# Future-Ready Home Assessment

Frequently asked questions

Licensed Architect · CO · OK · TX

Certified Aging-in-Place Specialist (CAPS)

Certified Passive House Designer (CPHD)

AgeWise Colorado Provider

SAVE MY CONTACT INFO

# 01 About the Assessment

## What is a Future-Ready Home Assessment?

A Future-Ready Home Assessment is an architectural diagnostic of how your home works and how it performs. Using a dual-lens approach, the **Human Lens** (universal design, accessibility, and safety) and the **Building Lens** (Passive House performance, thermal comfort, and air quality), I look at how your home works for you today and how it can be improved for the years ahead.

**You will receive a clear Professional Roadmap outlining what to address now, what to plan for, and the long-term architectural potential of your property.**

## Who is this for?

This assessment is designed for homeowners who:

- Plan to stay in their home long-term and value their independence.
- Want to improve daily comfort, indoor air quality, and energy performance.
- Are considering a remodel but want to avoid costly mistakes or reactive decisions.
- Want a strategic plan for their home rather than a simple list of isolated fixes.

## Is this only for seniors?

Not at all. While many clients are focused on aging-in-place, a Future-Ready home is simply a high-performance home that works for everyone. Whether you are planning for your own future, hosting aging parents, or simply want a more comfortable, resilient house, this assessment provides the technical and architectural strategy to get there.

## What makes this different from a contractor's “free estimate”?

A contractor's estimate is usually a price for a specific list of tasks you've already decided on. This is an architect-led evaluation focused on strategy. I look at your home as a whole: how it functions, how it breathes, and how it can evolve. My goal is to help you see opportunities you might miss and avoid spending money on the wrong fixes.

# 02 The Visit

## What happens during the assessment?

I conduct an in-depth, on-site architectural diagnostic of your home, typically 2 to 3 hours depending on the size and complexity of the home. I record the audio of our visit so I can stay fully present with you instead of taking notes. We walk through the property together as I evaluate:

- **Site & Entry:** Pathways, lighting, and zero-step potential.
- **Interior Circulation:** Kitchen and bath accessibility, hardware, and safety.
- **Building Performance:** Drafts, insulation, air quality, and Passive House comfort.
- **Safety & Resilience:** Emergency egress, lighting, and Colorado-specific durability.

## Do you inspect mechanical systems, insulation, or other technical components?

This isn't a property inspection. I evaluate your home architecturally, through both my Aging-in-Place (CAPS) and Passive House (CPHD) training, looking at how every part of the house affects your comfort, safety, and long-term livability. During the visit I document, photograph, and measure what's relevant, including things like the mechanical area. When something deserves a specialist's eyes, say a mechanical contractor or an insulation installer, your Professional Roadmap will tell you exactly what type of professional to bring in and what to ask them. You get a complete picture of what your home needs, without paying an architect to guess at work that belongs to a specialist.

## Who should be present during the visit?

Anyone who will have a say in what gets done. If a spouse, partner, adult child, or caregiver will be involved in decisions, bring them along. The visit is a conversation, not just a walkthrough, and it's more useful when everyone who matters is in the room.

## What should I do to prepare?

Once your invoice is paid, I'll send my Evergreen Home Guide and Deep Energy Retrofit Guide to help you think through your priorities. In general: make sure all spaces are accessible (including attic hatches, mechanical rooms, and exterior areas), pull out any existing blueprints or permit drawings if you have them, and jot down your biggest concerns ahead of time. You don't need to have everything figured out; that's what the visit is for.

### Can I see the full list of evaluation areas in advance?

Yes. The full list of evaluation areas is published on my website at marissawebbarchitecture.com. Reviewing it beforehand can help you identify which areas feel most pressing before we meet.

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### Can the assessment be tailored to my specific concerns?

Yes. The booking form you complete asks about your priorities, concerns, and goals. Your answers shape where I spend the most time during the visit. The assessment covers all primary areas by design, but I go deeper where it matters most to you.

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## 03 Your Professional Roadmap

### What do I receive afterward?

A comprehensive Professional Roadmap (typically 15 to 20 pages), delivered within 5 to 7 business days of the visit, that includes:

- **A Home Snapshot:** How your home performs across all essential architectural zones.
- **Top 3 Immediate Priorities:** The most urgent safety or comfort updates.
- **A Tiered Roadmap:** Specific recommendations ranging from Quick Wins to Trade Upgrades.
- **Architectural Opportunities:** A vision for what your home could become through larger transformations such as ADUs or suite conversions.
- **A Follow-Up Call:** A 30-minute call on Google Meet to talk through your Roadmap once you've had time to read it.

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### Can I do some of the work myself?

Yes. The Roadmap is tiered by complexity. **Tier 1** recommendations are Quick Wins you can handle yourself: no contractor, no permit. **Tier 2** items call for a handyman or trade contractor, and **Tier 3** identifies opportunities that require architectural planning and coordination.

### Does the Roadmap include cost estimates?

No, and that's intentional. Cost estimates require contractor bids, and I don't want to give you numbers that a contractor will contradict the moment they walk through the door. What the Roadmap does give you is specific, actionable recommendations with enough detail to take directly to a handyman or contractor for accurate pricing. For Tier 3 architectural work, rough order-of-magnitude ranges can be discussed once scope is defined through a full design engagement.

### Can you recommend contractors or handymen for the work?

Finding and hiring contractors is outside my scope, but I can suggest the type of professional you need for each tier and share names of people I'm familiar with in the area.

### Can I ask questions after the Roadmap is delivered?

Yes. Your assessment includes a 30-minute follow-up call on Google Meet to talk through your Roadmap once you've had time to read it. One date to know: the fee credit applies only if you sign a full-service design agreement within 30 days of receiving your Roadmap. Beyond that, the Roadmap is yours to act on at your own pace, on your timeline.

## 04 Fees and Next Steps

### How much does it cost?

The assessment fee is based on your home's square footage, verified through public property records and confirmed on your personalized invoice.

| HOME SIZE | ASSESSMENT FEE |
|---|---|
| Up to 1,800 sq ft | **$1,250** |
| 1,801 to 3,000 sq ft | **$1,500** |
| 3,001 to 4,500 sq ft | **$1,750** |
| Over 4,500 sq ft | **Custom quote, starting at $2,000** |
| Travel 15 to 30 miles from Littleton, CO | **+$75** |
| Beyond 30 miles | **Quoted individually** |

Payment is by Zelle, check, or ACH bank transfer, and your time is confirmed once the invoice is paid. Your Professional Roadmap is delivered within 5 to 7 business days of the visit.

### Do I have to move forward with a remodel?

No. There is absolutely no obligation to proceed with design or construction services. This assessment is a standalone service designed to give you clarity and confidence. You own the Roadmap and can act on the recommendations at your own pace.

### What happens if I want to move forward with a project?

If the assessment reveals a need for a larger remodel, addition, or deep energy retrofit, I can guide you through the full architectural design process. To help you move from planning to action, **$500** is credited toward a full-service design agreement signed within 30 days of receiving your Professional Roadmap.

## 05 How to Get Started

READY WHEN YOU ARE

### Book your Future-Ready Home Assessment

BOOK ONLINE

**Pick a time on my booking page**

WEBSITE

**marissawebbarchitecture.com**

CALL OR TEXT

720-926-6325

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