PropID

YOUR HOME. VERIFIED.

Homeowner guide

A lender or other organization asked for a PropID report on your property. This guide explains what you'll do, how long it takes and what happens to your photos. 15 to 25 minutes, at the property.

THE SEVEN SCREENS YOU'LL SEE

01

Location

Your phone confirms it is at the property.

02

Address

Check the address from your invite.

03

About the home

Type, rooms, size and year built.

04

Heating, cooling, power

Systems, checked against your photos.

05

Photos

Every room on your list, GPS-stamped.

06

Ready to send

Check your answers, then send.

07

Done

Nothing else to do.

Not an appraisal, inspection or valuation. PropID does not give a value.

This guide walks through the seven screens you'll see, from Location to Done, how the photos are captured, what happens to your report and how anyone can verify it. It takes 15 to 25 minutes, on site, on your phone.

Before you start

The lender or organization that requested the report sends you a one-time invite link by email or text. Open it on the phone you'll use to take the photos, while you're at the property. The link works for 7 days and is tied to you — please don't forward it.
Opened it on a computer? Tap **Switch to phone** and scan the QR code with your phone's camera. Photos must come from the live camera, so the capture only runs on a phone.

1. Location

PropID asks for your location first and confirms your phone is at the property. GPS is required: the camera doesn't open until a location fix is acquired. If your phone is a little off from the address, that's noted on the report, never hidden.

If location is off

You'll see "Turn on location to continue." with steps for your phone:

- **iPhone** — Settings › Privacy & Security › Location Services (turn it on) › Safari Websites › While Using the App. Come back and tap Try again.
- **Android** — tap the lock or tune icon left of the address bar › Permissions › Location › Allow. If Location is off on the phone, swipe down and turn it on. Come back and tap Try again.

2. Address

The screen asks "Is this the address?" with the address from your invite already filled in. Confirm it, or correct it if the organization made a typo.

3. About the home

Property type, bedrooms, bathrooms, basement, square footage and year built. Answer as best you can — the photo checklist is built from these answers, and the lender or organization that requested the report can correct a detail later.

Condo or apartment?

- Apartment-style condos have no exterior shots — you can't get a useful one. The balcony is optional.
- Furnace and water heater are optional. Many condos are heated from a central plant; only photograph them if your unit has its own.
- You'll be asked how many parking spaces and lockers come with the unit, and whether there's a den.

4. Heating, cooling, power

What heats and cools the home, the electrical service, and whether systems like the furnace and water heater are owned or rented. These answers are checked against your photos later. A rental move-in condition record skips this screen.

5. Photos

A checklist of rooms built from your answers: front exterior, kitchen, living areas, each bedroom and bathroom, the electrical panel, furnace, water heater and so on. Some rooms need two photos from different angles. Tap a room, take the photo, move on.
Each photo is stamped with the address, GPS coordinates and the exact time it was taken — burned into the image itself, not just metadata. This is what makes the report verifiable later. Can't reach a space safely? Mark it **Not accessible** and keep going.

Tips for a clean capture

- Take photos in natural light when possible. Daylight is best.
- Stand back and capture the whole room rather than close-ups of fixtures.
- For exteriors, capture the full front of the home.
- Don't worry about staging; lived-in shots are more credible than empty ones.

> **If something interrupts you**
> Your photos and progress are saved on your phone until you send. If the browser closes, reopen the same invite link to finish — nothing is lost.

6. Ready to send

You'll see a summary of what you entered, agree to the Privacy Policy and Terms, and tap **Send to your lender** (or Send to the organization named on your invite). Your photos upload at this point, so stay on a good connection and keep the page open. If a photo doesn't upload, PropID tells you which room and lets you retry just that photo.

7. Done

That's it. Your report goes straight to the lender or organization that requested it, usually within an hour, same business day at the latest. They'll be in touch once it's reviewed. You don't need to do anything else.

What the report contains

The finished report is prepared for the lender or organization that requested it. It includes:

- A cover page with the exterior photo and a property snapshot
- A GPS verification page showing your capture point against the address on a map
- Your property details and answers, each checked against the photos
- A condition review based on your photos, with the reasoning written out
- All of your photos, each with its room label, GPS position and time
- A declaration page with a Report ID and QR code for instant verification

Lenders may request sold comparables on lending files. They are approved by the lender's reviewer and are not part of your capture.

Anyone can verify it

Every report has a unique ID like **PROPID-A7C6-EF9F** and a QR code on the cover. Anyone holding the report can scan the code or visit **app.propid.ca/verify** and confirm that the report was issued by PropID, that the property details and photo count match what's printed, and that the document hasn't been tampered with since it was generated. The verify page only shows the city and the first three characters of the postal code. It doesn't expose the full address or any private detail.

Common questions

What if I make a mistake?

Wrong square footage, a missed room or a blurry photo can be fixed. The lender or organization that requested the report can correct details, or send you a link to redo just the photos they need.

What does the AI do?

It reviews every photo for condition, such as visible damage or dated finishes, and checks your answers against the photos. PropID does not give a value.

Do I get a copy of the report?

The report goes to the lender or organization that requested it. Ask them if you'd like a copy.

Is this an appraisal?

No. PropID provides verified documentation of the property. It is not an appraisal, home inspection or valuation.

Questions? info@propid.ca · We respond within one business day.