



How to prepare your sellers for their Home Inspection

Moving is the #3 stress for most people. Whether it is the 1st time or the 5th time a homeowner is selling his/her home, there are stressed involved. At *AJF Engineering & Inspections*, 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:

- **All utilities on and Inspection ready**
 - Be sure gas, water, and electric are on and working in the home prior to the 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 openings, crawl space, garage, water heater, closets, basement, electrical panel and other mechanical systems.
 - 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 opening as insulation can fall when entering the attic.
 - Place all breakables, antiques and over valuables in a safe place to prevent accidental damage.
- **Prepare for System Tests:**
 - Pre-set the heating/cooling thermostat to 70-78°F.
 - Turn off load controller.
 - Load your dishwasher if you choose! The inspector will run it during the inspection.
 - Provide operating instructions for any specialized or unique equipment.
 - 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. is also helpful.
- **Expect a minimum of 2-4 hours** for the average home. A general rule of thumb is an hour per 1000 sq. feet; age and additional equipment (i.e. Pool) may add time.

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