

# BUYER'S GUIDE TO THE HOME INSPECTION



**AJF**  
INSPECTIONS

Purchasing a home is the largest investment for most people and moving can be a big stress. At AJF Inspections, we want to assist in making the inspection process go smoothly. Issues can be alleviated by careful selection of the home inspector and a clear understanding of the scope of work.

## 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 and training of your inspector.
3. Verify your inspector has Errors & Omissions insurance and General Liability insurance.
4. Ask for a sample report and turn around time for receiving the report after the inspection.
5. Clarify if the inspector will take photos when necessary and if the photos will be in the report.
6. Attend the end of the inspection 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. Understand the inspection is an evaluation of the property conditions for that DAY and TIME.
10. The inspector examines visible and accessible major systems of the home to determine if they are functioning. Be aware of limitations.
11. The inspection is not a "To Do" list for the seller.
12. Have realistic expectations - the inspection reduces risk, but does not eliminate or lessen the requirement for on-going home maintenance.

**CALL OR SCHEDULE ONLINE!**



**480-661-8888**



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Our Reputation and Relationships are essential - Satisfaction is our **GUARANTEE!**