



INSPECTED ONCE, INSPECTED RIGHT!®

A home is the biggest purchase you'll ever make, so it's important to understand the condition of your investment. Let Pacific Coast Home Inspections Inc. provide the thorough inspection you expect and a report you can rely on to make a confident decision.

As a Certified Professional Inspector® trained by InterNACHI—the International Association of Certified Home Inspectors—I have the knowledge to spot problems that other inspectors might miss.

I follow a comprehensive Standards of Practice, which ensures that you receive a detailed and accurate home inspection. I also abide by a strict Code of Ethics, which puts your interests first and protects your rights as a consumer.

I understand first-hand how stressful a real estate transaction can be. So, whether you're buying or building a new home, selling the one you're in, or purchasing an investment property, let Pacific Coast Home Inspections Inc. give you the peace of mind you deserve to make the right choice for your family's future.

CERTIFICATIONS & TRAINING

- Trained and certified by InterNACHI
- 20 years in the construction industry
- 12 years as a design and technical specialist for Dal Tile & Stone



Todd Graham, CPI
INTERNACHI CERTIFIED PROFESSIONAL INSPECTOR®

707-889-0137
PACIFICCOASTHOMEINSPECTION@GMAIL.COM
PACIFICCOASTHOMEINSPECTIONS.COM



CUSTOMER CONVENIENCES

- Evening & Weekend Appointments Available
 - Checks & Credit Cards Accepted
- Discount for Public Servants, Military & First Responders
 - Pet-Friendly!



SERVING SONOMA, NAPA & MENDOCINO COUNTIES



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My Standard Home Inspection

I'll inspect the structure, systems and components of the home, inside and out, from the foundation to the roof, using the latest tools and technology.

I encourage you to attend your inspection so that I can describe my process, explain my findings, point out important maintenance items, and answer all of your questions.

As a Certified Professional Inspector® trained by InterNACHI, I adhere to a comprehensive Residential Standards of Practice. This means that I will inspect all of the following, when visible and accessible:

- Roof
- Structural Components
- Attic, Ventilation & Insulation
- Exterior Cladding
- Porch & Deck
- Attached Garage
- Driveway
- Foundation
- Basement/Crawlspace
- Fireplace
- Electrical System
- Plumbing System
- HVAC System
- Interior, including:
 - Built-In Appliances
 - Ceilings, Floors & Walls
 - Windows/Glazing
 - Doors

Following my evaluation, I will compile my findings in an easy-to-read report, which will include detailed descriptions and high-resolution digital photos of any issues I've discovered. I'll email you your report within 24 hours, and my job isn't finished until you understand everything in it.



My Specialty Inspections

THERMAL IMAGING INSPECTION

FREE WITH YOUR STANDARD HOME INSPECTION!

I use a state-of-the-art infrared camera to find problems that aren't always apparent to the naked eye. An IR camera translates the heat signatures of objects into colors on a gradient scale, with higher temperatures appearing as lighter colors, and lower temperatures and wet areas appearing as darker colors. By evaluating these images, I can detect sources of energy loss, locate areas of moisture intrusion, pinpoint dangerous hot spots in the electrical system, and uncover other problems, such as wood-destroying pest and rodent infestations, as well as flue leaks in the chimney, which can lead to carbon monoxide poisoning.

MOBILE MANUFACTURED HOME INSPECTION

I will inspect your mobile or manufactured home for defects that are specific to those types of structures, including fire safety issues, and the plumbing, heating and electrical systems, as well as the home's body, frame and foundation requirements. I will also check for affixed seals that certify that the home was built in compliance with U.S. federal housing codes.

ANNUAL HOME MAINTENANCE INSPECTION

This inspection helps you understand and plan for the demands of maintaining your home properly. Some tasks are seasonal, and some require more frequent attention. I'll identify any outstanding issues and educate you about what should be done to keep your home in top condition year-round.

SELLER'S PRE-LISTING INSPECTION

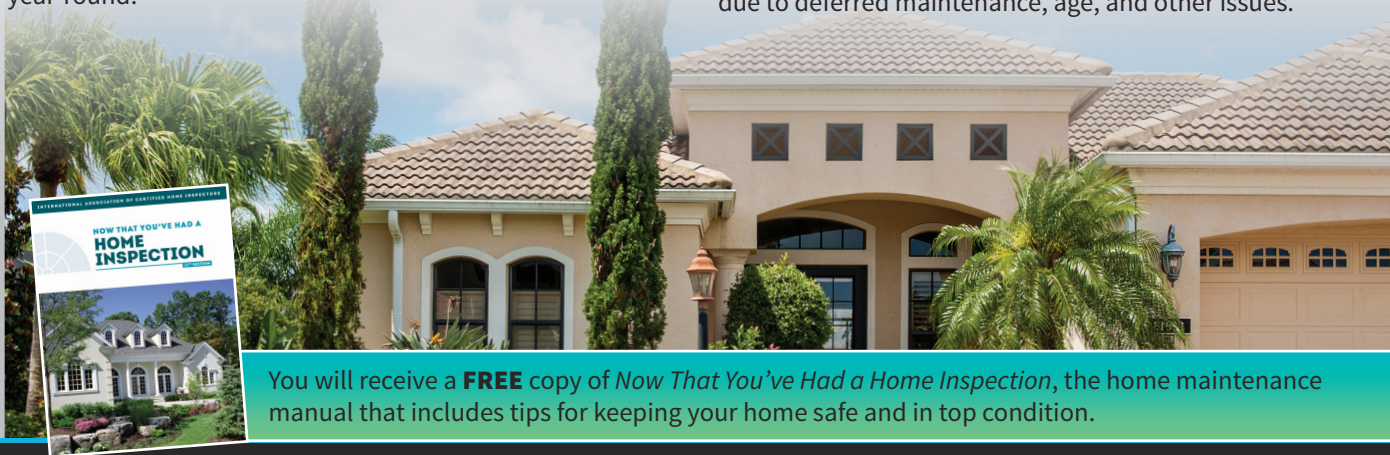
Are you selling your home? Let me inspect it before you even list it. A Move-In Certified Seller Inspection alerts you to any defects or problems with your home so that you can address them before prospective buyers discover them. You can then take the time you need to obtain reasonable repair estimates. Show prospective buyers that you are dealing in good faith. Avoid 11th-hour negotiations and delays, and justify your full asking price by having your home for sale inspected now.

BLOWER DOOR TESTING

For this service, I use specialized equipment to determine the home's airtightness, which is important, especially for newer homes. Tight homes don't "breathe" well and don't circulate air efficiently, so they have a higher potential for contributing to health and safety concerns, such as high moisture levels, which can promote mold growth. While an infrared camera can provide visual evidence of air leaks around doors and windows, a Blower Door Test gives a more accurate reading of hidden air leakage from garages, crawlspaces, ductwork, and other areas. These hidden leaks are often responsible for home performance problems and high heating and cooling costs.

INVESTMENT PROPERTY INSPECTION

If you're investing in a rental property, or a second or vacation home, this inspection covers the same items that are evaluated in my Standard Home Inspection, and it will help you budget for any necessary repairs and upgrades due to deferred maintenance, age, and other issues.



You will receive a **FREE** copy of *Now That You've Had a Home Inspection*, the home maintenance manual that includes tips for keeping your home safe and in top condition.

Call 707-889-0137 Today to Schedule Your Inspection!