

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

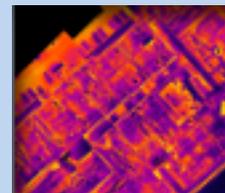
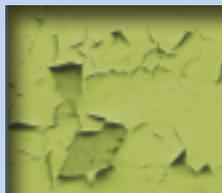


Asbestos sampling

- 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

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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 first hand 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

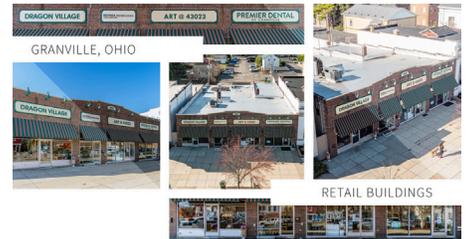
Hocking Valley Community Hospital



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



James Jones

President, Home and Commercial Inspection
Master Residential & Commercial Inspector

Commercial Property Inspector and Environmental Testing Specialist with nearly 30 years of broad experience in commercial inspections and environmental assessments – building a trusted track record of delivering results since 1998. Currently on the Board of Directors for the American Society of Home Inspectors (ASHI), an organization that helps elevate the standards in our profession. My extensive skill set within the construction management field allows me to systematically spot potential problems and assess safety compliance, providing a thorough service so clients can make the best commercial real estate decisions for their business.

Professional Experience

Founder/Lead Inspector Home & Commercial Inspections LLC – Present

- Leader in commercial property inspections and environmental testing with detailed reports for clients, including risk assessment and recommendations.
- The primary point of contact for all significant commercial (including regulatory compliance) projects, working with property managers, real estate agents, and contractors as needed to facilitate full assessment and compliance.
- Perform comprehensive evaluation of commercial property buildings, systems, and environments with an emphasis on mold, asbestos, lead, and commercial radon hazards.
- Combine innovative inspection technologies, such as thermal imaging and drone aerial inspections, for accuracy and efficiency during environmental testing and commercial condition assessments.
- Establish long-lasting relationships with clients by delivering consistent quality service, providing after-inspection support, and advising property developers and investors.

Board of Directors Member

American Society of Home Inspectors (ASHI) – 2025-2027

- Work with professionals to create educational programs and standards that advance the skills and knowledge of commercial inspection and environmental testing.
- Promote best practices and maintain high quality and professionalism of the inspection industry.

Professional Development

- Associates of Science, AS in Construction Management, ITT Technical Institute
- Continuing education in the form of workshops and certifications associated with environmental testing and commercial inspections.

Professional Skills

- In-depth know-how gained from working for over 10 years as a commercial builder/project manager, essential to reflect on the construction management of commercial properties.
- Specialty skill set in environmental testing, such as asbestos sampling, lead inspections, mold inspection, or commercial radon testing.
- Well-versed in advanced technologies such as thermal analysis, drone inspections, and XRF sampling for accurate commercial assessments.
- Leading a team of industry professionals at Home & Commercial Inspections LLC, possessing strong leadership and team.

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James Jones

James A Jones III, CEO

**Home &
Commercial Inspections**



Certifications

- **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 Inspectors (ASHI)**
- **Certified Thermographer Level II**
 - Monroe Infrared Technology
- **Certified IAQ/Mold Assessor**
 - (National Organization of Remediators and Mold Inspectors)
- **Licensed Radon Inspector**
 - (Ohio Department of Health)
 - License RT943
- **Licensed WDI Inspector**
 - (Ohio Department of Agriculture)
 - License 128813
- **Licensed HVAC Technician**
 - Climate Control, Commercial)
- **HVAC, Electrical & Plumbing Systems,**
 - Commercial Refrigeration (Forris College)
- **Licensed Lead Based Paint Assessor (ODH)**
 - License L 19203
- **Licensed Asbestos Inspector/**
 - **Management Planner (OH-EPA)**
 - License ES546139
- **Licensed Part 107 Drone Pilot (FAA)**
 - License 4715961
- **sUAS Level I Thermographer**
- **OSHA 30-hour safety certified Master Carpenter, Lead Estimator, Project Manager**
 - (20 years' experience in commercial construction industry)
- **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 Affiliations**
- **American Society of Home Inspectors (ASHI)**
- **EIFS Inspector, Moisture Analyst and Quality Control**

Additional Information

For more details on past performance and specific projects, please refer to my LinkedIn profile and website:

www.hcinspectors.com/meet-the-team/james-jones