

# Our Services

- ▶ Complete Home Inspections
- ▶ Commercial Building Inspections
- ▶ Manufactured Home Inspections
- ▶ New Construction Punch List
- ▶ Moisture Intrusion Inspections
- ▶ Swimming Pool Inspections
- ▶ Spa & Whirlpool Inspections
- ▶ Roof Inspections
- ▶ Foundation Inspections
- ▶ Electrical Inspections
- ▶ Plumbing Inspections
- ▶ A/C & Heating Inspections
- ▶ Built in Appliance Inspections
- ▶ Framing Inspections
- ▶ Crawlspace Inspections
- ▶ Patio & Deck Inspections
- ▶ Siding & Trim Inspections
- ▶ Repair Cost Inspections

A Full Service, Certified, and Insured Home Inspection Company Serving the State of California.

ASHI Certified Inspector  
InterNACHI Certified Inspector

CalSpec Home Inspectors, LLC  
2470 Stearns Street #314  
Simi Valley, CA 93063

U.S.  
POSTAGE

# CALSPEC

HOME INSPECTORS, LLC

*"Inspected Once, Inspected Right"*



Plumbing • Electrical • Appliances • Insulation  
• Ventilation • Water Heater • Heating / Cooling • Exterior • Siding & Trim • Foundation • Framing • Moisture Intrusion • Spa & Whirlpool • Swimming Pool • Roof • New Construction Punch List • Commercial Building • Manufactured Home • Complete Home

**Buying a home?  
Protect your investment from  
potential problems.**

**CalSpec Home Inspectors, LLC**  
**2470 Stearns Street #314**  
**Simi Valley, California 93063**  
**(805) 813-3999 Phone**  
**(805) 823-2727 Fax**  
**[www.californiainspector.com](http://www.californiainspector.com)**

## Making the Right Decision

CalSpec Home Inspectors, LLC is a Full Service Home Inspection Company serving all of Los Angeles and Ventura Counties. Founded by Randy Hallford, an experienced Home Inspector, Insurance Adjuster, and construction specialist, CalSpec Home Inspectors utilizes the most advanced inspection training and techniques in the Home Inspection industry.

Additionally, CalSpec Home Inspectors, LLC carries \$1,000,000 in Errors and Omissions and General Liability insurance for extra client protection. We are open 7 days a week and can setup your appointment with as little as 24 hours notice.



Our comprehensive home inspection reports are emailed to you the same day. We thoroughly analyze the property and even include photos to help you properly identify trouble spots.

## Picking the Right Services

We offer a wide range of services, which include Complete Home Inspections, Swimming Pool Inspections, Lead/Asbestos Testing, Infrared Imaging (which helps reveal concealed issues), and other additional services.

**Serving Los Angeles & Ventura Counties**



### FREE 100 DAY LIMITED HOME WARRANTY INCLUDED!

Should any of the following items malfunction within the first 100 days from the inspection, the warranty would cover:

- Kitchen Appliances
- Roof Covering
- Heating & Cooling
- Plumbing
- Structure
- Electrical
- Water Heater
- Garage Door Opener
- Jetted Bathtub
- Sump Pump



Limitations Apply - View Warranty For Details

## Choosing the Right Inspector



Although purchasing a home may be a stressful task, choosing a qualified home inspector should not. Randy Hallford, President and Inspector of CalSpec Home Inspectors has over seven years of Home Inspection and Insurance Adjusting experience with both commercial and residential buildings. Mr. Hallford's extensive background in both insurance adjusting and construction, has enabled him to immediately recognize structural and systematic defects. Therefore, he brings to you the personal experience and knowledge to thoroughly evaluate your home. Mr. Hallford is licensed as an Adjuster in 17 states, Certified as a Home Inspector In California, and has passed the National Home Inspector Exam. Mr. Hallford is also a member of the American Society of Home Inspectors (ASHI) and the International Association of Certified Home Inspectors.