



Mid-Eastern Oklahoma Inspections: Preparing for Your Home Inspection

A well-prepared home can make the process smoother and give buyers confidence in the property's condition.

Follow these steps to ensure your home is ready for inspection:

1. Ensure All Utilities Are On

Make sure electricity, gas, and water are turned on, especially if the house is vacant. This includes lighting pilot lights for water heaters, furnaces, and gas fireplaces.

2. Prepare the Exterior

Trim back any overgrown bushes or tree branches that may be rubbing against the house or roof. Clear a path around the home and clean the gutters if necessary to allow easy access for the inspector.

3. Clear Access to Attic and Crawlspace

Ensure that the inspector can easily access the attic and crawlspace. Remove any items blocking these areas, especially in closets where older homes may have access openings.

4. Clear Storage from Furnace and Water Heater Areas

Make sure the inspector can easily access and inspect the furnace and water heater. If needed, replace the furnace filter to ensure proper operation.

5. Leave Keys for Locked Areas

Provide keys for any locked areas such as sheds, garages, fence gates, and electrical panels. This will ensure the inspector can check these important areas.

6. Replace Burned-Out Light Bulbs

The inspector will test light fixtures, and if a bulb is burned out, it could lead to confusion about whether the fixture or switch is faulty. Replace any burned-out bulbs before the inspection.

7. Ensure Smoke and CO Detectors Are Functional

Check that smoke detectors and carbon monoxide detectors are installed and operational. In Oklahoma, CO detectors are required outside of bedroom areas. Replace or repair any inoperable detectors.

8. Empty the Dishwasher and Washer-Dryer

Make sure the dishwasher and washer/dryer (if included in the sale) are empty. The inspector will need to test these appliances, but they can't do so properly if they are full of dishes or clothes.

9. Leave Repair Documents Out

If you've made any recent repairs or performed maintenance on the home, leave relevant documents on the counter along with a note. This shows the inspector and buyer that you are proactive about maintaining the property.

10. Clean and Straighten Up

A clean, tidy home helps the inspection process go more smoothly. Buyers may attend the inspection to take a final look at the property, so a neat home leaves a positive impression.

11. Prepare Pets

Remove pets from the home during the inspection. If possible, take them with you or place them in a secure area or kennel. If you have cats or other pets, make sure the inspector is aware so they don't accidentally escape.

12. **Be Ready for the Scheduled Time**

Plan to be out of the home for a minimum of three hours. Most buyers attend the inspection, and it can be awkward for them if the seller is present. Giving everyone space to conduct the inspection will help things go smoothly. Also, remember to turn off any alarm systems.

13. **Consider a Pre-Listing Inspection**

If you have concerns about the condition of your home, consider scheduling a pre-listing inspection. This allows you to address potential issues before the buyer's inspection and helps you be fully prepared.

For more information or to schedule your inspection, visit www.meokinpections.com or call **918-216-9343**.

Let Mid-Eastern Oklahoma Inspections help you prepare your home for a smooth and successful inspection!