

Dear [Client Name],

Congratulations on getting your home under contract! One of the most critical steps in the selling process is the home inspection. To help you prepare and ensure everything goes smoothly, I have put together this quick "Home Inspection Survival Guide."

Preparing Your Home:

- **Accessibility:** Ensure the inspector has clear access to the attic, crawl space, heating/cooling units, and the electrical panel. Remove any clutter blocking these areas.
- **Maintenance Tasks:** Replace burnt-out light bulbs and dirty air filters. These are small items, but they suggest the home is well-maintained.
- **Clear the Perimeter:** Trim bushes or move wood piles away from the exterior walls so the inspector can examine the foundation.
- **Unlock Everything:** Make sure all gates, sheds, and garage doors are unlocked or that keys are provided.

What to Expect on Inspection Day:

- **Duration:** Inspections typically take 2 to 4 hours depending on the size of your home.
- **Privacy:** It is standard practice for the sellers to leave the property during the inspection to allow the buyers and the inspector to speak freely.
- **Pets:** Please ensure all pets are secured in crates or, preferably, taken off-site during the appointment.

The Results:

Please remember that no home is perfect. The inspector's job is to find issues, and the report will likely be many pages long. We will review the report together to distinguish between minor maintenance items and significant structural or safety concerns.

If you have any questions before the inspector arrives, please don't hesitate to call me.

Best regards,

[Your Name]

[Your Company]

[Your Phone Number]