

## What is a Future-Ready Home Assessment?

A Future-Ready Home Assessment is a professional architectural diagnostic evaluating your home's essential architecture. Using a dual-lens approach - Human Lens (safety and accessibility) and Building Lens (thermal comfort and air quality) - I identify how your home works for you today and how it can be optimized 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 happens during the assessment?

I perform a 120-minute on-site diagnostic of your home. 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?

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.

## What do I receive afterward?

You will receive a comprehensive Professional Roadmap (typically 15–20 pages) that includes:

- **A Home Scorecard:** A snapshot of 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.

## 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 product designed to give you clarity and confidence. You own the roadmap and can act on the recommendations at your own pace.

## 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.

## 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 transition from planning to action, 50% of your base assessment fee is credited toward a Full-Service Design Agreement signed within 30 days of receiving your report.

## How much does it cost?

The assessment fee starts at \$500. This includes the 120-minute on-site diagnostic visit and the delivery of your personalized Professional Roadmap within 5–7 business days. A surcharge of +\$250 applies to homes larger than 3,500 sq. ft. A travel surcharge of +\$75 applies for locations 15–30 miles from Littleton, CO.

## 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 holistically — 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.

## 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 — it's more useful when everyone who matters is in the room.

## What should I do to prepare?

A preparation guide is sent after booking. 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](http://marissawebbarchitecture.com). Reviewing it beforehand can help you identify which areas feel most pressing before we meet.

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

Yes. The intake questionnaire you complete when booking 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.

## 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.

## How long are you available to answer questions after the report is delivered?

I'm always reachable with questions. The important deadline to know: the fee credit applies only if you sign a Full-Service Design Agreement within 30 days of report delivery. After that window, the credit expires. But the roadmap is yours to act on at your own pace — on your timeline, not mine.

## How do I get started?

- **Book online:** Scan the QR code on my flyer or visit this link directly.  
[Book your Future-Ready Assessment](#)
- **Website:** [www.marissawebbarchitecture.com](http://www.marissawebbarchitecture.com)
- **Call or text:** 720-926-6325