



Alta Vista Inspection Services, Inc.

Serving Arizona since 1997

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ALTA VISTA Pre-Inspection Checklist

INTRODUCTION

A home inspection has been scheduled for your home. It is important that the home is ready for the inspection. The person paying for the inspection will want to have all of the major systems in the home inspected. Therefore, these systems must be operable and accessible during the inspection. If any system is not operable or accessible, the inspector will probably note this in the inspection report. The buyer may request that these items are re-inspected at a later date, and you may be asked to pay for the re-inspection. Obviously, it is in everyone's best interest that the home inspection proceeds as smoothly as possible and that all items are accessible for inspection.

- 1) Expect the inspection to take about 3 to 4 hours for the average home. Large homes, homes with swimming pools/spas, complex lawn/yard watering (irrigation) systems, detached buildings, etc. may take longer.
- 2) The utilities: electric, water and gas (if applicable) should be on.
- 3) Provide clear access to all areas of the home: interior, exterior, garage, closets, basements, crawlspaces, etc. Clear out any non-visible or highly congested areas, including the attic, garage and storage areas. Provide clear access to the attic access spaces, mechanical equipment, water heaters and interior electric panels. Ensure that the attic access doors, utility room doors, storage room doors, etc. can be opened.
- 4) Unlock all electrical panels, sprinkler/irrigation controllers, gates, etc.
- 5) Protect clothing and personal items near attic access areas. Insulation often falls out of the attic access door when it is opened.
- 6) Secure all pets (if applicable). We don't want to accidentally let your cat out of the house; you don't want us to be bitten/scratched/jumped upon by your dog. Areas occupied by aggressive, unrestrained dogs will not be inspected. One option is to place pets (such as cats and dogs) in small cages during the inspection.
- 7) Place all breakables, antiques, and other valuables in a safe place to prevent accidental breakage.
- 8) Provide the inspector with any pertinent information that may affect the property or the inspection.
- 9) Provide the inspector with operating instructions for any special/unique equipment.
- 10) Note any system(s) that you do not wish to be operated or that are currently inoperable or inactive.
- 11) All functional circuit breakers should be in the "on" position. Circuit breakers in the "off" position will not be activated and will be noted in the inspection report.
- 12) Temporarily remove "plug in" childproof electric outlet covers. Take appropriate safety precautions while these are removed.
- 13) Pilot lights and manual gas valves should be on at all functional gas appliances i.e. gas water heaters, gas furnaces, gas ovens/ranges/cook tops, gas fireplaces, gas swimming pool heaters, etc. (if applicable).
- 14) The heating/cooling thermostat(s) should be set at about 70 – 78 degrees the day before the inspection so the temperature inside the house will be 70 – 78 degrees during the inspection. This will help to ensure an accurate test of the heating/cooling system and reduce the opportunity of false indications of poor performance.
- 15) The lawn/yard watering (irrigation) system may be tested. Insure that:
 - The irrigation control panel(s) is unlocked.
 - Instructions are provided for operating the irrigation controller(s) in the "manual" mode (if applicable).
 - All irrigation zones are clearly labeled (i.e. SW yard grass, N yard grass, front shrubs, trees, etc.).
- 16) Open all window coverings (i.e. drapes, blinds, shades, etc.) and remove obstructions from window and door openings. This includes secondary (aftermarket) window/door locks (i.e. clamps and/or rods). Take appropriate safety precautions while these are removed.
- 17) The dishwasher will be run through a typical wash cycle during the inspection. You may prepare a load of dishes if you chose. Don't forget to add detergent.
- 18) Remove any stored items from the oven and the range/cook top. Remove items from tops of toilet tanks.
- 19) Be prepared for the inspector to operate the following: kitchen appliances, heating/cooling systems, evaporative cooler(s), all doors and windows, overhead garage doors, all plumbing fixtures, lawn watering system(s), landscape lights, interior doors, exterior doors, windows, switches, outlets, ceiling fans, pool/spa equipment, whirlpools, etc.