

# CAPABILITY STATEMENT

## TREATING EVERY PROJECT AS IF IT WERE OUR OWN

Home & Commercial Inspections LLC provides environmental, residential and commercial inspection services performed by a Property Condition Assessment (PCA) Certified Inspector throughout Columbus, Ohio.

## SERVICES

### COMMERCIAL INSPECTIONS PCA ASTM 2018

- Apartment buildings, motels and hotels, other lodging facilities, retail structures, office buildings, industrial buildings, gas stations, restaurants, convention centers
- Roofing, exterior and interior finishes, structural components, electrical, heating, cooling, insulation, plumbing, HVAC, fire protection and suppression, geothermal, area life expectancy, replacement and repair costs, mold, lead, radon
- Detailed reports generated specifically for your site

### HOME INSPECTIONS

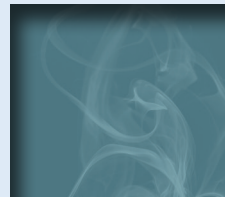
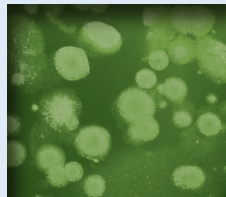
- From single to multi-family homes
- Furnaces, air conditioning, attics, crawl spaces, basements, roofs, sidings, chimneys, windows and doors, interior and exterior inspections following the American Society of Home Inspectors standards of practice

### NEW CONSTRUCTION INSPECTIONS

- Foundation, framing, roofing, insulation, windows and doors, electrical, plumbing, HVAC

### HVAC MOLD & INDOOR AIR QUALITY

- Locating mold, mildew, toxic chemicals and general indoor air quality problems using cutting-edge technology



### RADON INSPECTIONS

- Thorough analysis of commercial building or home, easy to understand presentation of findings, and recommendations to improve the environment.

### TERMITE INSPECTIONS

- Detecting signs of insect damage, examining windows, doors, foundations, home access points, joints and cracks, yard and outdoor fencing, structure surfaces

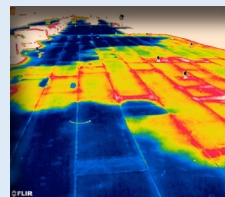
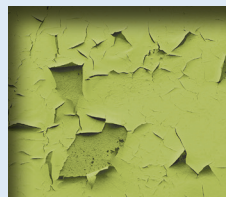


### ASBESTOS SAMPLING

- Inspecting for presence of asbestos, taking air quality samples, and providing information to move forward with removal.

### LEAD INSPECTIONS

- Paint chip and XRF sampling methods and lab testing—walls, ceilings, moldings, doors, windows, closets and exterior surfaces; Lead-based paint inspection



### THERMAL IMAGING & MAPPING

- Inspecting the interior and exterior of buildings and homes with a thermal camera to detect moisture and pest intrusion, electrical faults, energy loss and more

### DRONE AERIAL INSPECTIONS (IR)

- Safely inspecting structures such as roofs, towers, solar panels and more, with a drone mounted with a thermal camera

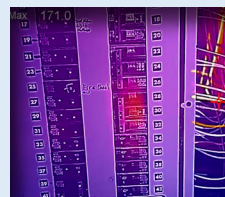


### STUCCO & EXTERIOR CLADDING IR SURVEY

- Searching for moisture between exterior sheathing and interior foam board components to prevent mold, termites, and rot

### SOLAR PANEL INSPECTIONS

- Using thermal imaging and drones to find defective or malfunctioning solar panels that heat due to connection problems, physical damage, or debris



### ELECTRICAL INSPECTION WITH THERMAL IMAGING

- inspecting electrical systems to detect temperature anomalies invisible to the naked eye, picking up problems that can be missed with visual inspection

Central Ohio/Toledo/Sandusky

800-241-0133

hcinspectors.com

715 Shawan Falls Dr. #1954 • Dublin, OH 43017



Tri-County/Dayton/Cincinnati

513.494.4531

homecommercialinspections.com

6338 Snider Rd. Unit 911 • Mason, OH 45040

## HOME & COMMERCIAL

Home & Commercial Inspections LLC is the community leader in noninvasive real estate environmental and property inspection services, improving the investment decisions of real estate buyers, sellers, and realtors so all parties can benefit.

- We've transformed decades of construction experience into knowledge for buyers to make informative property decisions.
- Our home and commercial inspections serve private homeowners, realtors, investors looking to purchase a property, property developers, investors completing due diligence, and current property owners needing answers about their commercial structures.
- For 20+ years as commercial SBA 8(a) contractors, we've completed a number of projects for municipalities and private companies—from determining the basic condition of a building to comprehensive inspections that diagnose each issue and detail a specific plan of action for remedy.



## PROPERTY CONDITION ASSESSMENT EXPERIENCE CERTIFICATIONS & LICENSES

- An Environmental Protection Agency (EPA) certified firm committed to protecting your family and your most valuable investment by only hiring the most educated and experienced certified inspectors.
- Founder and registered master inspector, James Jones, has worked as a general contractor, licensed adjuster, master carpenter, and HVAC technician. Today, he uses his passion for building to help protect property owners, ensuring that you have a clear and accurate picture of any building you are looking to buy.
- Our team meets and exceeds industry standards and represents the best in their field. Our inspectors are well-versed in industry best practices and bring an extensive knowledge of building and construction to each job. This wealth of experience means that they have firsthand knowledge of where to look for hidden issues and how to identify potential hazards.
- Our Ohio-licensed inspectors are ASHI & PCA certified and up-to-date on the latest industry policies, procedures, and technologies.
- Certified by the Department of Administrative Services, Equal Opportunity Division (DAS/EOD) as an Encouraging Diversity Growth and Equal Business Enterprise (MBE/EDGE).

### INDUSTRY CODES

#### NAICS

531390: Other Activities Related to Real Estate  
541350: Building Inspection Services  
541380: Testing Laboratories  
541620: Environmental Consulting Services

#### UNSPSC

76101600: Hazardous Materials Decontamination  
72102100: Pest Control  
78141600: Inspections

## HOCKING VALLEY COMMUNITY HOSPITAL

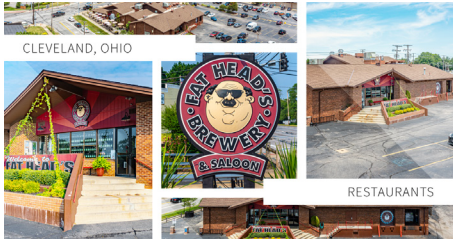


This company was fantastic. They were more than thorough with their inspection and provided a detailed report to include photographs. James was fantastic from beginning to end and was extremely helpful with this process. I would highly recommend them to anyone needing a building inspection done.

- *Stacey Gabriel*  
President & CEO  
Hocking Valley Community Hospital

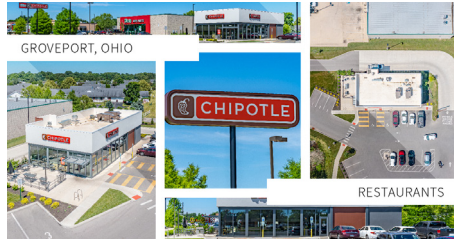


# PAST PERFORMANCE



CLEVELAND, OHIO

RESTAURANTS



GROVEPORT, OHIO

RESTAURANTS



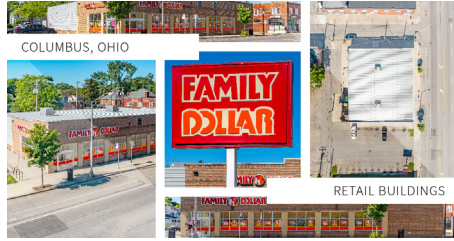
CLEVELAND, OHIO

APARTMENT BUILDINGS



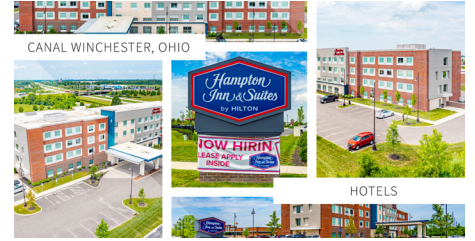
LOGAN, OHIO

MEDICAL BUILDINGS



COLUMBUS, OHIO

RETAIL BUILDINGS



CANAL WINCHESTER, OHIO

HOTELS



LEWIS CENTER, OHIO

OFFICE BUILDINGS



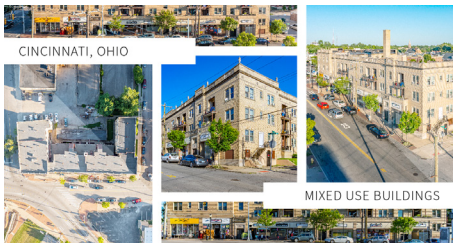
UPPER ARLINGTON, OHIO

MEDICAL BUILDINGS



COLUMBUS, OHIO

APARTMENT BUILDINGS



CINCINNATI, OHIO

MIXED USE BUILDINGS



COLUMBUS, OHIO

OFFICE BUILDINGS



DUBLIN, OHIO

HOTELS



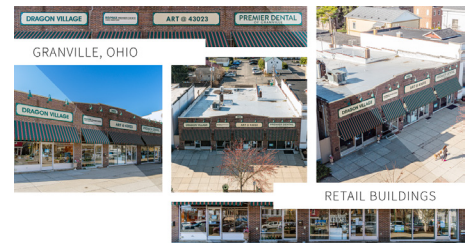
DUBLIN, OHIO

INDUSTRIAL BUILDINGS



COLUMBUS, OHIO

CONDO COMPLEXES



GRANVILLE, OHIO

RETAIL BUILDINGS



WAREHOUSE INSPECTIONS

DUBLIN, OHIO



OFFICE BUILDINGS

COLUMBUS, OHIO



**JAMES JONES**  
**MASTER RESIDENTIAL  
& COMMERCIAL INSPECTOR**  
**LICENSE NUMBER: OHI.2019004322**

The go to person for when you are on the market for a property, James Jones is a master inspector specializing in residential and commercial properties. He is the Founder of Home & Commercial Inspections LLC, an organization established with the principal intention to link buyers and sellers to professionals in the property condition assessment space.

James' professional journey started in 1998 working in construction. From the humble beginnings of acquiring hands-on experience in HVAC/Refrigeration, residential building and remodeling, he steadily transitioned to commercial construction to become a Sr. Estimator/Project Manager. Tapping from his strong knowledge of the construction industry and his invaluable drive and commitment, James established Home & Commercial Inspections LLC to help people avoid the mistakes that are too easily made when buying real estate. With over 21 years' experience in the construction industry, James is able to assess a structure that may become your home or business and give you straightforward information.

James' personal and professional skills make him his clients' most trusted advisor and consultant for when property investment decisions are concerned. He is a qualified Commercial/Residential Thermographer with American Society of Home Inspections holding a Master Inspectors license. With James, you are assured of a professional that works in your best interests. He has spent time as a general contractor, master carpenter and HVAC technician and has the skills as well as the practical experience to provide clients with a thorough property inspection that goes beyond identifying surface level problems.

Serving in his Founder/Owner capacity at Home & Commercial Inspections LLC, James leads a team of industry professionals, all of whom are well versed in areas of residential and commercial construction. The team of experts can assess your dream investment and present you with straightforward information. Not limiting their services to making recommendations for repairs that should be completed prior to residential or commercial purchase, they take the extra initiative to outline the repairs your property is likely to need over the next few years, that way clients can always avoid any surprises and know exactly what to expect.

Cognizant to the fact that purchasing a residential or commercial property is one of the biggest investments one can make, that it can take a lifetime to pay off a mortgage, and that structural repairs can easily cost several months of wages; no one should have to be stuck with a property that is both expensive to pay for and beyond their means to repair. This is James' motivation towards ensuring that clients have all the right information before making the decision to purchase a home or commercial property.

- Certified Master Inspector (Master Inspector Association, USA)
- Commercial/Residential Thermographer
- Certified Property Condition Assessment (PCA) Commercial inspector (ASTM E2018)
- Certified ASTM Property Condition Assessor
- Certified Inspector with the American Society of Home Inspections (ASHI)
- Certified Residential Thermographer (Monroe Infrared Technology)
- Certified IAQ/Mold Assessor (National Organization of Remediators and Mold Inspectors)
- Licensed Radon Inspector - (Ohio Department of Health)
- Licensed WDI Inspector - (Ohio Department of Agriculture)
- Licensed HVAC technician (Climate Control, Residential HVAC, Electrical & Plumbing Systems, Residential and Commercial Refrigeration) - (Fortis College)
- Licensed Lead Based Paint Assessor (ODH)
- Licensed Asbestos Inspector/Management Planner (OH-EPA)
- Licensed Part 107 Drone Pilot (FAA)
- sUAS Level 1 Thermographer
- OSHA 30-hour safety certified Master Carpenter, Lead Estimator, Project Manager (20 years' experience in the Residential/Commercial construction industry)
- Residential Adjuster – (Texas All Lines Adjuster)
- Journeyman Carpentry, Blueprint Reading – (Miami Valley Career Technology Center)
- International Sustainability Institute of Applied Science in Green Building and Sustainability Practices



**Central Ohio/Toledo/Sandusky**  
800-241-0133  
hcinspectors.com  
715 Shawan Falls Dr. #1954 • Dublin, OH 43017



**Tri-County/Dayton/Cincinnati**  
513.494.4531  
homecommercialinspections.com  
6338 Snider Rd. Unit 911 • Mason, OH 45040