

# SELLING YOUR HOME?



Home & Commercial  
Inspections with  
Engineering Expertise

## A GUIDE BEFORE THE INSPECTOR ARRIVES

Moving ranks extremely high as a stressor for most people despite the number of times someone has sold and/or purchased a home. At **AJF Inspections & Engineering**, we want to assist in making the transaction as smooth as possible. Therefore, preparing properly for the inspection can alleviate delays and additional concerns.

### BELOW ARE A FEW TIPS THAT CAN HELP SELLERS PREPARE FOR THE INSPECTION:

- **All Utilities On and Inspection Ready:**
  - Confirm gas, water, and electric are turned on and working prior to the inspection.
  - Unlock all electrical panel, gates, etc.
  - All electrical circuit breakers in the “on” position.
  - Pilot lights “on” at gas appliances.
- **Accessibility:**
  - Provide clear access to attic 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.
- **Protect your Property:**
  - Secure all pets.
  - Protect clothing and personal items near closet attic access opening (insulation can fall when entering the attic).
  - Place all breakables, antiques and other valuables in a safe place to prevent accidental damage.
- **Anticipate System Tests:**
  - Pre-set the heating/cooling thermostat to 70-78°F.
  - Turn off load controller.
  - Clean and replace dirty A/C filters.
  - The inspector will run the dishwasher, so feel free to load dirty dishes.
  - 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 during the inspection. A copy of the Sellers Property Disclosure Statement (S.P.D.S.) is helpful.
- **Expect a minimum of 2-4 hours** for the average home. A general rule of thumb is an hour per 1000 square feet. This is only an estimate as time may be added due to age and property conditions.

## 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!



# WHAT TO DO BEFORE THE SIGN GOES UP

## EXTERIOR:

- Trim trees away from the roof and home.
- Trim shrubs, vegetation, and remove unsightly plants.
- Over seed lawns with winter grass to maintain “paradise” look.
- Power wash sidewalks, driveways, patios, and exterior walls.
- Clean windows.
- Paint as needed to improve curb appeal.
- Hire a roofing contractor to inspect the roof and make needed repairs.
- Repair, replace, or remove window screens.
- Clean out gutters.
- Irrigation and lighting systems in working order.

## INTERIOR:

- De-Clutter the home:
  - Possessions in storage.
  - Donate “unused” stuff, or hold a yard sale to make extra cash.
  - Clean off kitchen counters.
  - Clean out and organize the garage.
  - Clean out and organize closets.
- Place all breakables, antiques, and other valuables in a safe place.
- Professionally clean the home.
- Patch and paint walls/ceilings as needed.
- Replace the floor coverings as needed.
- Depersonalize the home:
  - Pack up personal photographs, family heirlooms, religious items, etc so a buyer is not deterred from seeing themselves in the home.



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