



**Home, Termite,  
& Commercial  
Inspectors**

*Hire the Best and Expect  
Nothing Less!*



## ***Is Your Client's Home Ready for Sale?*** ***AJF's 10 Quick Fixes Before a Home Inspection***

Taking proactive steps to avoid the most common issues found during a home inspection can reduce stress and speed up the transaction. So what are the most common inspection findings? See our list below:

### **AJF's Top 10 Most Common Findings**

1. **Anti-Tip bracket for stove.** Prevents a major accident such as a child climbing or pulling on an open oven door risking that the range be pulled over the child or leaned enough for something hot to spill on him or her.
2. **GFCI's either tripping, non-existent or won't reset.** Water and electricity do not mix well. Anyone want to get shocked?
3. **Dishwater sanitary high loop missing.** How many of us want dirty germ-filled water to go back into the dishwasher not really cleaning or sterilizing dishes?
4. **Flex piping on the water heater Temperature Pressure Relief (TPR) discharge pipe.** The TPR prevents the water heater from failing due to excessive pressure and temperature. Flex piping can kink and adversely affect the TPR function.
5. **Dripping or leaking faucets.** Lack of maintenance does not sit well with potential buyers; wastes water and money; leads to faster corrosion.
6. **Anti-siphon missing at the hose bibb.** No one wants contaminated water in the hose sucked into the house drinking water.
7. **Cracked and broken roof tiles and flashing issues.** Tiles protect the felt underlayment from sun damage; flashing prevents leaks at the roof penetrations and valleys.
8. **Missing or damaged stucco.** Sources of potential moisture and pest intrusion.
9. **Non fire rated pull-down stairs for attic access in the garage.** A fire in the garage could spread rapidly into the home.
10. **A/C condensate leads – rust/water stains in the overflow pan, water stains next to the A/C fan unit.** Condensate leaks can damage the home and promote mold growth.

Additional ideas for preparing a home to be sold include: having a termite inspection completed prior to listing the home (If termites are discovered and treated, the warranty can be transferred to the future buyers!); having the built-in home appliances submitted to RecallChek for recall monitoring; and maintaining pools and spas to reduce common finding. The AJF Team is ready to assist you prepare your home to be sold.



Hose Bibb Anti-Siphon Device



Drain Missing High Loop



Water Heater TPR Flex

***Call The AJF Team Today!***  
***(480) 661-8888***

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