the following information or will be populated via API services (For e.g. Attom):
  - i. Homeowner details (Name and address will be automatically filled in)
  - ii. Home Address
  - iii. Sq ft
  - iv. Number of beds, bath, kitchen, any other rooms, garage, back yard, front yard
- d. Home inspectors will be able to mark each item on the checklist as "Completed," "Not Applicable," or "Requires Attention," along with providing detailed notes or comments, Attach images and videos.
- e. Upon completing the inspection, the home inspector will submit the checklist along with any accompanying notes or comments.

Note: eSign is required by the Tenant/Property manager to verify that the inspection is completed.
- f. Report Generation
  - i. Once the inspection checklist is submitted, the platform will generate a detailed inspection report for the homeowner. Note: Homeowner & Tenants both will receive a copy of the inspection report.



- ii. The inspection report will include
  1. Summary of inspection findings
  2. Detailed breakdown of each item inspected, including comments, and any issues identified.
  3. Supporting documentation such as photos or videos captured during the inspection.

Note: SDI will design a clear and concise predefined Inspection report template, making it easy for the homeowner to understand the findings.

g. Review and Approval Process

- Homeowners will receive a notification when the inspection report is ready for review.
- Homeowners will be able to access & review the inspection report through the platform in detail.
- Once the inspection report is eSigned by the tenant, the platform will facilitate the release of payment to the home inspector.
- Payment release will be initiated automatically upon homeowner approval, transferring the agreed-upon amount to the home inspector's designated payment method.

## 6. Billing

- a. The billing module will allow home inspectors to
  - i. View history of earnings from completed inspection requests.
  - ii. Track pending payments for approved inspection reports awaiting homeowner approval.
  - iii. Set up and manage payment methods for receiving payments from homeowners, i.e bank transfer or Paypal.

## 7. Settings

- a. Profile Management [Certified home inspectors can manage their profiles (Photo upload is mandatory and non editable), i.e certification details and areas of expertise]



- b. Notifications preferences
- c. Change password
- d. Sign out

## **Functions for Homeowners**

### **1. Homeowners Sign up/Sign in process**

- a. Homeowners can create an account using Google, Apple, Facebook or via email

### **2. Property Management**

- a. Homeowners will have the ability to create and manage their properties within the platform.
- b. Property will include details such as address, property type (e.g., single-family home, condominium).
- c. Homeowners will be able to initiate inspection requests for their properties directly from the property management module.

### **3. Create and manage Inspection requests**

- a. Homeowners will be able to post inspection requests, providing details such as property address, preferred inspection date/time, and any specific requirements.
- b. Every inspection request will incur a service charge of either \$50 or \$75, depending on the square footage of the property, to be paid by the homeowner.
- c. The inspection service fee will be put on hold on the payment gateway & will credit the amount 24 hours before the scheduled inspection.



- d. View a list of scheduled inspections, including details such as inspection date, time, inspector id number, and inspection status.
- e. Communicate with support team with in the app via message or call for inquiries or clarifications
- f. Access inspection reports for completed inspections, i.e detailed findings, and any identified issues.
- g. Receive inspection reports submitted by home inspectors.

#### **4. Notification and Rescheduling for Rented Properties**

- a. When a homeowner schedules an inspection for a rented property, the platform will notify the tenant via email and/or SMS about the inspection date and time.
- b. The notification sent to the tenant will include details such as the scheduled inspection date, time, and any instructions.
- c. The tenant will have the option to request a reschedule if the provided inspection date/time is not convenient for them (within 7 days).
- d. Upon receiving a reschedule request from the tenant, the platform will notify the homeowner.

#### **5. Notifications**

- a. Home owners will receive notifications when the tenants accept inspection date and time, home inspection is completed by the inspector.

#### **6. Reminders**

- a. Ability to set reminders with option to schedule inspection requests (monthly, bi monthly, quarterly, semi annual)
- b. Reminders can be set for specific dates and time intervals, with customizable notification preferences (i.e email, text and/or push notifications).



- c. The platform will send automated reminders to Home owners based on their set preferences.

## 7. **Billing**

- a. Access transaction history. View detailed invoices for inspection services requested.
- b. Set up and manage preferred payment methods for paying service fees.

## 8. **Settings**

- a. Change password
- b. Notifications preferences
- c. Sign out

## **Super Admin web portal for the platform owner**

### 1. **Login**

- a. Admin will login with their email & password. (it will include 2 Factor Authentication steps every time admin login)
- b. Forgot Password: Admin will be able to reset their password, it will send an email with a link to set up a new password.

### 2. **Admin User management**

- a. Add employees as sub admins
- b. Manage roles & permissions for each sub admin
- c. Change sub admins credentials
- d. Delete sub admins





### 3. **Customer management**

- a. View home inspectors profile
  - i. Manually approve inspectors profile during onboarding process
  - ii. Edit or delete inspector account
  - iii. Active/Inactive a user
- b. View homeowners profile
  - i. Edit or delete homeowners account
  - ii. Active/Inactive a user

### 4. **Billing/Payment management**

- a. The admin will have access to a billing and payment management system to handle transactions between homeowners and certified home inspectors.
- b. Ability to set pricing for the Inspection request i.e \$50 or \$75, depending on the square footage of the property for a 15 minutes inspection service. 3000 -> \$75, 2000 -> \$50 (set by the app with the option for the homeowner to override the pricing)
- c. Ability to set pricing to be paid to Home Inspectors for the Inspection service.
- d. Billing Dispute Resolution: Ability to handle billing disputes or discrepancies

### 5. **Settings**

- a. Reset password
- b. Logout



## API Integration recommendations - Client will Sign up for these services

- 3rd party OTP services like Twilio to verify user email/phone number used for account creation and sending SMS or in app notifications.
- 3rd party API for background checks
- 3rd party API similar to Attom to populate property data for inspection template
- 3rd party payment gateway API like Stripe
- Cloud hosting - We will recommend the hosting infrastructure & environment needed to host the apps & Admin portal, the client needs to sign up for the hosting services.

## Marketing Website

We will design & develop a 3-5 page website. The website menu will include the following:

- Home page - will include some info about the Company, what the platform provides, who are the users of the platform, contact & support info. Call to action button for Homeowners and Home inspectors to sign in.
- Homeowners can sign in and can add, save multiple properties under their account to manage inspection services for their properties.
- What it offers - This includes a list of features.
- FAQs/Help
- Terms & conditions
- Contact us - This can include a contact form and support email.

Content and image licenses to be provided by the client



## Delivery Timelines

4 Months

## Investment estimate

**\$28600**

## Payment terms

- 35% upfront - \$10010
- 35% on UX completion - \$10010
- 30% on completion before launch - \$8580

## Warranty

SDI provides a 6 months debugging warranty on every project. For the initial 6 months after acceptance/launch, if any bugs occur and are identified, we will fix them without any cost to you.

## Source Codes

All of the project Source codes will be handed over to the client on project completion. Upon completion and payment of all agreed invoices to SDI, the Client will be the sole and exclusive owner of all software assets and IP of the project.