START HERE

Read this page first · it tells you where your files are and which one to open.

Where your files live

- Your files live in your Etsy account. Go to Etsy · Purchases · Download Files.
- Nothing ships. Your download is ready the moment your payment clears.
- Save a backup copy to your phone, computer, or cloud drive.

How to open everything

- PDFs open in any free PDF reader (phone, tablet, or computer).
- If your download arrives as a .zip, tap or double-click it to unzip, then open the files inside.
- The spreadsheet (.xlsx) opens in Excel or Google Sheets (free).

Which file is for what

- Flat US Letter PDF · print at home or at a copy shop.
- Flat A4 PDF · for A4 printers.
- Ink-friendly B&W US Letter PDF · saves ink, photocopies cleanly.
- Fillable PDF · tap-type on your phone, no printing required.
- Spreadsheet (.xlsx) · working formulas with demo data you can replace.

Your bonus file

A free A4 ink-friendly black-and-white version is linked in your Etsy thank-you message after purchase. The link is also the fastest way to re-download if you switch devices.

Stuck? Talk to a human

Message us here on Etsy and we will help you get it open. Tell us your device (phone, tablet, computer) and what you see on screen · that gets you a fix fastest.

The Moment This Solves

Six inches over the line means tearing out a finished fence, paying for it twice, and fighting the neighbor. This kit verifies the line BEFORE the first post hole: what was shown, what was measured, and who signed for it.

How this kit works

- Step 1: before digging, walk the proposed line with the customer using page 3 · flags, string, and the documents they showed you.
- Step 2: record every verification step on page 4 · survey, pins, plat, or customer representation · as actually done, not assumed.
- Step 3: get the customer verification signed BEFORE posts go in · page 6 · so 'you never told me' has no room.
- Step 4: if a neighbor objects mid-job, answer from the dispute record on page 7, not from memory.
- This kit records what was verified and represented. It states no boundary law, setback rule, or survey standard as applying · the line is confirmed from the customer's own documents and any survey they provide.

Job at a glance

Customer name:

Property address:

Fence (type / length / sides):

Start date planned:

Survey or plat provided? (yes / no / type):

This kit is a general documentation tool for fence businesses. It is not legal advice · consult an attorney about your contracts and boundary questions.

Line Walk Record · As Walked

What the ground actually showed on walk day, recorded the same day · this page is the job's memory.

Side / segment	What was found	Notes

- Record: corner pins or markers found (or not found), existing fence lines, string-line placement, trees/utilities near the line, and any neighbor structures close to the boundary · as seen, not as assumed.
- Photograph each corner, each pin or marker, and the full string line on walk day, dated in the job file.

Photos taken (how many / of what):

Pins or markers found (where):

Anything different from the plan, and why:

What a Property Line Is · Plain-Words Page

Read this page WITH the customer before digging. A fence is permanent · the line conversation has to happen while moving it is still free.

- ☐ The legal line: a property line comes from the deed, plat, and survey · not from an old fence, a mow strip, or where a neighbor says it is. Old fences are often off the line.
- ☐ Survey pins: iron pins or monuments may mark corners, but they can be buried, moved, or missing. Finding a pin is evidence, not a guarantee · only a licensed survey (where required) settles a disputed line.
- ☐ Easements and setbacks: utility easements and local setback rules can limit where a fence may sit even on the customer's own land. Those rules are the customer's and the jurisdiction's to confirm · this kit records that the conversation happened.
- ☐ Neighbor reality: a fence on the wrong side creates a removal, a cost, and a feud. A fence built on a verified, signed line creates a record both sides can point to.
- ☐ What IS the contractor's to answer: building where the signed verification said to build, and stopping when something on the ground contradicts the paper.

Plain words, agreed early, beat a tear-out argued late. Add your own lines below · your area, your usual survey practice, your permit office.

My own notes for this job's line:

Line questions the customer still needs to answer (survey / HOA / permit):

Verification Checklist · Walked Together

Go line by line at the walk. Initial each line as you complete it · initials mean 'we did this step'.

- ☐ Documents reviewed: the customer showed the document the line is based on (survey, plat, deed sketch, or none) · and which one is written on page 2.
- ☐ Corners located: each corner was found, flagged, or honestly marked 'not found' on the walk record · nothing was guessed.
- ☐ String line run: the proposed fence line was strung or flagged end to end and the customer walked it.
- ☐ Obstructions and easements: trees, utilities, easements, and neighbor structures near the line were noted on the walk record.
- ☐ Open questions named: anything unresolved (missing pin, disputed corner, HOA approval) is written down with who answers it and by when · before digging.

Questions the customer asked, and the answers given:

Anything the customer asked us to note as especially important:

Customer Verification · Signed Before Digging

One signature that says: this is the line you showed me, and I approved building on it. Read it aloud before they sign.

I confirm that the proposed fence line was walked with me, that the documents and markers listed in this kit are the basis I provided or approved for locating the line, and that I authorized building on the line as flagged. I understand an old fence or a neighbor's statement does not establish the legal boundary, and that a licensed survey is the way to settle any disputed corner.

Customer signature: _____ Date / time: _____
Contractor signature: _____ Date / time: _____

- ☐ The customer signed before the first post hole · not mid-job, not from memory.
- ☐ The customer received a copy or a clear photo of every signed page.
- ☐ Anything the customer disagreed with is written on this page in their words.

If the Line Is Uncertain · Stop & Survey Note

The page for the honest moment: a corner is missing or a neighbor disputes the line. Stopping here is cheap. Digging anyway is not.

What is uncertain (corner / segment / document):

What the neighbor or customer said, in their words:

Survey recommended? (yes / no · and to whom):

Customer decision (survey first / proceed as flagged / postpone):

New start date if postponed:

These blanks are deliberately empty: only the customer can decide whether to pay for a survey, and only a surveyor can settle a disputed line. This page proves the choice was offered and made in writing.

Neighbor Objection Record · Facts, Not Feuds

If an objection comes, this page turns it from a shouting match into a record. Complete it the same day, with dates and photos.

Date	Objection (their words)	Photo no.

Line the signed verification was based on:

What was shown to the objector from the file:

Resolution or next step, and its date:

- ☐ Photos show the flagged line, the pins or markers, and the fence as built · same method as the walk-day photos.
- ☐ No posts moved on a verbal argument alone · any change is written, dated, and signed before work resumes.

Final Walk & Completion Sign-off

Walk the finished fence together, corner to corner, and close the job on the same paper that opened it.

I confirm that the finished fence was walked with me along the line verified and signed before digging, and that the completed work matches the line walk record in this kit.

Customer signature: _____ Date / time: _____
Contractor signature: _____ Date / time: _____

- ☐ Final photos match the walk-day set (corners, pins, full runs).
- ☐ Anything unfinished is written here with a date · not left verbal.
- ☐ Gate hardware, latches, and clean-up were checked together at the walk.

Closeout & Job File Checklist

File it complete tonight, while the job is still one story.

Closeout checklist

- ☐ Line walk record, plain-words page, verification checklist, signed verification, and final sign-off are filed together under the property address.
- ☐ Walk-day and final-walk photos are saved with the job file · matched sets, not loose phone photos.
- ☐ The spreadsheet job log is updated: walk date, verification signed, survey question answered.

Questions to ask a professional

- Ask an attorney: does my verification wording protect me when a customer insists on building without a survey?
- Ask a licensed surveyor: what do you need from me so referrals between us are fast and clean?
- Ask your insurer: what line documentation do you want when a boundary dispute arrives?

This kit is a general documentation tool you complete from your own job records and the customer's documents. It is not legal advice · consult an attorney about your situation. It states no boundary law, setback rule, or survey standard as applying.