



AJF Engineering Presents:

How to prepare your buyers for their Home Inspection

Purchasing a home is the biggest investment most people ever make. Moving is the #3 largest stress. Whether it is the 1st time or the 5th time a buyer is purchasing a home, there are many concerns and questions involved. At AJF Engineering Inc., we understand the process and want to assist in making it as smooth as possible. Careful selection of the Home Inspector and a clear understanding of the process of the home inspection can alleviate issues and concerns. The following are a few tips that can help buyers to prepare:

- Be sure the Inspector is a Certified Home Inspector with the Arizona Board of Technical Registration. Check it out on the web site www.btr.state.az.us.
- Know the experience of your Inspector.
- Be sure your Inspector has Errors & Omissions insurance and General Liability insurance.
- Know what the report will look like and when you will receive it.
- Know whether the inspector will take photos where necessary and how and when you will receive them.
- Be at the inspection, especially at the end for a personal review with the Inspector.
- Have realistic expectations.
- Understand the scope of the home inspection process.
- Carefully review the Inspection agreement and the AZ ASHI Standards of Practice for what is included and not included in a standard inspection
- Understand the inspection determines the condition of the home on the day it is inspected.
- The Inspector examines visible and accessible major systems of the home to determine if they are functioning. There are limitations.
- The inspection is not a "To Do" list for the seller
- The inspection reduces risk it does not eliminate it or reduce the requirement for on-going home maintenance.



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