**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.