



## What to Expect on Inspection Day

A friendly walkthrough from Coastal Shield Home Inspections

### ■■ *Arrival & Introduction*

Your inspector will arrive on time, introduce themselves, and walk you through the plan for the day. Realtors, buyers, and sellers are welcome to join in.

### ■■ *Exterior First*

We start with the roof, gutters, and exterior walls. Then we check driveways, grading, drainage, and landscaping impacts. Safety and big-ticket issues are always noted first.

### ■■ *Inside the Home*

Room by room, we'll check plumbing fixtures, electrical outlets, windows, and doors. Appliances are tested (when accessible) and HVAC systems are run. We'll also look closely at attics, crawlspaces, basements, and garages.

### ■■ *A Non-Invasive Process*

Inspections are visual and non-destructive — no walls are opened. We're here to observe, test, and explain, not tear anything apart.

### ■■ *Photos & Notes Along the Way*

Expect clear photos and easy-to-understand comments in your report. We always distinguish between major issues and minor maintenance items.

### ■ ■ ***Wrapping Up & Q&A;***

At the end, we'll do a walkthrough summary together. This is your chance to ask questions, clarify findings, and understand priorities.

### ■ ■ ***Your Same-Day Report***

You'll receive a digital report the same day — professional, detailed, and realtor-friendly. This report is designed to help guide repair requests and negotiations.

### ■ ■ ***Why Realtors Trust Coastal Shield***

Fair & Balanced Reporting – No alarmism. Trade Expertise – Plumbing & contracting experience for real-world context. Local Knowledge – Santa Barbara homes are unique, and we know what to look for.

✓ *Coastal Shield Home Inspections – Your partner for a smooth escrow process.*

■ Call us today: (805) 222-6164 | ■ [coastalshieldinspections.com](https://coastalshieldinspections.com)