

Preparing the Structure and Property for a Certified Property Inspection

In preparation for a thorough inspection, please review the following to ready the property prior to the Inspector's arrival. **We are unable to move stored items, furniture, personal property, pictures, or lift rugs**, so please have the property's interior and exterior as accessible as possible.

1. **Inform us prior to our arrival if you are aware of any dangerous conditions of the structure or property, or of any unusual conditions that we should be made aware of, such as areas or items that should not be accessed, operated or tested.**
2. **Have turned off or inform us prior of any security systems, alarms, or access/equipment limitations, including tied-in smoke alarms.**
3. We need *all utilities* turned on, including water, electricity, and gas, prior to our arrival in order to fully check all appliances and systems. **We are unable to turn on any utility services.**
4. If someone will not be present at the property, we need a means to unlock and enter all areas of the structure and property. This includes all exterior doors, gates, storage rooms, sheds, etc. that you want inspected. **Any locked or inaccessible areas will not be inspected.**
5. We ask that all pets, especially dogs and other distracting or possibly dangerous animals, be secured in a dog run type area or removed from the property, thus allowing full access to all areas of the structure and property.
6. We will be reviewing all areas and rooms throughout the structure, so we need the structure as free of excess belongings and stored items as is practical.
7. We will **NOT** be operating or testing any industry-specific equipment, such as restaurant appliances or fixtures. We will **NOT** be operating or testing any Lifts or Elevators.
8. We will be running water through all common faucets, sinks, showers/bathtubs, and toilets, and will also need access under and around all of these to inspect the plumbing.
9. We will be opening all accessible windows and doors, so we need clear access to as many as practical.
10. Access to all attic area or roof hatches/ladders, with room to set up a ladder below them.
11. Access to crawl space hatches (if present).
12. Access to, **with a minimum 3 foot clearance in front of and to both sides of**, main electrical panel, and any electrical sub-panels. This is also a safety requirement.
13. Adequate access to furnace areas and air conditioner units.
14. Adequate access to hot water heaters.
15. We will operate all accessible light switches and ceiling fans, and check a representative number of electrical outlets, so we need working light bulbs installed and access to as many outlets as is practical. We don't expect you to unplug needed appliances.
16. To minimize distractions, the fewer number of people present during the actual inspection the better, to avoid unnecessarily interrupting the Inspector. We always encourage clients to be present at the **conclusion** of the inspection to review our findings and allow us to point out any relevant conditions, as well as answer any additional questions.
17. **Reminder** that we need the above items attended to prior to our arrival, with full access to all areas of the structure and property, or your inspection will not be as complete as you deserve. Thank you for your understanding.