

Buyer's and Seller's

# HOME INSPECTION GUIDE



 **HEART & HOME INSPECTIONS**

A man with a grey beard and glasses, wearing a blue polo shirt and a grey baseball cap, is looking upwards towards a house. He is wearing a black safety harness. The background shows a wooden fence and a cloudy sky.

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# INSPECTION TIMELINE

Buying or selling property is a major financial investment. Therefore, there are legal obligations and processes associated.



**Here are a few key dates to keep in mind**

## TIME REFERENCE DATE (TRD)

The Time Reference Date is the date when all investigations, inspections and reviews can begin. Unless otherwise specified in the contract, this usually begins on the 3rd day after contract signing.

## INVESTIGATIONS, INSPECTIONS & REVIEWS PERIOD

Buyers have 10 days to complete their investigations, inspections and reviews of the property, unless otherwise specified in the contract. The seller is obligated to make the property available to the buyer and the buyer's representatives for all inspections, and shall ensure all utilities are on and operational for the inspection period through closing.

## TREATMENTS, REPAIRS & REPLACEMENTS (TRR)

Within 24 hours of the inspection period ending, the buyer should either provide written cancellation of the contract or provide seller with a copy of all inspection reports and a Notice of Treatments, Repairs and Replacements form outlining items the seller wants repaired. After seller receives the TRR form, the buyer and seller have 7 days to negotiate the repairs, unless otherwise stated in contract. Seller shall complete all repairs prior to the closing date.

## EXPIRATION OF BUYER'S RIGHTS TO CANCEL CONTRACT

If the buyer fails to have inspections performed, deliver the TRR or cancel the contract within the time allotted, then the right of the buyer to cancel the contract expires.

## RE-INSPECTIONS

The buyer has the right for a final walk-through and a re-inspection by their chosen inspector prior to closing to inspect any repairs made by the seller.



# Why and When to Schedule your **GENERAL PROPERTY INSPECTIONS**

## Why get a general property inspection?

- Property inspections provide valuable information and peace of mind to buyers and sellers. Invest in your investment for a fraction of the cost of the property itself, and know you won't be saddled with unknown issues once you've completed your purchase.
- Inspection reports provide written documentation of material defects found throughout the property, so all parties involved in the process can make informed decisions.



- Plan to budget for inspections you want performed. Most inspection companies can provide a quote over the phone based on square footage and property features.
- Based on inspection report details, negotiations for repairs or credits can be made between the buyer and seller.



Our real estate market can move incredibly fast! Plan to schedule all inspections immediately once the inspection period has begun. Buyers usually have 10 days after the TRD to have all inspections completed.

# What is and isn't included in your **GENERAL PROPERTY INSPECTION**

An inspection is an examination of components of the structure and basic operation of working systems throughout



With a general property inspection, your inspector will identify and explain any material defects found within the property and communicate these issues clearly to all parties

An inspection report provides details on what defects the inspector finds and what recommendations they have regarding repairs, further investigation needed or maintenance required

General home inspectors routinely recommend hiring additional professionals for specific or further evaluation of areas, such as termite inspectors, electricians and roofers



## **GENERAL PROPERTY INSPECTIONS ARE VISUAL INSPECTIONS**

- General inspectors do **NOT** look behind walls, under rugs or carpets or behind furnishings or wall coverings.
- General inspectors do **NOT** move belongings.
- Inspectors can only report on what is safely accessible and visible at the time of the inspection. If an issue cannot be seen, it will **NOT** be reported.





## General inspections do NOT inspect or test for the following:

- Asbestos
- Radon
- Code compliance
- Cosmetic issues
- Fungus & mold
- Geological conditions
- Insects, termites or pests
- Lead-based paint
- Complete pool and/or spa

For a complete list of limitations, exceptions & exclusions, as well as standards of practice for general home inspections, go to [cib.ok.gov](http://cib.ok.gov)

## What the inspector inspects

Inspectors focus on the 6 major systems:

- Foundation
- Roof
- Plumbing
- Electrical
- Heating & Cooling
- Appliances



Foundation



Roof



Plumbing



Appliances



Electrical



HVAC



Interiors



Exteriors



Grounds

As well as the finishes of all:

- Interiors
- Exteriors
- Adjacent Grounds

## What the inspector reports

Inspectors focus on 3 reportable categories:

- Safety Hazards
- Items not functioning properly
- Items at the end of their useable lifespan



Hazards



Need Maintenance



Non-functional

# SPECIALTY INSPECTIONS

If you want more information following your general property inspection, consider scheduling specialty inspections



- Specialty inspections focus on a specific aspect of a property and typically use specialty equipment to provide thorough information.
- Specialty inspections can help avoid costly surprises down the road and can sometimes be bundled with your general home inspection depending on the company

Common specialty inspections to consider:

## Moisture & Mold Inspections

Moisture inside a property is one of the most common issues found in homes. It can cause damage to the foundation, roof, HVAC, flooring and cause molds to grow

## Sewer Line Inspection

Buyers usually don't discover the condition of their sewer line until an issue requiring immediate attention arises, with repairs often costing thousands of dollars. Private property owners are responsible for the entire length of the sewer line, including portions located under the public street

## Scope Services

Scope services provide high quality video footage to check the status of HVAC duct interiors or plumbing pipe interiors throughout the property. Having detailed information of these systems can help you avoid leaks and advanced damage down

## Pool & Spa Inspection

Make sure you aren't saddled with expensive plumbing issues or leaks by having your pool or spa equipment inspected before purchase. Most general home inspectors can perform pool and spa inspections at the same time as your home inspection

## Well & Septic Inspections

Most home owners don't have experience with wells or septic tanks prior to purchasing a home with them. Since these systems require regular maintenance, having them inspected and your water tested can provide insight into the future upkeep

## Termite Inspection

Pests like termites can cause serious damage that is often invisible to the naked eye. Termite inspectors know the signs to look for and will provide you knowledge of the current state of the property, which could help you avoid future costly disasters

# Choosing your INSPECTORS

## Here are some qualifications to look for when choosing a home inspector or company:

- All inspectors in Oklahoma are required to be licensed through the Construction Industries Board upon completion of an approved home inspection training program. Check to make sure your chosen inspector is properly licensed through the state before scheduling any inspections.
- All inspectors should carry general liability and errors and omissions insurance. Ask your inspector to verify this information.
- How many inspections has the inspector performed? Does the inspection company provide on the job training for hired inspectors upon passing their licensing exam?



- Inspection reports should be comprehensive, thorough and easy to understand. Check to see if your inspector will do an on-site review of the report with you following the inspection. This will give you a chance to address any immediate questions you have and allow the inspector to explain anything in the report they deem important.
- Photographs should be included in your report to document the state of the property at the time of inspection. Make sure your inspector will provide good quality images with your report.
- Will the inspector be available following the services to answer any questions you may have upon reviewing your report? Often when negotiating repairs, you may desire further information or clarification regarding items in the report.
- If the property is an estate, on a hillside, is a mobile home or commercial property, ask for an inspector with that type of experience



# PREPARING FOR YOUR INSPECTIONS

When calling to schedule your inspections, make sure you have the following information

- Correct property address
- If the home is vacant or occupied
- Year the property was built
- Square footage
- Number of HVAC units
- Mention if there is a pool or spa
- Mention any additional structures, such as detached



## Before inspection day

- Make sure all keys, keypad codes, garage openers, etc. will be available
- Make sure all areas of the property are accessible and any personal items and decor are moved to provide access for the inspector
- Confirm any animals will be safely secured
- Prepare any questions you have for your inspector
- Confirm that all utilities are on



**Keep in mind,** Sellers are required to have the property available and the electricity, water and gas on through escrow. Utility companies can turn electricity, water and gas on temporarily for inspection purposes.



# Your own **DUE DILIGENCE**

## **Buyers and sellers have their own due diligence in a real estate transaction**

- It is very beneficial for buyers and sellers to attend their own inspections. This gives you an opportunity to address any questions or concerns with your inspector on-site, as well as learn of any urgent issues immediately.
- The inspection contingency period is one of the only times available for the buyer to be in and on the property. General home inspections usually take 2-3 hours. Use this time to perform your own visual inspection and note things you want to discuss with your inspector.
- Following your inspection services, read all reports cover to cover. The inspection report has important recommendations and useful information that should be acted upon quickly.
- Maintain your home or property regularly with repairs needed due to age, weather, earthquakes, etc. Also, consider having annual property reviews to save money and time down the road.



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Real estate inspections can provide valuable information and peace of mind, whether negotiations for repairs are necessary or not. Plan to set aside money for inspections so you can act in your own best interest!



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The Benefit of  
**PRE-LISTING  
INSPECTIONS**

**As a seller, having a pre-listing inspection performed allows you to discover the existing condition of your home or property and be proactive through your real estate sale**



**Pre-listing inspections allow sellers to**

- Decide what to repair, replace or leave as is in the sale on your own terms.
- Adjust your listing price to reflect the true “as is” condition of the property
- Minimize further price negotiations and delays in escrow
- Lower the chances of a buyer canceling escrow during the inspection contingency period
- Avoid having to go back on the market with an older listing

**We hope this guide provides you helpful information and tips for a smoother inspection process!**

**We wish you luck on all your real estate endeavors!**



**HEARTH & HOME INSPECTIONS**