



Mid-Eastern Oklahoma Inspections: Seller's Home Inspection Preparation Guide

The purpose of a home inspection is to assess the overall condition of the property and verify that its major systems and components are functioning properly. While most issues identified during an inspection may seem minor, a collection of small issues can accumulate and lead to significant costs and delays for the buyer. Sellers can address many of these smaller issues before the inspection to ensure a smoother process. While this list doesn't cover every potential issue, it highlights common areas that sellers can easily check and fix. Ultimately, even minor problems can lead a potential buyer to feel overwhelmed by the number of issues.

BEFORE THE INSPECTION:

EXTERIOR:

- Ensure that dirt and landscaping are clear from wood siding.
- Trim plants 10-12 inches away from the home.
- Move any stored items away from the structure.
- Check siding, trim, fascia, and boards for damage and repair as needed.
- Look for hairline cracks in stucco; if excessive damage is present, repair accordingly.
- Reapply caulking around doors, windows, and nail heads.
- Inspect exterior doors for wood decay and repair, as this is common.
- Ensure all exterior doors open and close smoothly and weatherstrips are intact.
- Replace damaged or missing window screens – this is common in most homes.

ROOFING & GUTTERS:

- Clean all debris from the roof.
- Clear gutters and replace rusted, sagging, leaking joints, or missing downspout components.
- Ensure that all downspouts are properly directed away from the home. Use elbows, splash blocks, or drain lines as necessary.

GARAGE:

- Check for wood decay on the side garage pedestrian door and the bottom of the main garage door openings.

- Inspect the garage door opener and adjust as needed to ensure it reverses when pressure is applied.
- Ensure the garage door operates properly and lubricate or repair if needed.
- Verify the door between the garage and the house seals properly.

KITCHEN, UTILITY, & BATHROOMS:

- Inspect faucets for leaks and make repairs.
- Check for floor damage around toilets, tubs, and showers and repair as needed.
- Ensure all caulking is fresh and in good repair, especially around tub surrounds and along the floors around the shower and toilet.
- Test all fixtures, fans, and appliances to make sure they are in working order.
- Clean and organize areas under sinks to ensure accessibility for inspection.

INTERIOR AND ATTIC:

- Test interior doors and windows to ensure they are functioning properly (e.g., spring mechanisms, sash cords, glass cracks).
- Ensure smoke detectors and carbon monoxide detectors are installed and working.
- Remove any stored items from the attic, closets, or other areas that may block access.
- Look for any signs of rodent activity in the attic.
- Verify that pilot lights for fireplaces are lit, or ensure automatic igniters are functioning. Inspectors do not light pilot lights.

ELECTRICAL:

- Replace any burned-out bulbs and ensure all light fixtures are functioning.
- Test GFCI receptacles by pressing the test button to make sure the device trips and resets properly.

PLUMBING:

- Inspect the water heater for any leaks or damage.
- If the home is vacant, ensure the water heater pilot light is on.
- Check for dripping faucets, tub spouts, and any leaks under sinks.

HEATING & COOLING:

- Inspect and clean the return filter(s) if necessary, as the filter condition will be considered when evaluating the system.
- Clear any debris or shrubs around the exterior condenser unit.
- For gas-fired appliances, ensure the gas is turned on, and pilot lights are lit if applicable (especially if the home has been vacant or unused).

CRAWL SPACE:

- Make sure the crawl space is accessible.
- Remove any debris (e.g., wood, concrete).
- Replace any damaged or fallen floor insulation and HVAC ductwork.
- Repair damaged foundation vent screens and ensure all foundation vents are clear.

POOL:

- Check all pool components for proper operation and inspect pipes and pumps for leaks.
- Verify the operation of the pool heating system, if present, as this is a common issue.

SPRINKLERS:

- Test the sprinkler system and adjust or repair any heads as necessary.

ON THE DAY OF THE INSPECTION:

1. Ensure that all pets are secured or removed from the home.
2. Confirm that all utilities are turned on.
3. Remove any locks or provide keys for outdoor gates, electrical panels, etc.
4. Ensure that the following areas have complete access:
 - Electrical Panel
 - Air Handler Unit
 - Water Heater
 - Attic Space

- Crawl Space (if applicable)
 - All bedrooms and living areas (remove secondary window locks if applicable)
 - Ensure there are no clothes in the washer/dryer (the dishwasher can be full or empty).
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WHAT TO EXPECT:

The inspector may arrive early to begin the exterior and roof inspection. The inspection of the home's interior may take anywhere from 2 to 4 hours, depending on factors such as the home's size, age, number of attic openings, and the condition of the home. If additional inspections are required, such as WDO (Wood Destroying Organisms), wind mitigation, or four-point insurance inspections, this could extend the process. The inspector will operate all home systems and components. If anything isn't functioning properly, be sure to inform the inspector.

WHEN YOU RETURN:

The inspector will do their best to return the home to its original state. If a thermostat is difficult to reset or windows/blinds are hard to close, you may need to make minor adjustments. The inspector will relock all windows and doors that were tested during the inspection.

THE NO-NO LIST:

- Do not follow the inspector around.
- Do not attempt to hide defects before the inspection.

FINALLY:

The most important thing a seller can do during the inspection is to leave the property. While this is your home, the inspection is for the buyer. They are paying for this crucial information and may feel uncomfortable asking questions with you present. Your opportunity to discuss the home will come after the buyer has reviewed the report.

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