



AJF

INSPECTIONS

SELLING YOUR HOME?

A GUIDE BEFORE THE INSPECTOR ARRIVES

Moving is extremely stressful for most people. At AJF Inspections, our goal is to assist in making the transaction as smooth as possible. Therefore, preparing properly for the inspection can alleviate delays and additional concerns.

BELOW ARE TIPS TO HELP SELLERS PREPARE FOR THE INSPECTION :

- **All Utilities On and Inspection Ready:**

- Confirm gas, water, and electric are turned on prior to 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/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 and 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.
- 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.

CALL OR SCHEDULE ONLINE!



480-661-8888



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PREP 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 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.
- De-Personalize
 - Remove family photos
 - Store antiques, heirlooms, etc.

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