



How to prepare your buyers for their Home Inspection

Purchasing a home is the biggest investment most people ever make. Moving 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 & Inspections*, 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.
- **Attend 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 **for the day of the inspection.**
- The Inspector examines visible and accessible major systems of the home to determine if they are functioning. **Be aware of 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.**

For your Home Inspection needs, please contact us at 480.661.8888 or visit AJFengineering.com.