



**FOR  
SALE**



Home & Commercial  
Inspections with  
Engineering Expertise

## BUYER'S GUIDE TO THE HOME INSPECTION

Purchasing a home is the largest investment for most people and moving is the #3 largest stress. Whether it is the first time or the fifth time a buyer is purchasing a home, there are many concerns and questions involved. At **AJF Inspections & Engineering**, we want to assist in making the inspection process as smooth as possible. Issues can be alleviated by careful selection of the home inspector and a clear understanding of the scope of work for the inspection.

### BELOW ARE A FEW TIPS THAT CAN HELP BUYERS FEEL PREPARED:

1. Ensure the inspector is a **Certified Home Inspector** with the Arizona Board of Technical Registration (AZ BTR). You can find all licensed inspectors at [www.btr.state.az.us](http://www.btr.state.az.us).
2. Know the **experience** of your Inspector.
3. Be sure your inspector has **Errors & Omissions** insurance and **General Liability** insurance.
4. Ask for a **sample report** and how **quickly** you receive the report after the inspection.
5. **Clarify if the inspector will take photos** where necessary and if you will receive those photos, specifically in the report.
6. **Attend the inspection**-it's recommended to attend at the end for personal review with the inspector.
7. **Understand the scope of the Home Inspection process.** The full scope for the inspection is listed on the AZ BTR Website at <https://btr.az.gov/standards>.
8. Carefully **review the Inspection Agreement and the AZ ASHI Standards of Practice** to understand the systems that are included/not included in a standard inspection.
9. Have **realistic expectations**.
10. Understand the inspection **evaluates the condition** of the home **for that day and time**.
11. The inspector examines visible and accessible major systems of the home to determine if they are functioning. **Be aware of limitations**.
12. The inspection is **not a "To Do"** list for the seller.
13. The inspection **reduces risk**; it **does not eliminate or lessen** the requirement for on-going home maintenance.

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



AJF Inspections & Engineering is locally owned and operated.  
Our Reputation and Relationships are essential—Satisfaction is our GUARANTEE!