**Inspection Preparation Checklist**

* All parties notified and informed as necessary.
  + Date/Time
  + Informed of the inspection process.
  + See access notes below.
  + Time required for inspection.
* Owner notified.
* Tenants and all occupant notified.
  + Inspectors not responsible for tenant care.
* Gated community access
  + Your Inspector Guy inspectors
  + Price Termite & Pest Control (if conducting WDO)
  + Access policies
  + Parking policies
  + Community policies for weekend and holiday access.
* Property access
  + Lock box codes and location
  + Alarm codes
  + Irrigation system controls unlocked
  + Fence gates unlocked
  + Storage areas unlocked
  + Parking
* Utilities
  + Water on with all water shutoff valves turned on
  + Electricity on with all circuit breakers on. Tripped circuit breakers cannot be turned on by the inspector.
  + Gas utility on with all gas shutoff valves on, pilot lights on, ignition system accessible.
* Physical access
  + Attic access clear with room for ladders as necessary.
  + Electric panel clear with room to work and to remove front cover.
  + Air conditioner systems accessible (air handler and compressor).
  + Condominium roof and electric access.
  + Water heater area clear.
  + Electric outlets, switches accessible.
  + Doors & windows accessible.
* Pets
  + Inspections cannot be conducted in the presence of aggressive animals.
  + Pets should be controlled or removed from the property during the inspection.
  + Inspectors are not responsible for controlling pets.