

[Date]

[Buyer Name]
[Buyer Address]
[City, State, Zip]

Subject: Home Inspection Expectations and Next Steps

Dear [Buyer Name],

Now that your offer has been accepted, the next critical step is the home inspection. This process is designed to give you a clear understanding of the property's condition before finalizing the purchase.

What to Expect During the Inspection

- **Duration:** A typical inspection takes 2 to 4 hours depending on the size and age of the home.
- **Attendance:** I highly recommend that you attend the final hour of the inspection so the inspector can walk you through their findings.
- **Scope:** The inspector will examine the roof, foundation, HVAC systems, plumbing, electrical, and overall structural integrity.

The Inspection Report

You will receive a written report, usually within 24 hours. Please keep in mind:

- **No home is perfect:** Even new constructions will have a list of minor defects.
- **Focus on "The Big Three":** We are looking primarily for structural issues, safety hazards, and major mechanical failures.
- **Maintenance vs. Repairs:** The report will include many cosmetic or maintenance items; these are for your information and are typically not negotiation points.

The Process and Timeline

1. **Scheduling:** We must complete the inspection within the "Inspection Period" stated in your contract (usually [Number] days).
2. **Review:** Once we receive the report, we will review it together to decide if any repairs or credits need to be requested from the seller.
3. **Negotiation:** We will submit a formal request for repairs (if necessary). The seller can agree, decline, or offer a counter-proposal.
4. **Resolution:** Once both parties agree on the inspection items, we move forward toward closing.

If you have not already selected an inspector, I can provide a list of local professionals for you to contact. Please let me know how you would like to proceed.

Sincerely,

[Your Name]

[Your Company Name]

[Your Phone Number]

[Your Email Address]