


























AJF Engineering Presents:|

*How to prepare your sellers for their Home Inspection*

Moving is the #3 stress for most people. Whether it is the 1<sup>st</sup> time or the 5<sup>th</sup> time a homeowner is selling his/her home, there are stresses involved. At AJF Engineering Inc., we understand the process and want to assist in making it as smooth as possible. Preparing properly for the home inspection can alleviate delays and additional concerns.

The following are a few tips that can help sellers to prepare:

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- **All utilities on and Inspection ready**
    - Be sure gas, water, and electric are on prior to inspection
    - Unlock electrical panel, gates, etc.
    - All electrical circuit breakers should be in the “on” position.
    - Have all pilot lights on at gas appliances.
  - **Accessibility:**
    - Provide clear access to attic access opening, crawl space, garage, water heater, closets, basement, electrical panel and other mechanical systems.
    - Also clear out all non-visible or highly congested areas.
    - Open all window coverings and remove obstructions from window and door openings.
    - Clear out storage items from the oven or stove.
  - **Protect Your Property:**
    - Secure all pets.
    - Protect clothing and personal items near closet attic access openings; insulation can fall when entering the attic.
    - Place all breakables, antiques and other valuables in a safe place to prevent accidental damage
  - **Prepare for System Tests:**
    - Pre-set the heating/cooling thermostat to 70-78 degrees.
    - Turn off load controller.
    - The dishwasher will be run during the inspection. You may prepare a load of dishes if you choose.
    - Provide operating instructions for any specialized or unique equipment.
    - Provide any remote controls for ceiling fans, lights etc.
    - Note any systems you do not wish to be tested or used during the inspection.
  - **Provide any pertinent information** that may affect the property or the inspection. A copy of the S.P.D.S. would be helpful.
  - **Expect a minimum of 2-4 hours** for the average home. General rule of thumb is an hour per 1000 square feet; age and additional equipment (ie. Pool) may add to the time.



**Please contact us at:**  
**480~661~8888**  
[www.ajfengineering.com](http://www.ajfengineering.com)