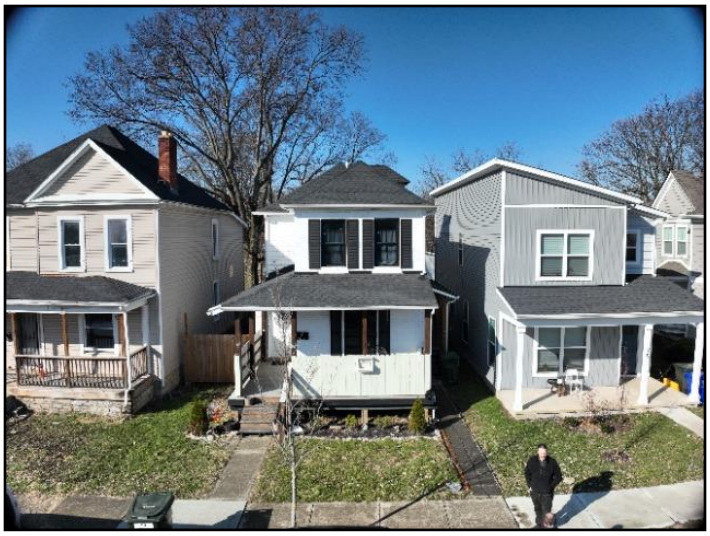
INSPECTION REPORT



For the Property at:

69 CHICAGO AVE

COLUMBUS, OH 43222

Prepared for: MATTHEW HONDA

Inspection Date: Wednesday, February 25, 2026

Prepared by: James Jones Licensed

Home & Commercial Inspections LLC
PO Box 1954
Dublin, OH 43017
1-800-241-0133

https://www.hcinspectors.com/
helpdesk@hcinspectors.com

Description

Sloped roofing material:

• Composition shingles

1. *Composition shingles*

2. *Composition shingles*

3. *Composition shingles*

4. *Composition shingles*

5. *Composition shingles*

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 0-5 years

Typical life expectancy: • 15-20 years

Limitations

Inspection limited/prevented by:

• Lack of access (too high/steep)

The design pitch or height of this roof limited our inspection to a visual observation of the entire roof surface/upper roof surface from the ground/ladder/gutters edge. Although no apparent concerns exist in the areas inspected and no evidence of active or prior water seepage was noted during our inspection of the attic/interior room ceiling, a qualified roofing contractor might be consulted if a more thorough examination of the roof is desired.

• If your roof is 15 years old or older, please be aware that this may impact your insurance coverage. We recommend consulting with your insurance carrier to ensure your roof is insurable, as some providers may require roofs over 15 years of age to be replaced to maintain coverage. Additionally, Ohio has a color match law, which may require a full roof replacement if shingles cannot be matched due to differences in thickness, density, or color.

Please do not share this inspection report with your insurance company. Instead, discuss your roof's condition with your representation to better understand your options and avoid any issues with obtaining insurance for your new home. Our role as home inspectors is to assess the current condition of the roof based on Ohio Revised Code standards; we can only report on visible deficiencies and necessary repairs.

Inspection performed: • By walking on roof

Age determined by: • Visual inspection from roof surface

Recommendations

SLOPED ROOF FLASHINGS \ Roof/wall flashings

1. Condition: • Not let into mortar joints

Flashing is critical to the long-term performance of masonry and must be properly detailed to prevent moisture intrusion. Flashing that does not fully extend through the wall and out to the exterior with a proper drip edge is ineffective. It should extend into the mortar joint and be struck tight with mortar - not simply sealed with caulking.

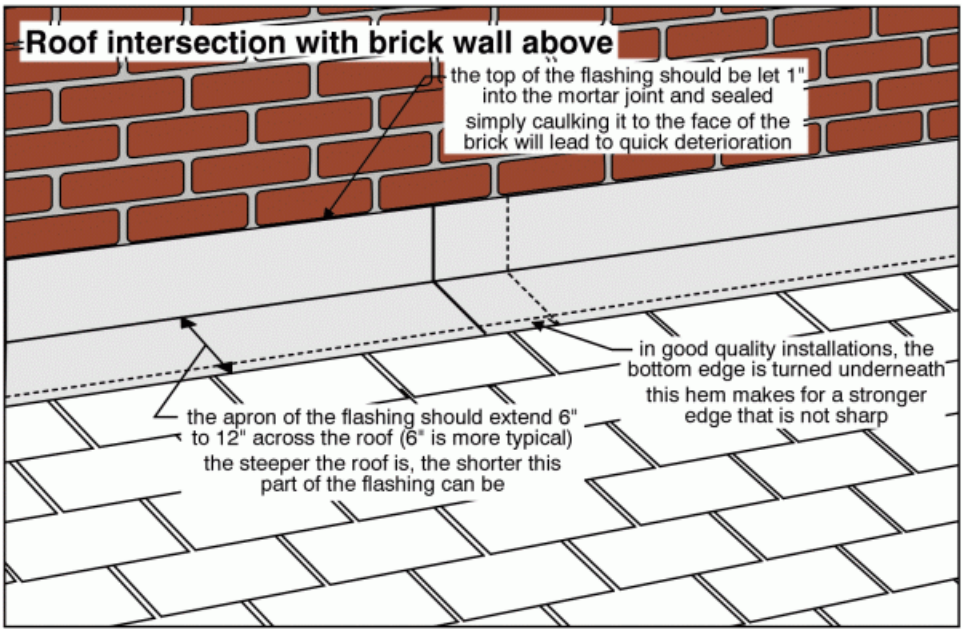
Sealants are considered maintenance materials and will deteriorate over time due to weather and UV exposure. As caulking shrinks or cracks, it can allow water to enter the wall assembly. Mortar, when properly installed around the flashing, provides a more durable and integrated seal.

Flashing and counterflashing must be properly lapped and continuous, with all bends and joints fully sealed. I recommend periodic monitoring and having a qualified roofing contractor repair or upgrade the flashing as needed to maintain proper water management.

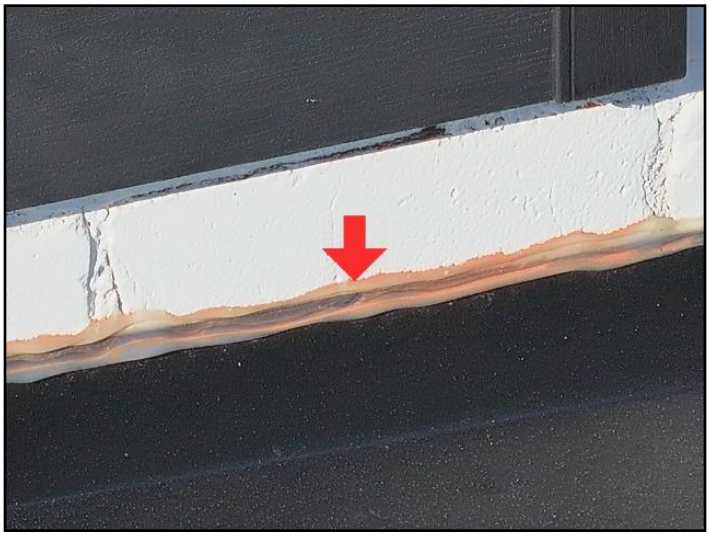
Implication(s): Chance of water damage to structure, finishes and contents

Location: Wall Flashing

Task: Maintenance Recommended



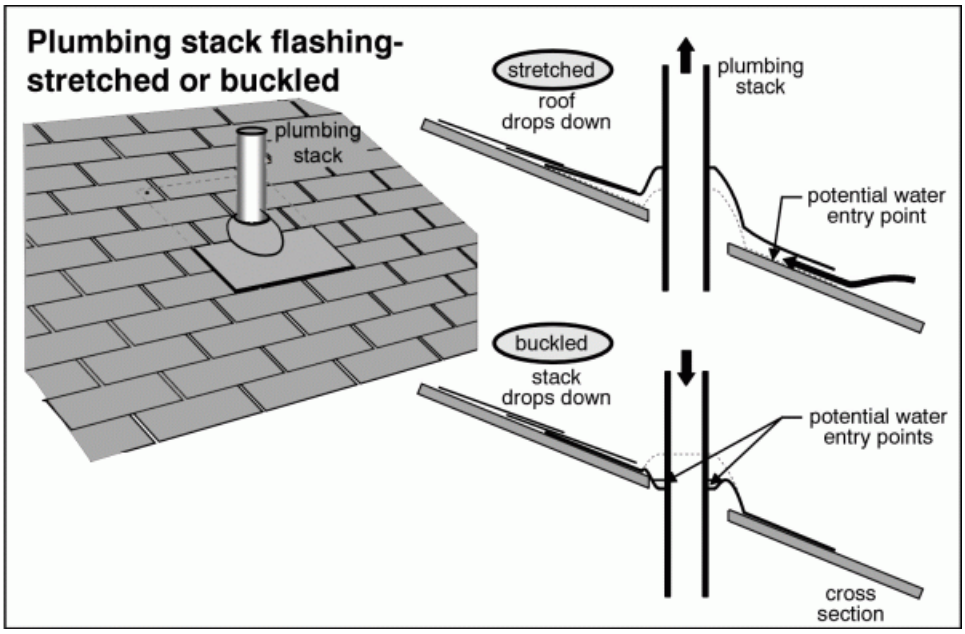
6. *Not let into mortar joints*



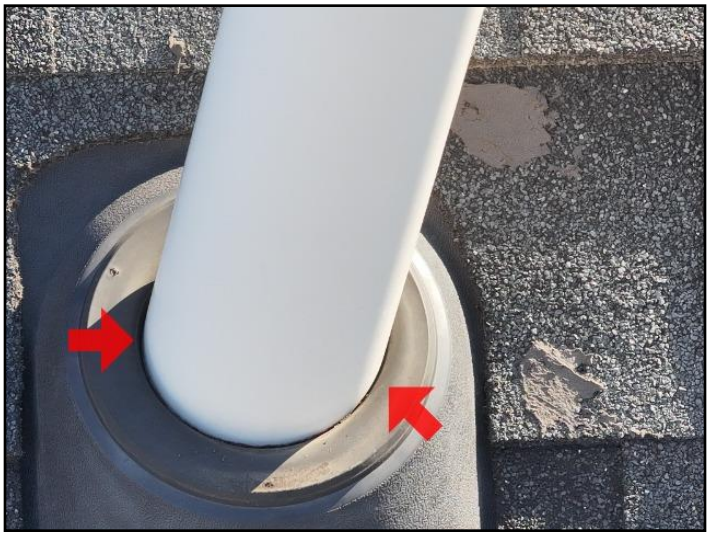
7. *Not let into mortar joints*

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

2. Condition: • The pipe boot collars exhibit signs of buckling or stretching, which is typically caused by movement of the piping that protrudes through the penetration collar. This issue may be attributed to inadequate piping support or repairs related the mechanical piping, or even storm-related factors. If the pipe boot is not properly functioning as designed to deflect water, it can lead to water pooling on the boot, which increases the risk of water intrusion. It is evident that the collars are buckled or stretched and require repair or replacement to prevent further issues.
Implication(s): Potential Water Intrusion
Location: Roof Pipe Collar
Task: Minor Repair



8. *The pipe boot collars exhibit signs of...*



9. *The pipe boot collars exhibit signs of...*

Description

General: • Inspection of all exterior flashing

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Gutter & downspout discharge: • Below grade

Downspout discharge: • Above grade

Lot slope: • Towards building

Soffit (underside of eaves) and fascia (front edge of eaves): • Wood

Wall surfaces and trim: • Brick

Wall surfaces - masonry: • Brick

Retaining wall: • Masonry

Walkway: • Concrete • Pavers

Deck: • Wood

Exterior steps: • Wood

Garage: • No Garage

Limitations

Inspection limited/prevented by: • Poor access under steps, deck, porch

Upper floors inspected from: • Ground level

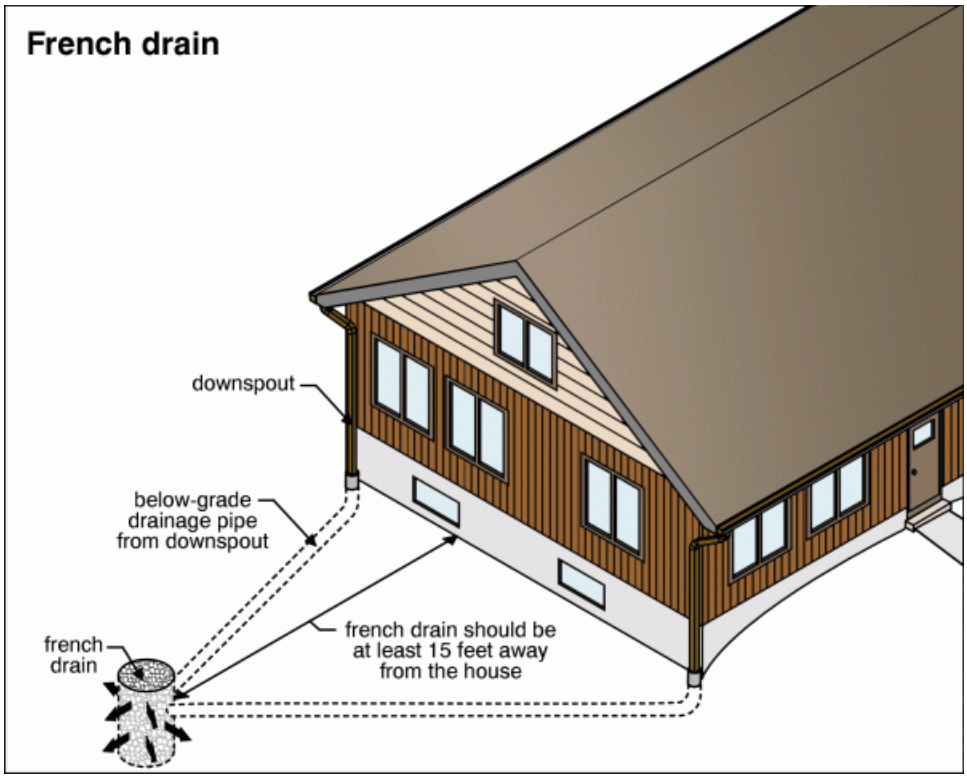
Exterior inspected from: • Ground level

Not included as part of a building inspection:

• Underground components (e.g., oil tanks, septic fields, underground drainage systems)

• Geological and soil conditions

• The most common issue with perimeter drains involves the system becoming clogged with dirt, roots and other underground debris. Structures that use clay or concrete weeping tiles to drain water are prone to more problems as they age, and will often become unusable over time. PVC perimeter drains on new structures can become disconnected due to common settlement of the structure. Underground drainage is excluded from the property inspection and are out of the view of the inspector. It is impossible to predict issues with site drainage from a one time noninvasive visit to the property.



Environmental issues are outside the scope of a home inspection:

• This includes issues such as asbestos.

10. *This includes issues such as asbestos.*

Recommendations

ROOF DRAINAGE \ Downspouts

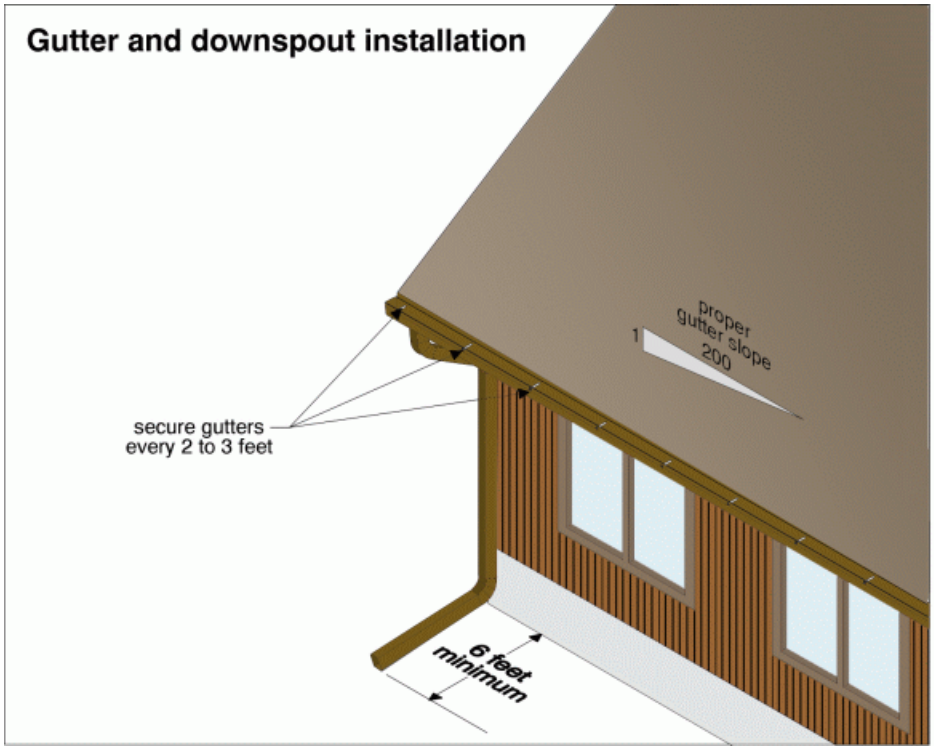
3. Condition: • Should discharge 6 feet from building

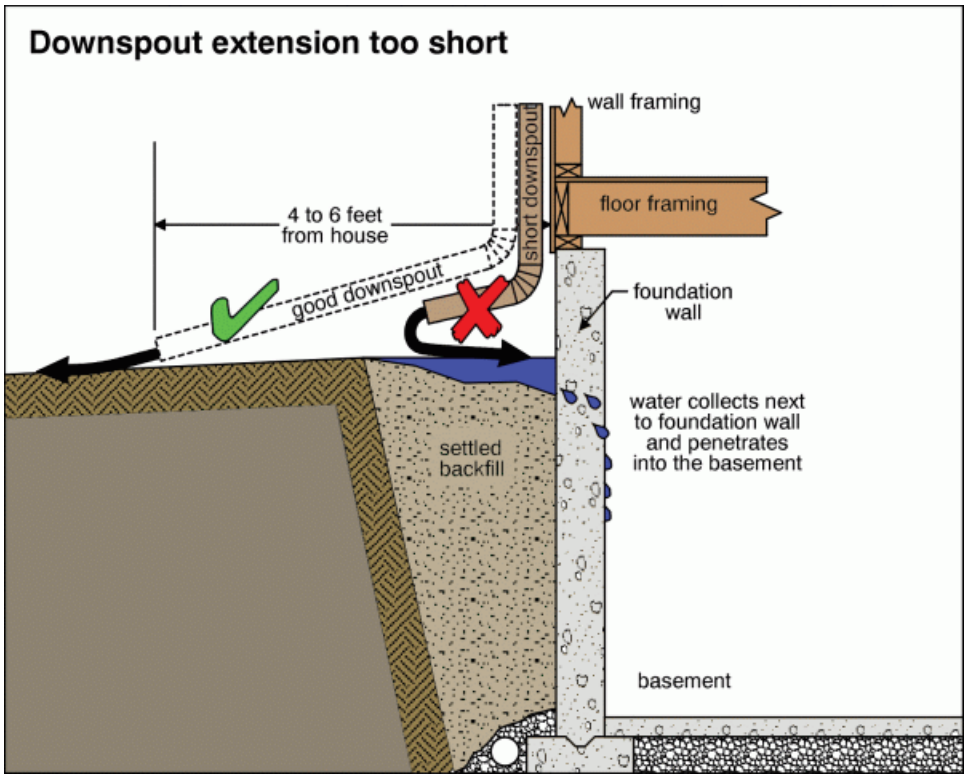
The gutters should be extended six feet beyond the foundation wall. This will prevent hydrostatic pressure from building up around the foundation wall causing the structure to fail and leak. I recommend improving this condition to prevent or stop any water damage to the building.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various Throughout Building Perimeter

Task: Repair





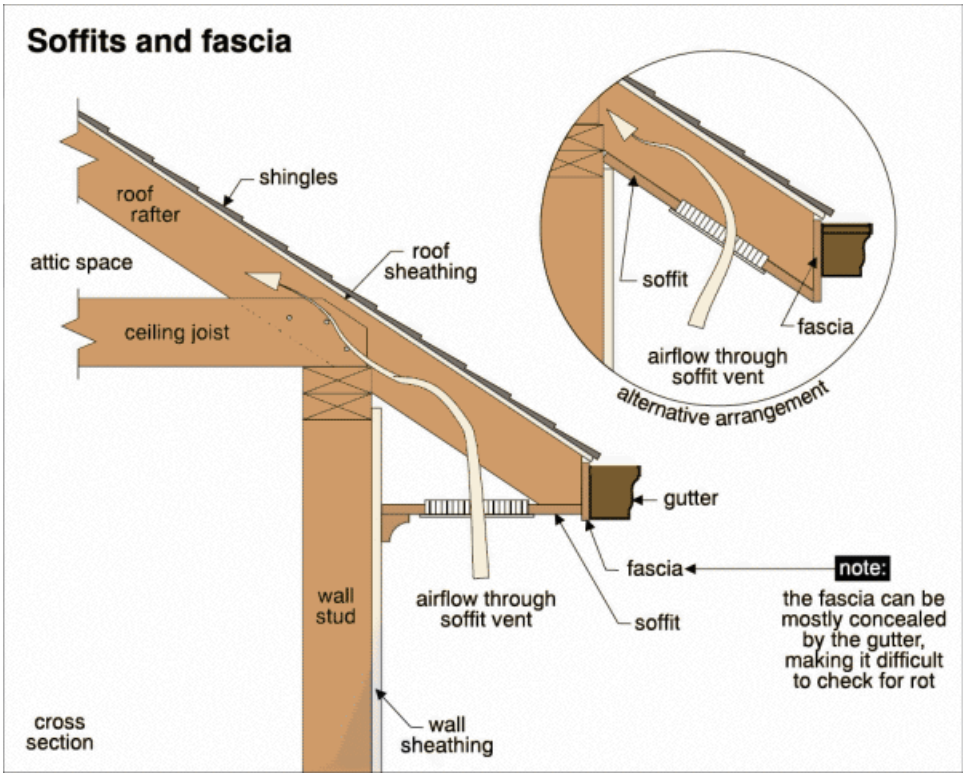
11. *Should discharge 6 feet from building*

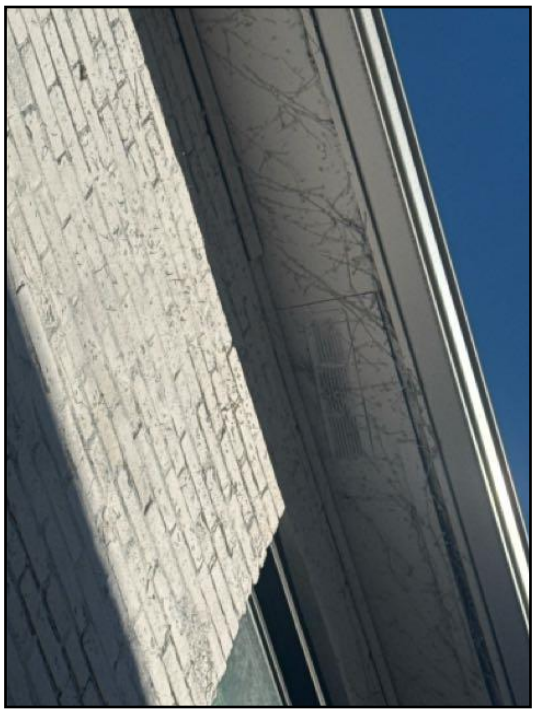
WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

4. Condition: • Vents - ineffective / missing

Roof and soffit vents reduce cooling costs in summer, prevents ice dams in the winter, extend the life of your shingles

and prevent mildew and rot by reducing moisture buildup. I recommend improving the soffit ventilation to extend the life of the building materials.
Implication(s): Chance of condensation damage to finishes and/or structure | Material deterioration
Location: Various Throughout Perimeter
Task: Repair



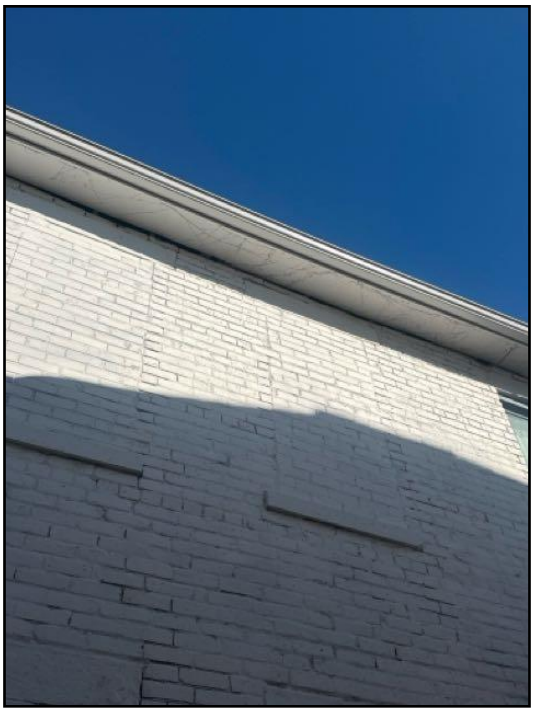


12. *Vents - ineffective / missing*

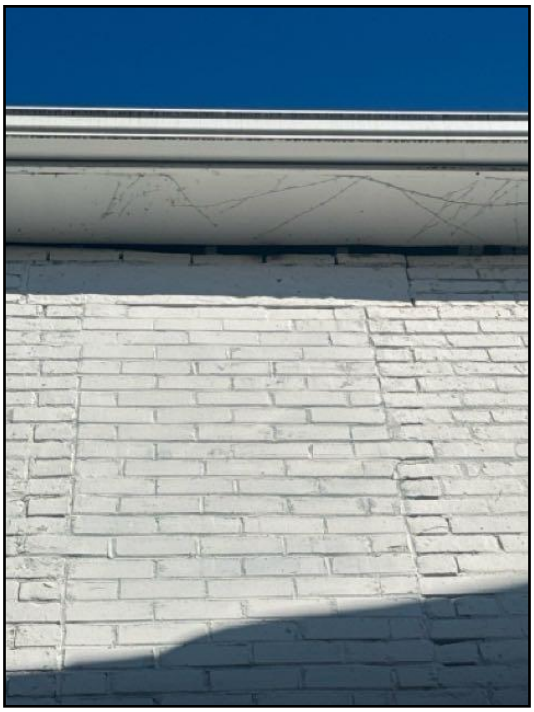
5. Condition: • Open gaps were observed at the perimeter of the soffit. These openings should be sealed to help prevent pest entry into the attic. I recommend installing appropriate trim or frieze boards to close the gaps and improve the overall fit and finish.

Location: Soffits Perimeter

Task: Repair



13.



14.

WALLS \ Masonry (brick, stone) and concrete

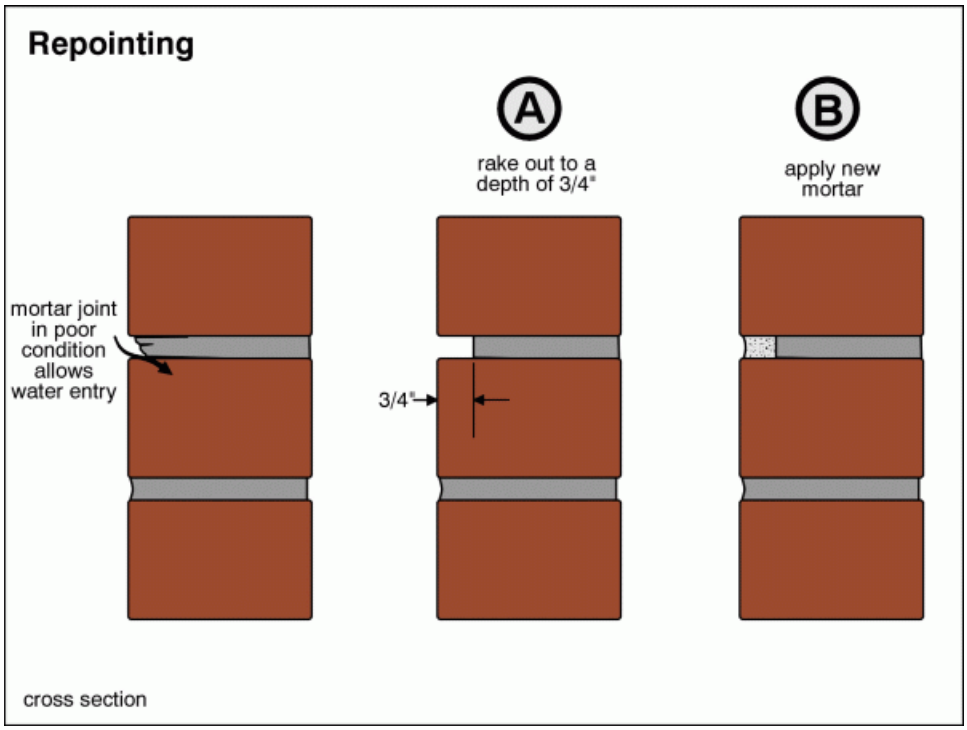
6. Condition: • Mortar deterioration

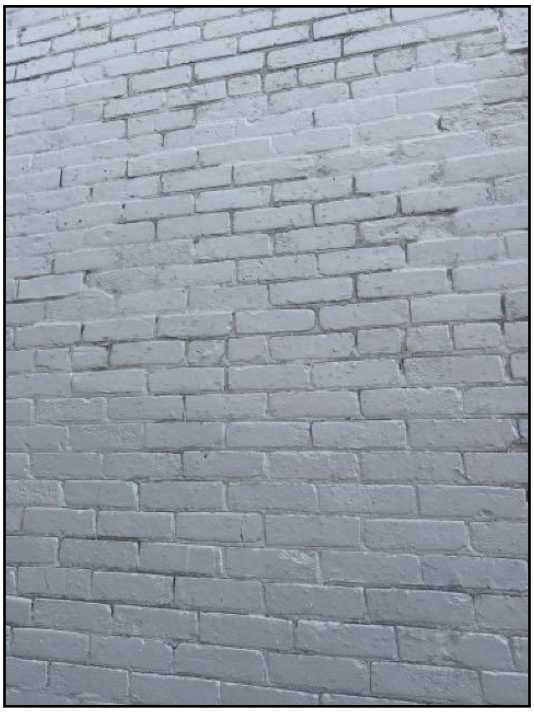
Tuckpointing is needed to repair deteriorated mortar and seal the building envelope to help prevent water intrusion. This process involves removing damaged mortar and replacing it with fresh mortar. Regular tuckpointing is a normal part of owning a masonry home and is typically needed every 7-10 years. I recommend having a qualified masonry professional evaluate and repair the mortar as needed.

Implication(s): Chance of water entering building | Weakened structure | Chance of structural movement

Location: Exterior Elevations Various Locations Cladding

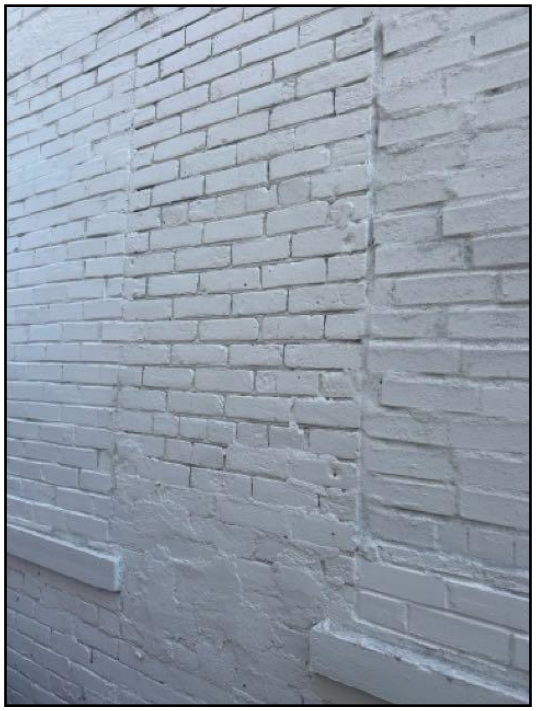
Task: Maintenance Recommended





15. *Mortar deterioration*

16. *Mortar deterioration*



17. *Mortar deterioration*

EXTERIOR GLASS/WINDOWS \ General notes

7. Condition: • The windows are currently sealed shut. Adding operable windows would improve ventilation, natural light, and provide an additional means of egress.

Implication(s): Improves safety and access.

Location: Basement hopper windows

Task: Repair

18. *The windows are sealed shut. This lack of...*

19. *The windows are sealed shut. This lack of...*

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

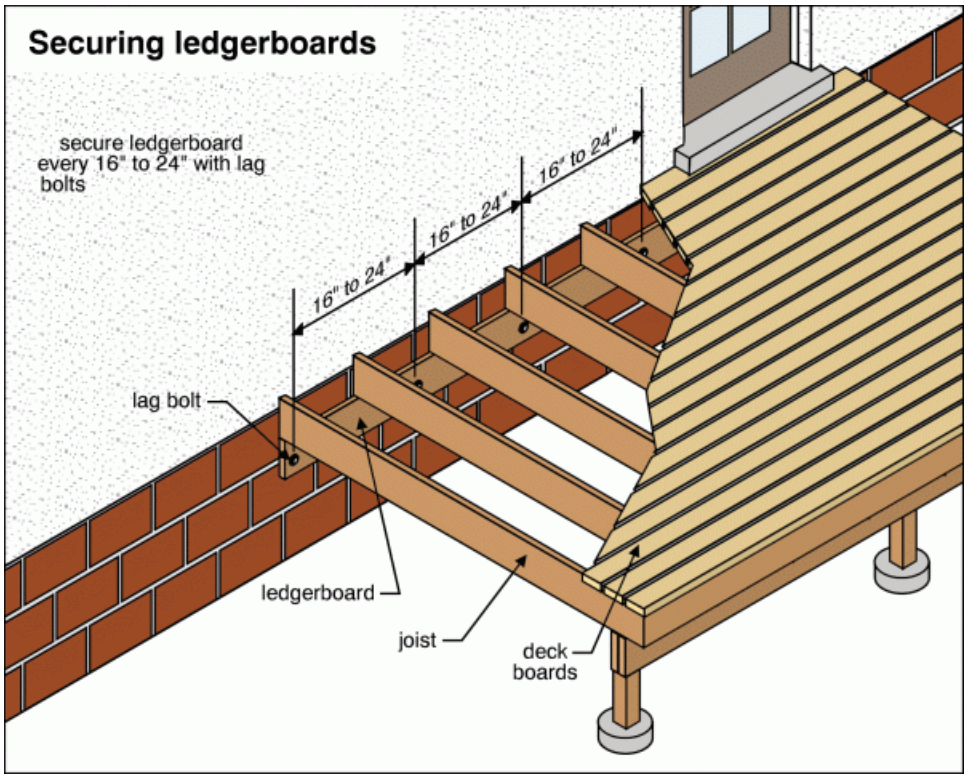
8. Condition: • Ledgerboard problems

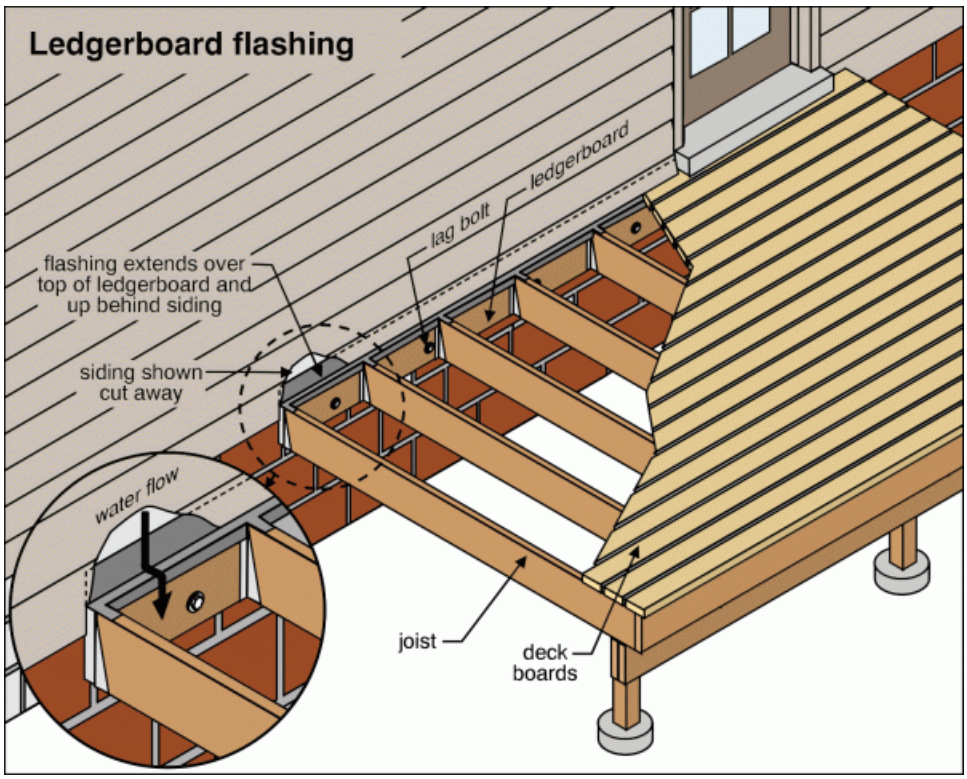
The deck ledger board is fastened with improper fasteners. Ledger boards should be secured with ½-inch diameter bolts or lag screws into solid wood or masonry to safely support the porch. I recommend having a qualified contractor evaluate and upgrade the fasteners as needed.

Implication(s): Weakened structure | Chance of movement

Location: 69 Porch

Task: Repair


Securing ledgerboards
secure ledgerboard every 16" to 24" with lag bolts
16" to 24"
16" to 24"
16" to 24"
lag bolt
ledgerboard
joist
deck boards


Ledgerboard flashing
flashing extends over top of ledgerboard and up behind siding
lag bolt
ledgerboard
siding shown cut away
water flow
joist
deck boards

20. *Fastener problems*

9. Condition: • The masonry wall under the rear two-story deck is supporting beams and joists, but there are no ties or connections between the beams and the loose bricks on top of the wall. I recommend installing proper ties if this wall is to carry or transfer a load. Making these improvements will help ensure long-term stability and minimize movement of the structure.
Location: Rear Deck
Task: Repair

21.

22.

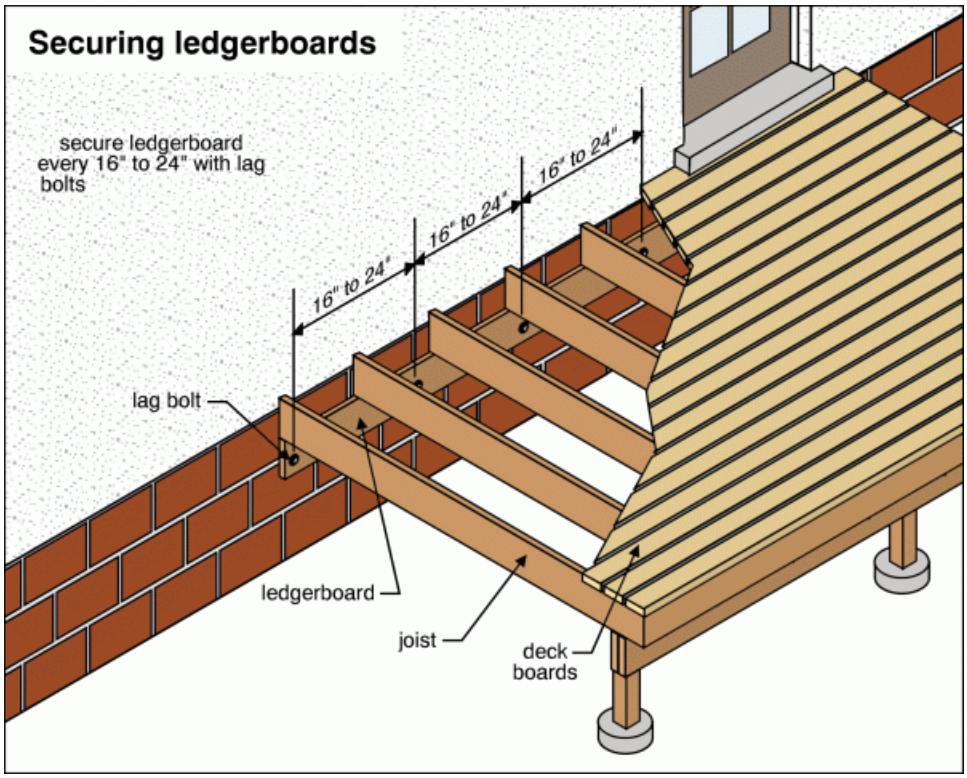
PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Roof structure

10. Condition: • The front porch ledger board is fastened with improper fasteners. Ledger boards should be secured with ½-inch diameter bolts or lag screws into solid wood or masonry to safely support the porch. I recommend having a qualified contractor evaluate and upgrade the fasteners as needed.

Implication(s): May Reduce Porch Stability

Location: 69 1/2 Covered Porch

Task: Maintenance Recommended



23. *The front porch ledger board is fastened...*

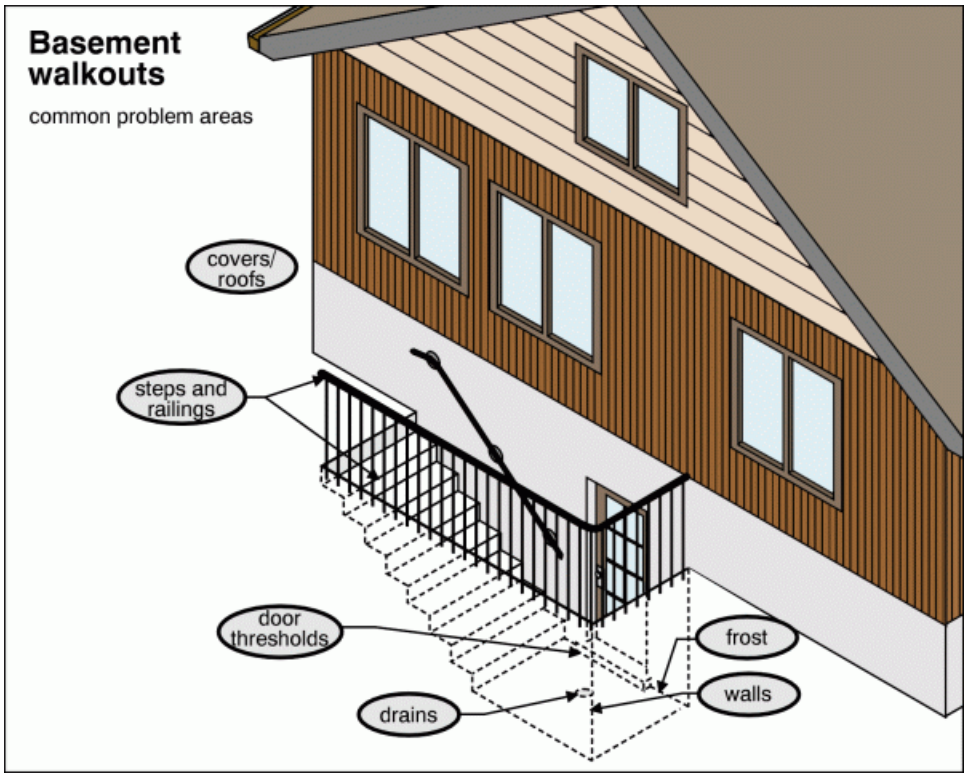
24. *The front porch ledger board is fastened...*

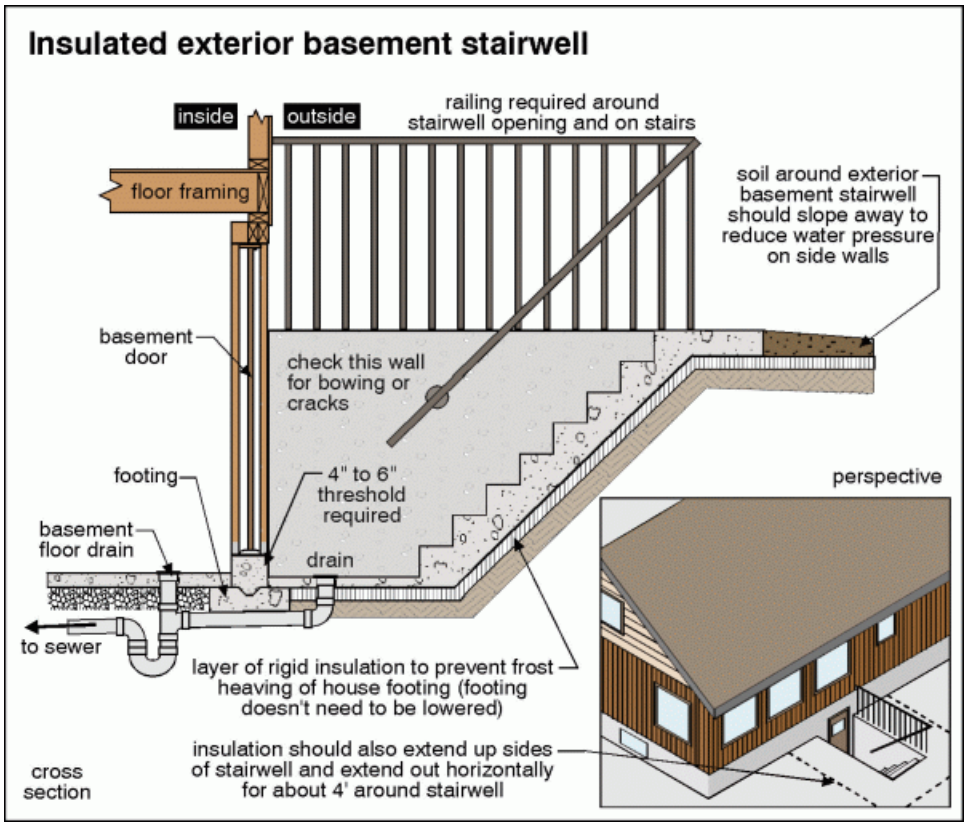
BASEMENT WALKOUTS \ General notes

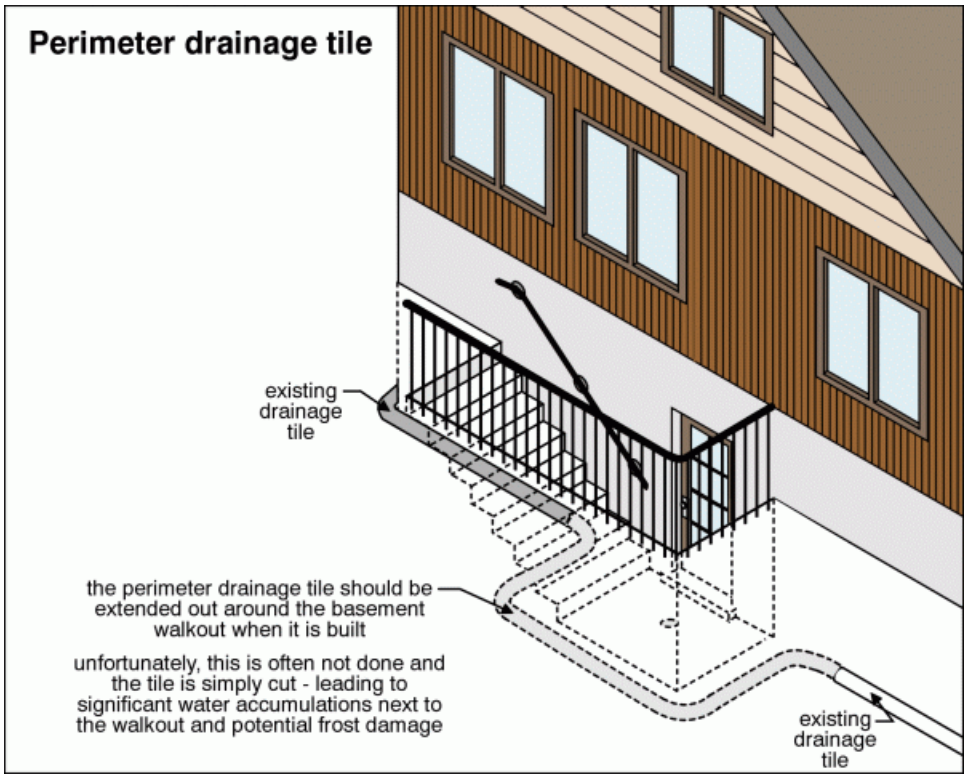
11. Condition: • Drains missing, clogged or undersized

A basement entry door from the exterior requires a drain to prevent water damage to the structure. I recommend

contacting a qualified plumber to ensure the drain in free flowing.
Implication(s): Chance of water damage to structure, finishes and contents
Location: Basement Walkout
Task: Repair

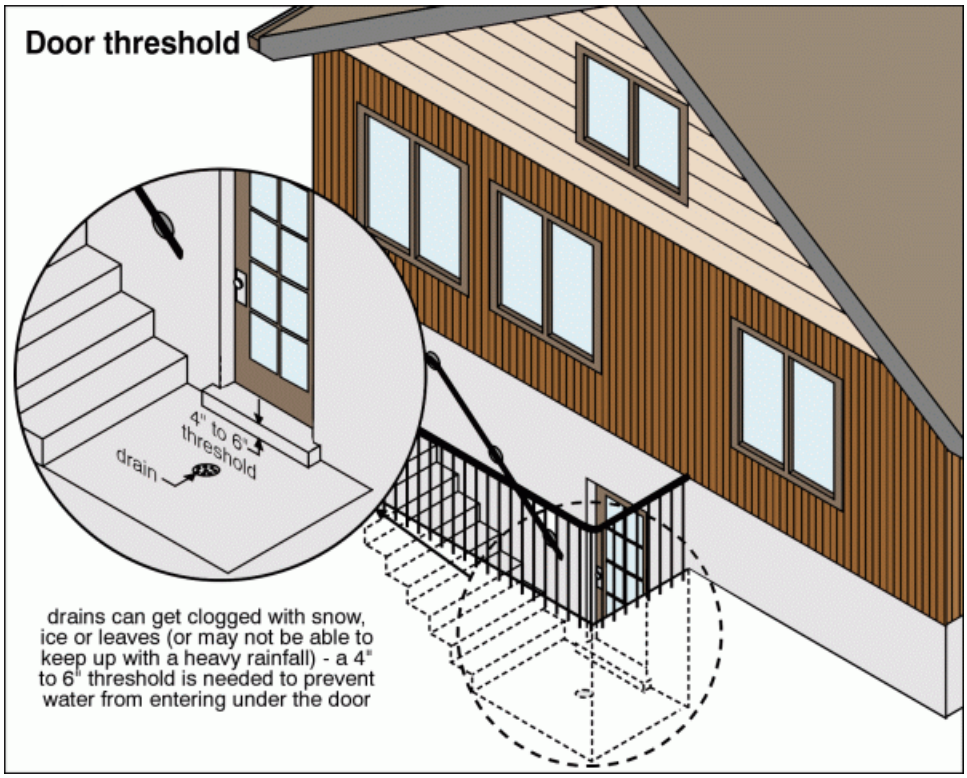



Insulated exterior basement stairwell
inside
outside
railing required around stairwell opening and on stairs
floor framing
soil around exterior basement stairwell should slope away to reduce water pressure on side walls
basement door
check this wall for bowing or cracks
footing
4" to 6" threshold required
perspective
basement floor drain
drain
to sewer
layer of rigid insulation to prevent frost heaving of house footing (footing doesn't need to be lowered)
insulation should also extend up sides of stairwell and extend out horizontally for about 4' around stairwell
cross section


Perimeter drainage tile
existing drainage tile
the perimeter drainage tile should be extended out around the basement walkout when it is built
unfortunately, this is often not done and the tile is simply cut - leading to significant water accumulations next to the walkout and potential frost damage
existing drainage tile

25. *The basement stairs are not uniform, with...*

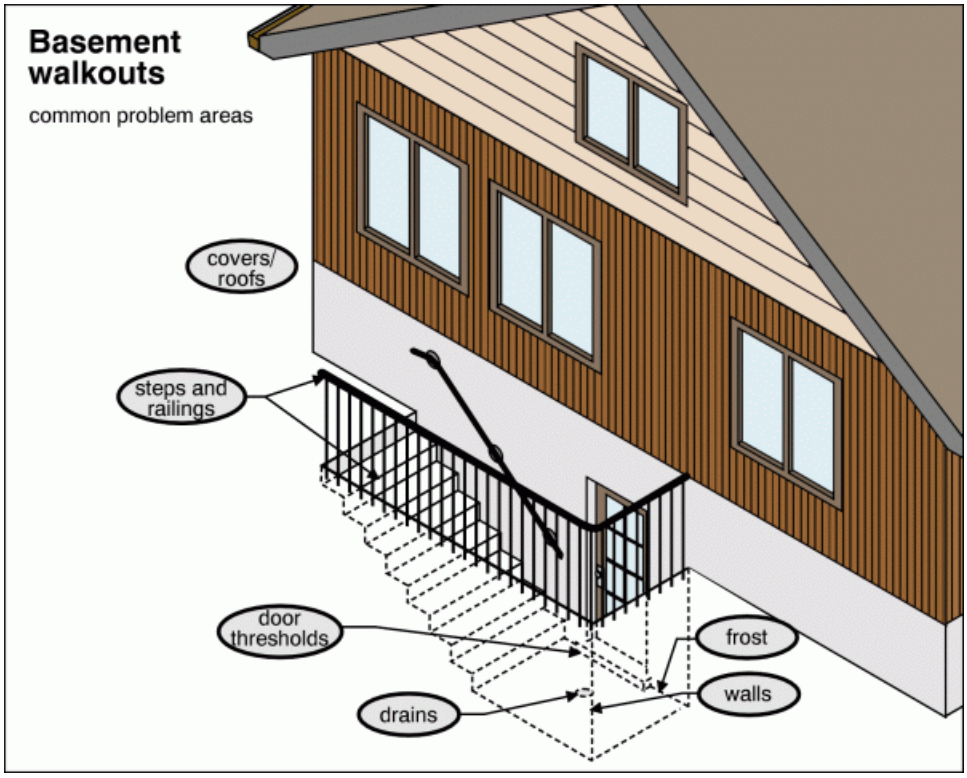
12. Condition: • Door threshold missing, too low, not watertight
The threshold is not providing adequate water deflection. I recommend a qualified contractor evaluate the current workmanship and make improvements as needed.
Implication(s): Chance of water damage to structure, finishes and contents
Location: Walkout Basement
Task: Repair

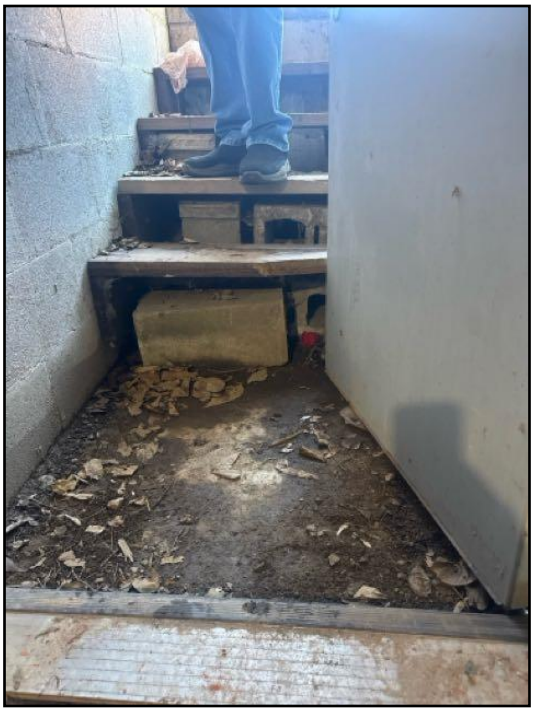


26. *Door threshold missing, too low, not...*

13. Condition: • The basement stairs are not uniform, with varying riser heights and tread depths. Risers should be about 8" inches, treads 10-11 inches, and the variance between steps should not exceed 3/8 inch. I recommend having a qualified contractor evaluate and adjust the stairs to ensure consistency and safety.

Location: Basement Walkout
Task: Repair



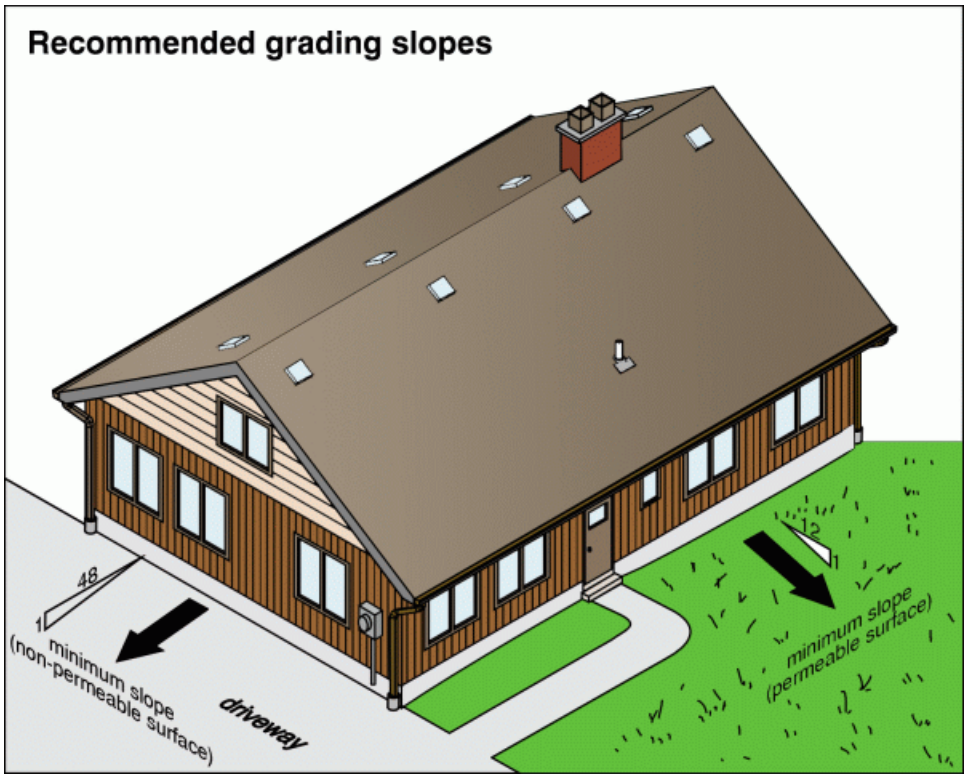


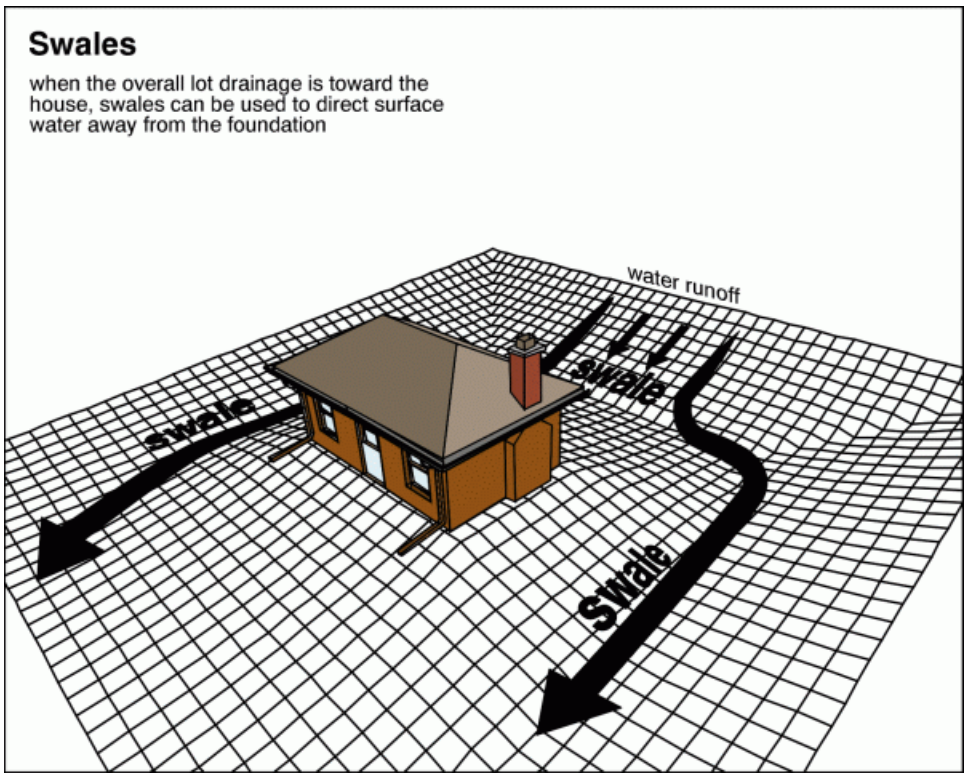
27. *The basement stairs are not uniform, with...*

LANDSCAPING \ Lot grading

14. Condition: • Improper slope or drainage

Implication(s): Chance of water damage to structure, finishes and contents
Location: Exterior grade, concrete pads various locations
Task: Repair





28. *Improper slope or drainage*

29. *Improper slope or drainage*

30. *Improper slope or drainage*

Description

Configuration: • Basement

Foundation material: • Stone

Floor construction: • Joists • Subfloor - plank

Exterior wall construction: • Not visible

Roof and ceiling framing: • Not visible

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Carpet/furnishings • New finishes/paint • Insulation

Attic/roof space:
• Entered but access was limited
The attic was entered, but it was insulated for potential finished space. Rafters were not visible

Knee wall areas: • No Knee Wall

Crawlspace: • No Crawlspace

Percent of foundation not visible: • Basement Area Photos Attached: No Water Leaks Found At The Time Of Inspection

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report • An opinion about the adequacy of structural components • Access opening smaller than 16 inches x 24 inches cannot be entered in under-floor crawlspace areas

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Recommendations

FOUNDATIONS \ Columns or piers

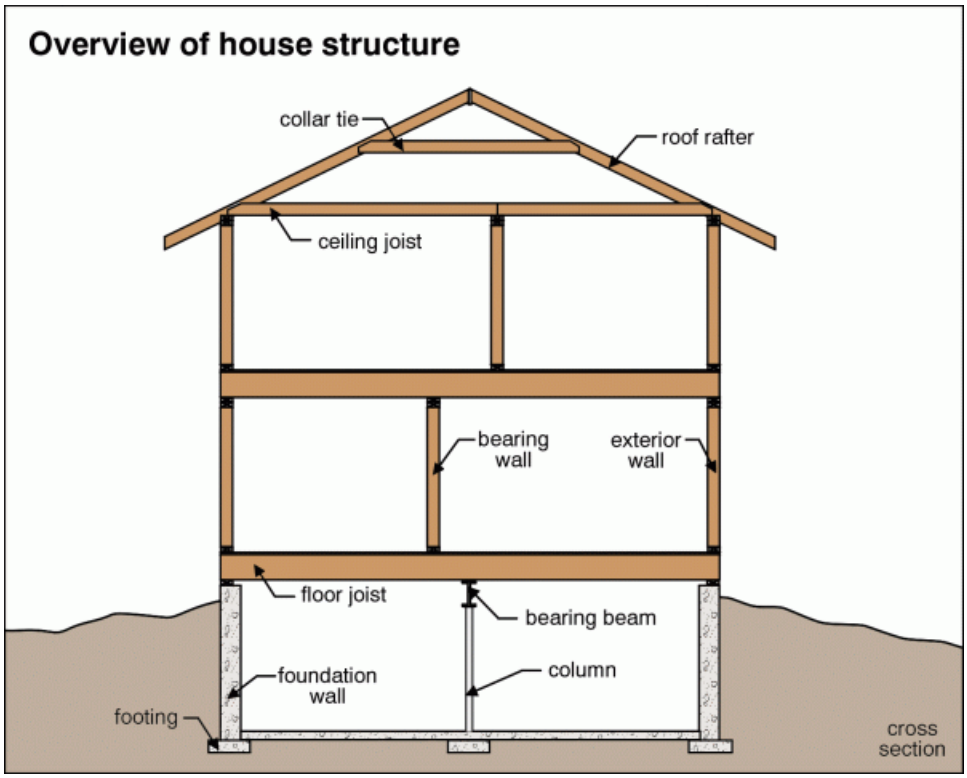
15. Condition: • No footing

The purpose of a footing is to support posts, piers, or foundation walls by distributing their load to the ground. This home has areas where footings are undersized or absent beneath the slab, which can allow minor structural movement over time. While this has likely been in place for many years without issue, I recommend monitoring for any movement and consulting a qualified contractor if repairs become necessary.

Implication(s): Chance of structural movement

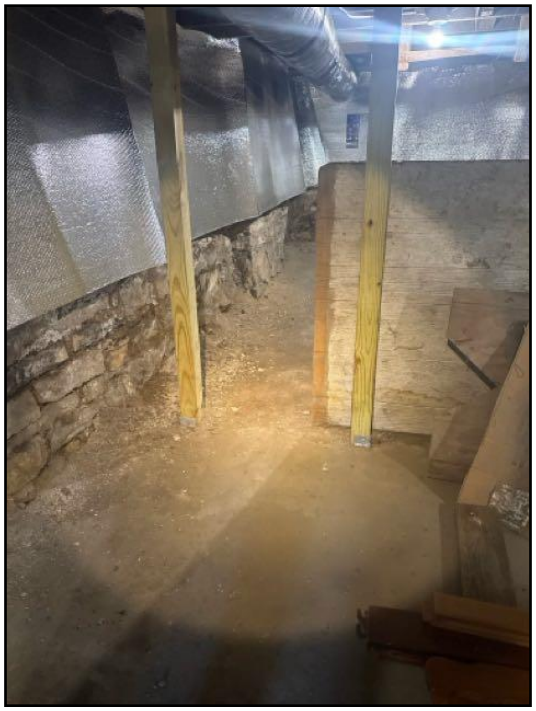
Location: Basement Peirs

Task: Repair



31. *No footing*

32. *No footing*



33. *No footing*

FLOORS \ Joists

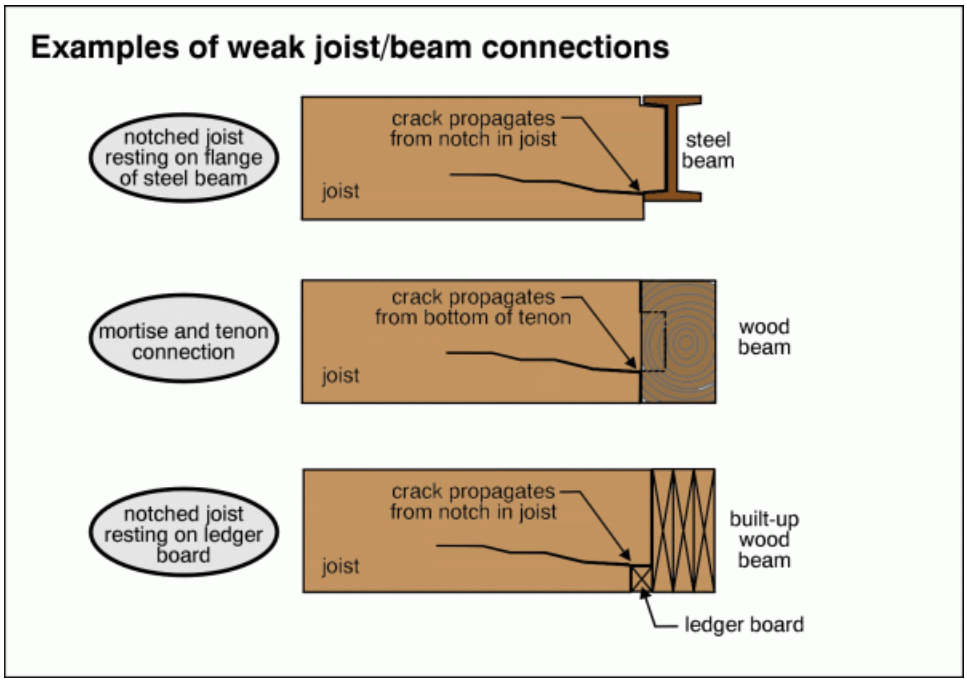
16. Condition: • Poor end bearing, joist hanger connections

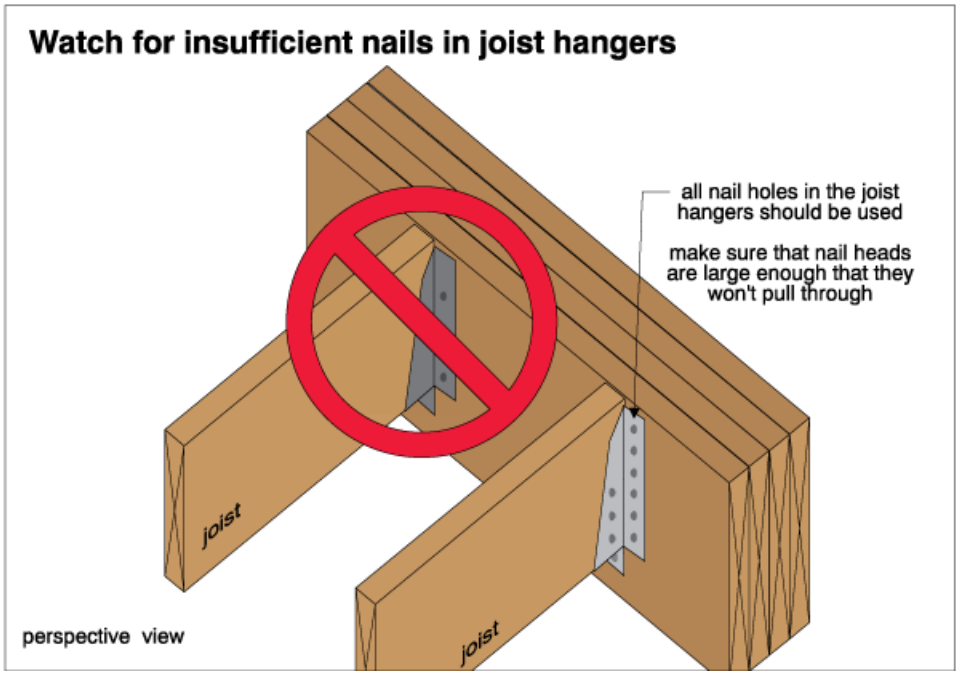
The ends of the joists, beams, and girders need proper support where they meet walls or other structural elements. Currently, some joists may not be fully supported or properly connected, which can allow movement or sagging over time. Installing approved joist hangers or ensuring proper bearing on walls or sill plates helps secure the structure and keeps the floor stable. I recommend having a qualified contractor evaluate and make any necessary repairs.

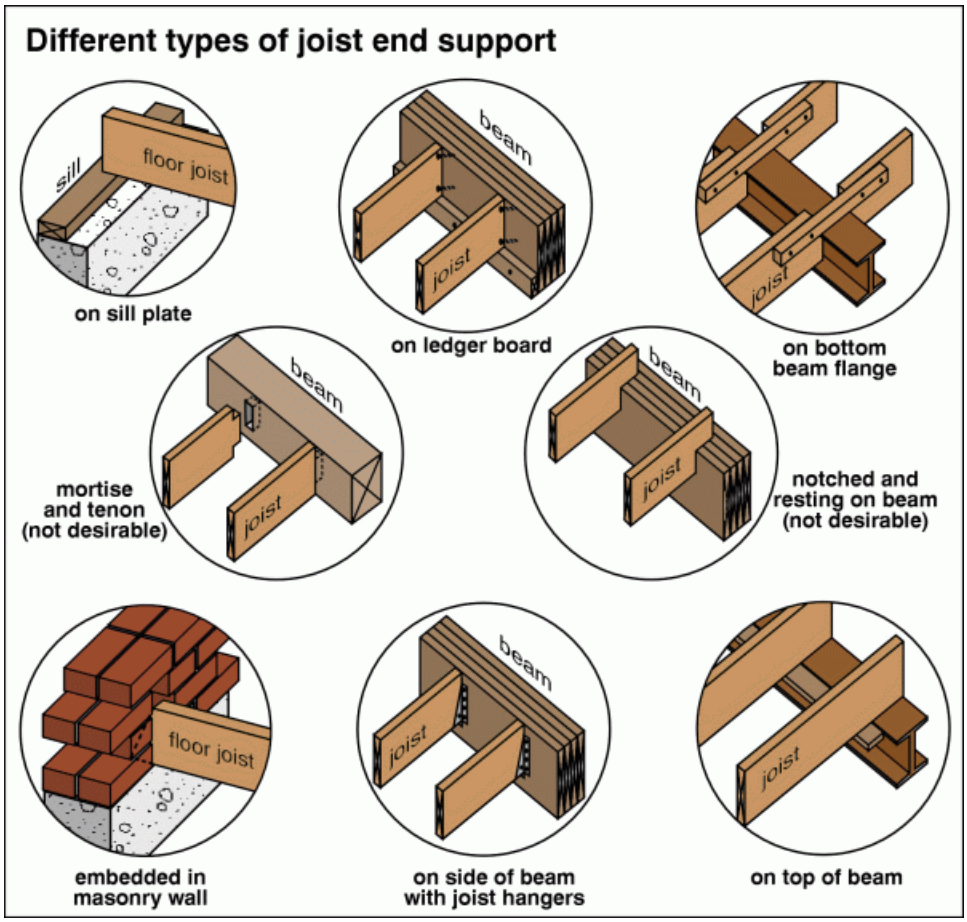
Implication(s): Weakened structure | Chance of structural movement

Location: Various locations

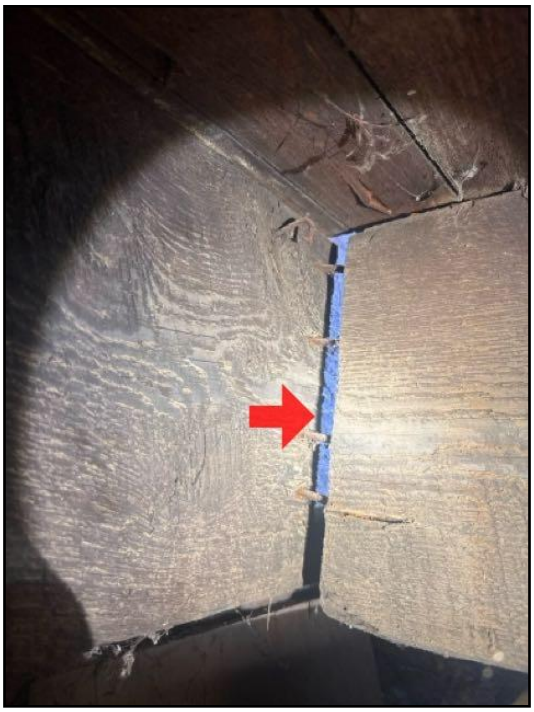
Task: Repair


Examples of weak joist/beam connections
notched joist resting on flange of steel beam
crack propagates from notch in joist
joist
steel beam
mortise and tenon connection
crack propagates from bottom of tenon
joist
wood beam
notched joist resting on ledger board
crack propagates from notch in joist
joist
built-up wood beam
ledger board


Watch for insufficient nails in joist hangers
all nail holes in the joist hangers should be used
make sure that nail heads are large enough that they won't pull through
joist
joist
perspective view



34. *Poor end bearing, joist hanger connections*



35. *Poor end bearing, joist hanger connections*

Description

Service entrance cable and location: • Overhead aluminum

Service size: • 100 Amps (240 Volts)

Main disconnect/service box rating: • 100 Amps

Main disconnect/service box type and location:

• Breakers - exterior wall

36. *Square D*

System grounding material and type:

• Copper - ground rods

37. *Copper - ground rods*

Distribution panel type and location: • Breakers

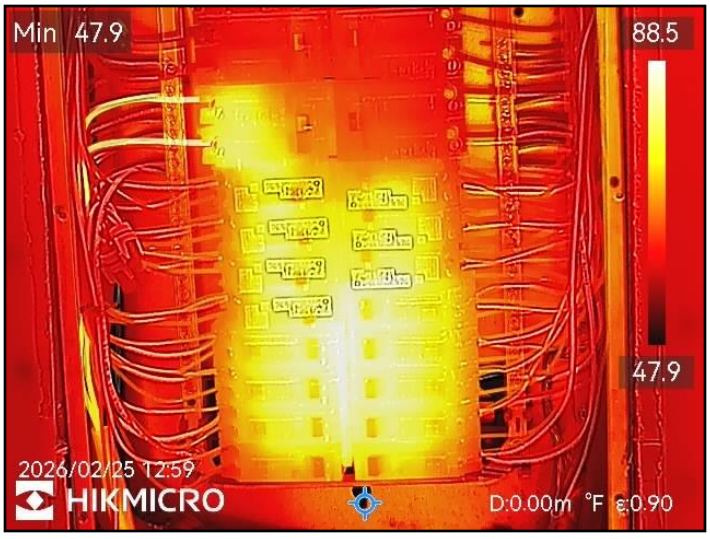
Distribution panel rating: • 100 Amps

Electrical panel manufacturers:

• GE

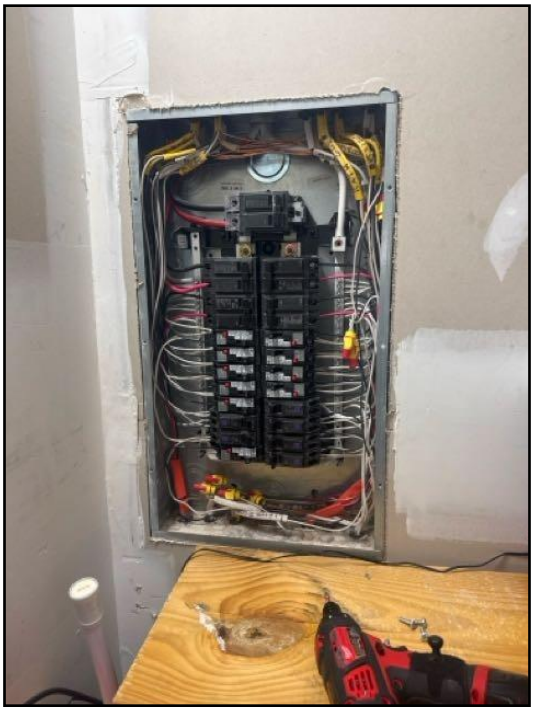
69 1/2

38. *GE*

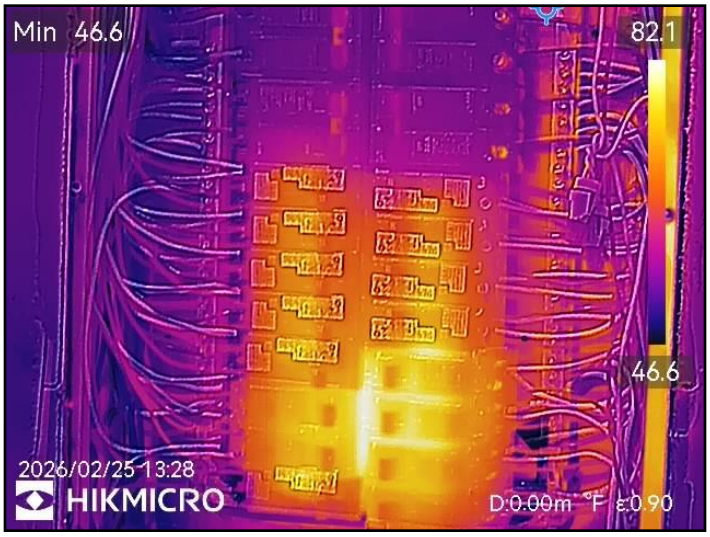


39. *GE*

• GE
69



40. *GE*



41. *GE*

Number of circuits installed: • 24 • Full

Distribution wire (conductor) material and type: • Copper - non-metallic sheathed

Type and number of outlets (receptacles): • Grounded - typical

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCIs present • AFCIs present

Smoke alarms (detectors): • Present

Carbon monoxide (CO) alarms (detectors): • Present

Limitations

Inspection limited/prevented by:

• AFCIs (Arc Fault Circuit Interrupters) were not tested since permission from homeowner was not obtained. These should be tested monthly by the homeowner.

• Please note the photo attached is a example of one receptacle tested during the inspection. If the structure was vacant all available receptacles not obstructed were tested. Any issues or problems with receptacles on the date and time of the inspection will be noted in the recommendations section. All receptacles obstructed by the current occupants articles will not be tested, this is beyond the scope of the inspection and exposes the inspector to liability of possible property damage. A representative number of installed lighting fixtures, switches, and receptacles shall be tested for work order.

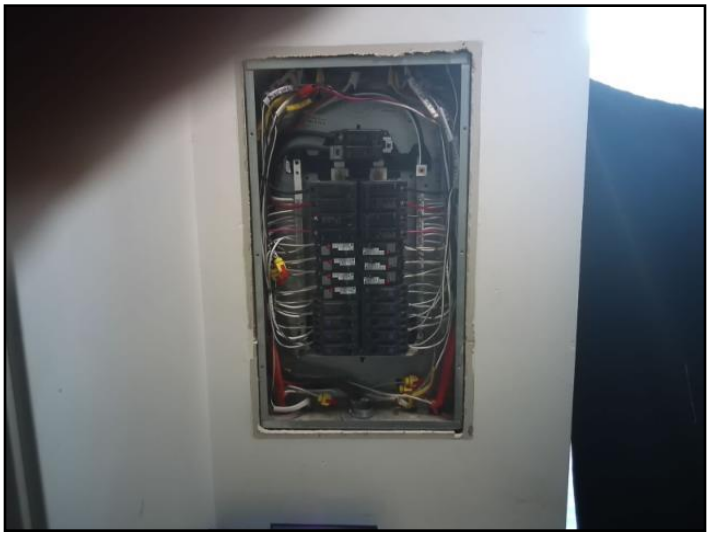
42. *Please note the photo attached is a example...*

Not included as part of a building inspection: • Low voltage wiring systems and components • Testing of smoke and/or carbon monoxide alarms • Amperage, voltage, and impedance measurements • Smart Home Features

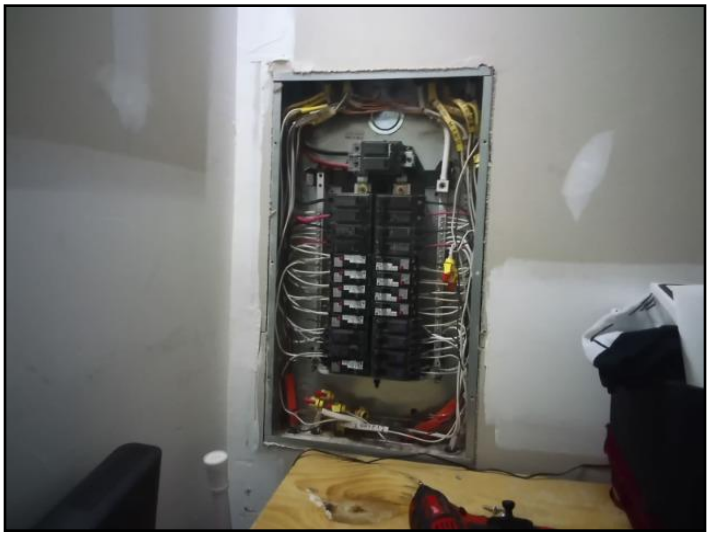
Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

17. Condition: • Panel is Full- The size of the panel should be adequate for the existing needs of the structure. Any modification or additions made to the panel will require additional breakers. In this situation a recommendation may be to replace the panel with a larger panel for safety and to meet current electrical demands.
Location: Unit 69 1/2-69
Task: Improve When Necessary



43. *Panel is Full- The size of the panel should...*



44. *Panel is Full- The size of the panel should...*

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

18. Condition: • Anti-oxidant missing on aluminum wire

The aluminum wires were missing anti-oxidant gel. Aluminum service wires can become very hot and also corrode over time. It is crucial to apply an anti-oxidant gel to the wires where they meet the main lugs, bus or breakers of the service panel. Applying this gel is cheap and easy but sometimes overlooked.

Implication(s): Fire hazard

Location: Unit 69 1/2-69

Task: Minor Repair

45. *Anti-oxidant missing on aluminum wire*

Description

General:

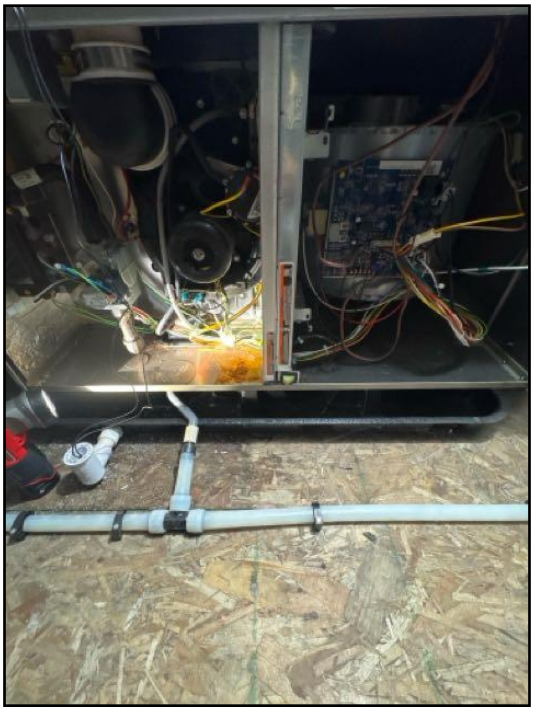
• All readily openable access panels were opened

69

46. *All readily openable access panels were...*

• All readily openable access panels were opened

69 1/2



47. *All readily openable access panels were...*

Heating system type: • Furnace

Fuel/energy source: • Gas

Furnace manufacturer: • Bryant

Heat distribution: • Ducts and registers

Approximate capacity: • 40,000 BTU/hr

Efficiency: • High-efficiency

Exhaust venting method: • Forced draft

Combustion air source: • Outside - sealed combustion

Approximate age: • 3 years

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at: • Exterior wall

Failure probability: • Low

Supply temperature:

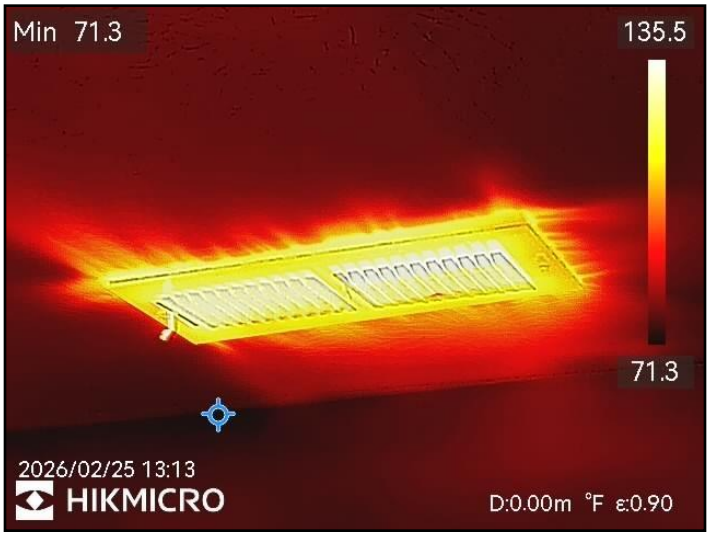
• 110°

Unit 69

48. *110°*

• 135°

Unit 69 1/2



49. *135°*

• All accessible registers were checked during the home inspection and were deemed functional unless noted in the recommendations of this report. Home inspectors do not operate duct dampers, damper controls or inspect the HVAC system for distribution balance.

Return temperature:

• 70°

Unit 69

50. *70°*

• 85°

Unit 69 1/2

51. *85°*

Temperature difference: • The temperature differential is within the manufacturer's specifications. (Good Condition)

Exhaust pipe (vent connector): • PVC plastic

Fireplace/stove: • None

Chimney/vent: • None

Chimney liner: • None

Carbon monoxide test:

• 0 parts per million - approximate

52. *0 parts per million - approximate*

Humidifier: • Not present

Location of the thermostat for the heating system: • First Floor • Second Floor

Condensate system: • Discharges into floor drain

Limitations

Inspection prevented/limited by: • Vent connectors, chimney interiors and flues are not inspected • Heating and cooling thermostat equipment was set back to moderate levels. The thermostat was tested and reset back to the ambient temperature prior to testing the system. If there are concerns regarding temperature regulation or system performance, consider having an HVAC professional evaluate the system for any underlying issues.

Heat loss calculations: • Not done as part of a building inspection

Data plate on equipment:

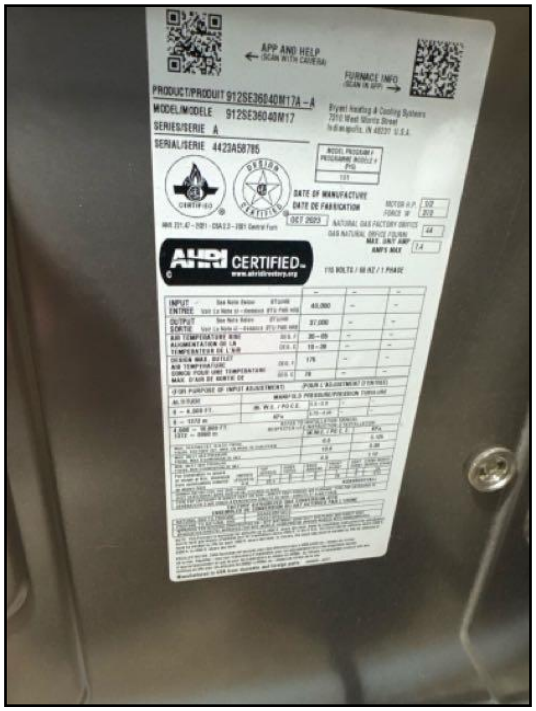
• Complete

69

53. *Complete*

• Complete

69 1/2



54. *Complete*

Fireplace/wood stove:
• Turned off
Tenants were present and operated the thermostat.

Heat exchanger: • Not visible

Not included as part of a building inspection: • Interiors of vent systems, flues, and chimneys • Heat exchangers • Humidifiers and dehumidifiers

Recommendations

FURNACE \ General notes

19. Condition: • Attic service receptacle is not present. In the event of routine maintenance or service and repair it is necessary for the technician to have the service receptacle. I recommend installing this receptacle and making the necessary repairs
Location: HVAC System
Task: Improvement Recommended

55. *Attic service receptacle is not present. In...*

FURNACE \ Filter

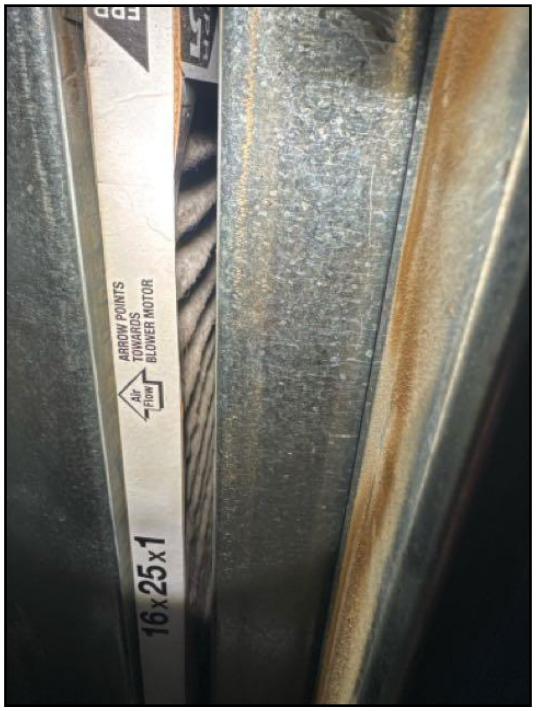
20. Condition: • Dirty

Filters clean the air headed into the furnace and the heated air sent back into the structure. A dirty, clogged filter limits the airflow, eventually causing heat and pressure to build up in the furnace. Newer, more efficient systems are sensitive to the problem and will often shut down before a dirty filter causes more trouble. For other units, the furnace will continue to run but with less heat output and reduced efficiency

Implication(s): Increased heating costs | Reduced comfort

Location: Unit 69 1/2-69

Task: Change filter



56. *Dirty*

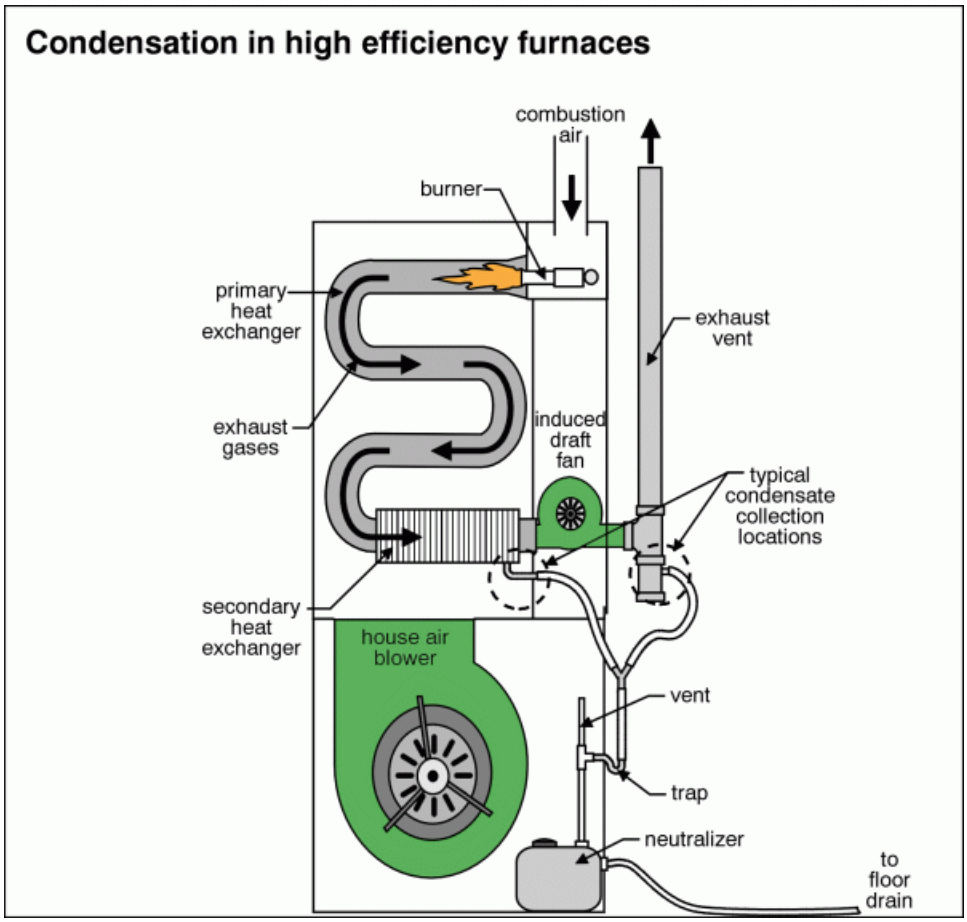
GAS FURNACE \ Mid- and high-efficiency gas furnace

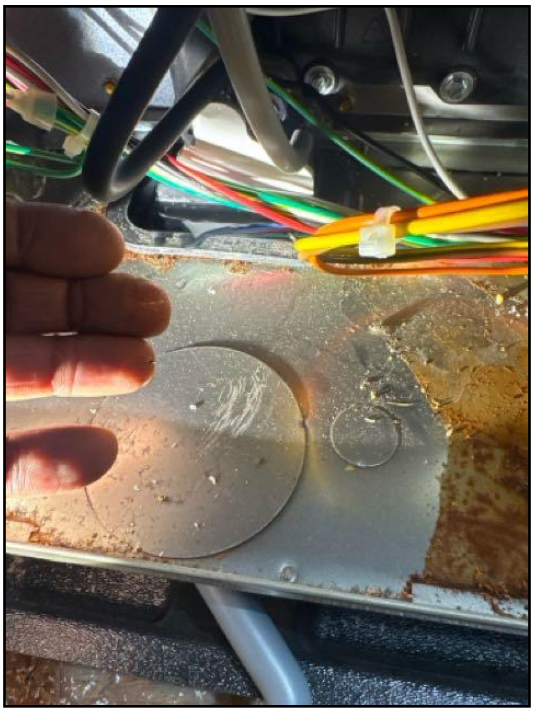
21. Condition: • Condensate leak

During the inspection, rust and corrosion were observed at the bottom of the furnace, likely due to moisture accumulation from the condensation system, potentially caused by a failed coil gasket or blocked condensate lines. I recommend promptly repairing the coil gasket and ensuring the condensate lines are clear and properly sloped to prevent further moisture issues. Regular maintenance checks should also be scheduled to monitor for any recurrence of the problem.

Location: Furnace Condensate System

Task: Repair





57. *Condensate leak*

58. *Condensate leak*

Description

General: • All readily openable access panels were opened/condensing unit

Manufacturer:

• Bryant

69 1/2

59. *Bryant*

• Bryant

69

60. *Bryant*

Cooling capacity: • 18,000 BTU/hr

Compressor type: • Electric

Compressor approximate age: • 3 years

Failure probability: • Unknown not tested

Evaporative cooler motor: • One speed

Evaporative cooler damper location: • Basement W/Furnace

Refrigerant type: • R-410A

Condensate system: • Discharges to exterior

Limitations

Inspection limited/prevented by:

• Low outdoor temperature

Central air conditioners are operated and tested when the ambient temperature is above 65 degrees and the power to the unit has been turned on 24 hours prior to the inspections. Condition of evaporator coil in the plenum is beyond the scope of a visual inspection.

System data plate:

• Complete

69 1/2

61. *Complete*

• Complete

69

62. *Complete*

Recommendations

AIR CONDITIONING \ Air cooled condenser coil

22. Condition: • Dirty

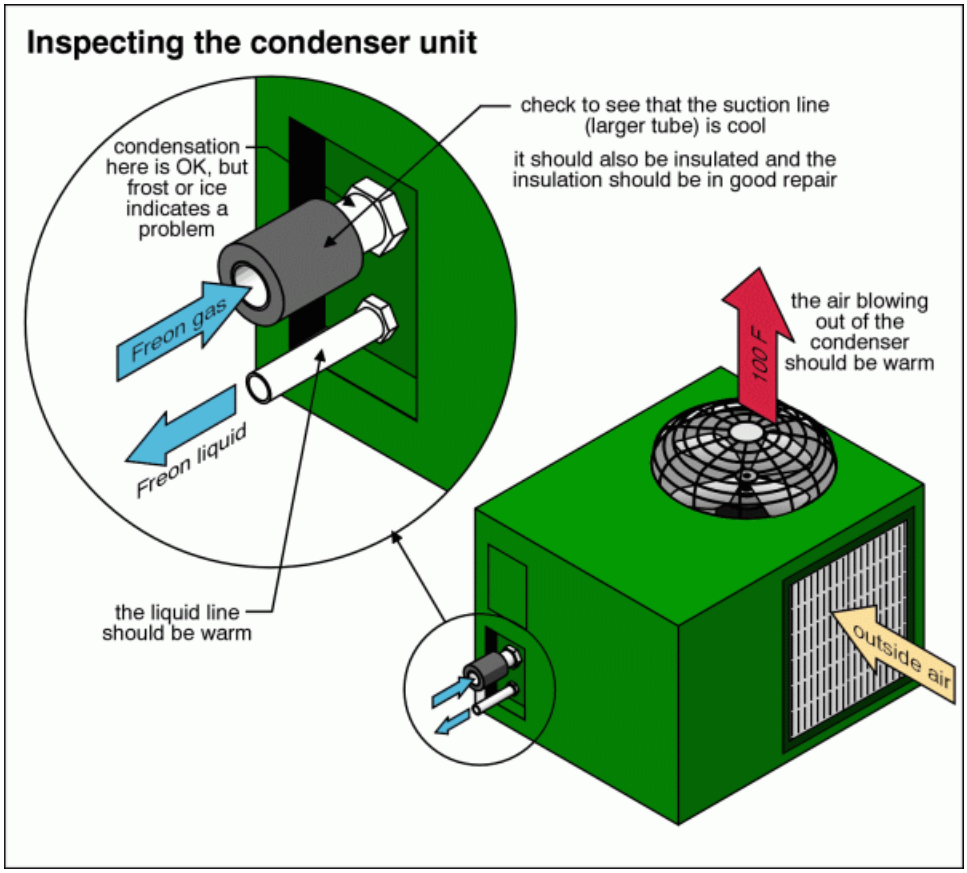
One of the ways in which a dirty condenser coil will affect an air conditioner is to reduce the overall efficiency of the unit. With a condenser coil that is dirty or blocked, the unit will have to work harder to achieve the same results. When the efficiency of the air conditioner is reduced, the unit will also cost the owner more money to operate. Reduced efficiency means that the unit must work harder which requires more electricity and in turn, this will result in higher utility bills.

An air conditioner with a dirty condenser coil may also lose some of its ability to provide cool air. A dirty condenser coil with have a reduced ability to transfer heat to the outside air and this can lead to a less effective cooling system. A person that is using an air conditioner that has a dirty condenser coil may find that the unit no longer provides adequate cooling to the structure. Or in some cases, they may find that it takes a much longer time to achieve the desired cooling.

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Condensing Coil

Task: Maintenance Recommended



63. *Dirty*

64. *Dirty*

AIR CONDITIONING \ Condensate drain line

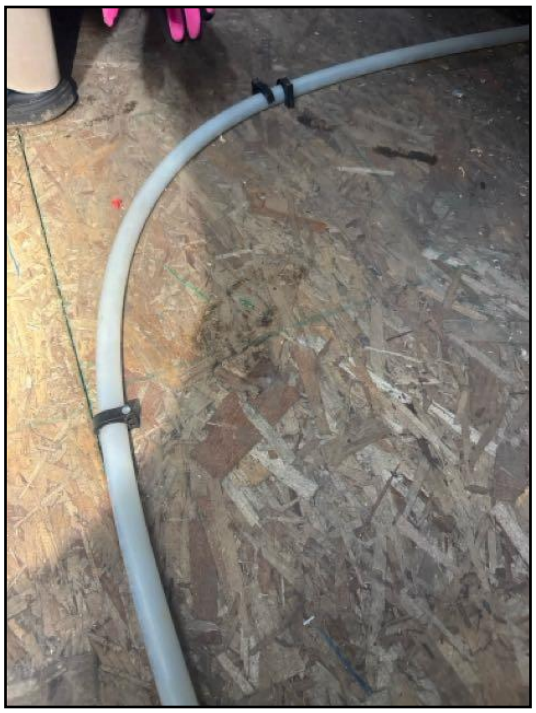
23. Condition: • The high-efficiency furnace in the attic has a blocked condensation drain. The drain line is currently 3/4-inch PEX piping, which is not the manufacturer-recommended material for this application. Condensation lines are typically CPVC with proper diameter and an air gap to allow water to drain safely. The current setup may restrict proper drainage and could be obstructed, especially given the attic environment and potential debris. I recommend having a qualified HVAC contractor replace the drain line with the proper material and ensure it is clear and functioning as intended.

Location: 69 1/2

Task: Repair

65.

66.



67.

Description

Attic/roof insulation material: • Not visible

Attic/roof insulation amount/value: • Not visible

Attic/roof ventilation: • Roof vent • Soffit vent

Wall insulation amount/value: • Not visible

Limitations

General: • Please keep in mind that home Inspectors are not professional pest/rodent/insect inspectors. Pests/rodents/insects fall under 10 category inspections. Identification of pest/rodent/insect activity by the home inspector is a courtesy service. In accordance with the Ohio Licensed Home Inspector Standard of Practice: (E) A licensee is not required to determine or offer an opinion about any of the following items in a home inspection report for a property inspected (10) The presence at the property of any animals, environmental hazards or substances that may be hazardous or harmful to any living being. Inspections are considered noninvasive, visual inspections. Pest/rodent/insect evidence may be concealed by insulation, furnishings or storage and therefore cannot be observed during a home inspection. Predictions concerning past or future infestation are also excluded. All exterior openings must be sealed to prevent pest/rodent/insect entry and infestation. A qualified contractor or pest control specialist should be contacted if evidence is found.

Inspection limited/prevented by lack of access to: • Attic • Roof space • Wall space • Floor space

Attic inspection performed: • By entering attic, but access was limited

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Insulation cannot be disturbed

Description

General: • Common fixtures in bathrooms and throughout home

Water supply source (based on observed evidence): • Public

Service piping into building: • Polybutylene

Supply piping in building:
• PEX (cross-linked Polyethylene)

68. *PEX (cross-linked Polyethylene)*

Water flow and pressure: • Functional

Water heater location: • Basement

Water heater fuel/energy source: • Electric

Water heater exhaust venting method: • None

Water heater manufacturer:
• Rheem
69-69 1/2

69. *Rheem*

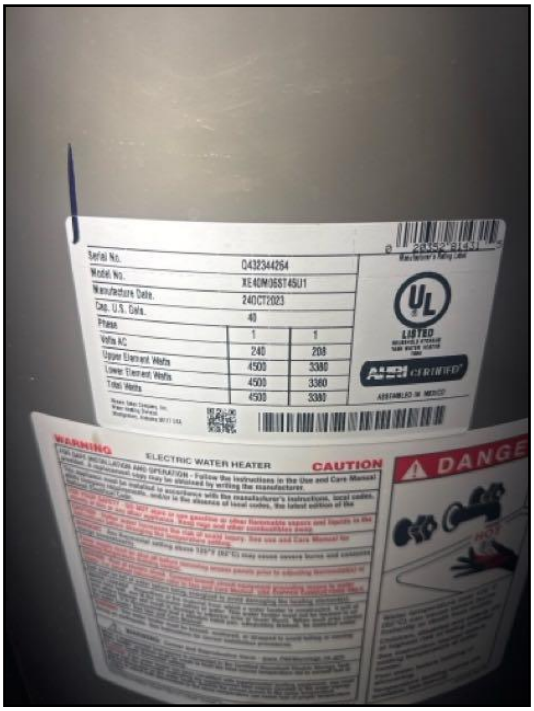
70. *Rheem*

71. *Rheem*

Water heater tank capacity:

- 40 gallons

72. *40 gallons*



73. *40 gallons*

Water heater approximate age: • 3 years

Water heater typical life expectancy: • 10 to 15 years

Water heater failure probability: • Low

Hot water temperature (Generally accepted safe temp. is 120° F): • 110° F

Waste disposal system: • Public

Waste and vent piping in building: • PVC plastic

Sewer cleanout location: • Basement

Pumps: • None

Floor drain location: • Basement

Gas meter location:
• Exterior left side

74. *Exterior left side*

Main gas shut off valve location: • Gas meter

Exterior hose bibb (outdoor faucet): • Present

Limitations

General: • It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces, basements or in the attic could be years old, from a problem that no longer exists, many times it may still need further investigation and repair by a licensed plumber. Older structures have usually had several system changes and improvements. The system in the home may react differently after move in, be aware that older systems may develop problems or leaks which could not be seen during this type of inspection. If an exhaustive inspection of the plumbing system is desired a licensed plumber should be contacted before closing.

All fixtures were tested and no leaks were present at the time of the inspection unless noted in the recommendations of this report. All accessible areas under plumbing fixtures were inspected visually. A thermal camera was used where plumbing components were concealed. Additionally every toilet was inspected for leaks with a thermal camera and/or moisture meter.

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • Floor and washing machine drains are not included in a home inspection. Washing machines are not tested. It is recommended that all floor drains and waste lines be scoped by a qualified contractor prior to the end of the inspection period.

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Not readily accessible interiors of vent systems, flues, and chimneys • Wells, well pumps, and water storage related equipment

Recommendations

WASTE PLUMBING \ Floor drain

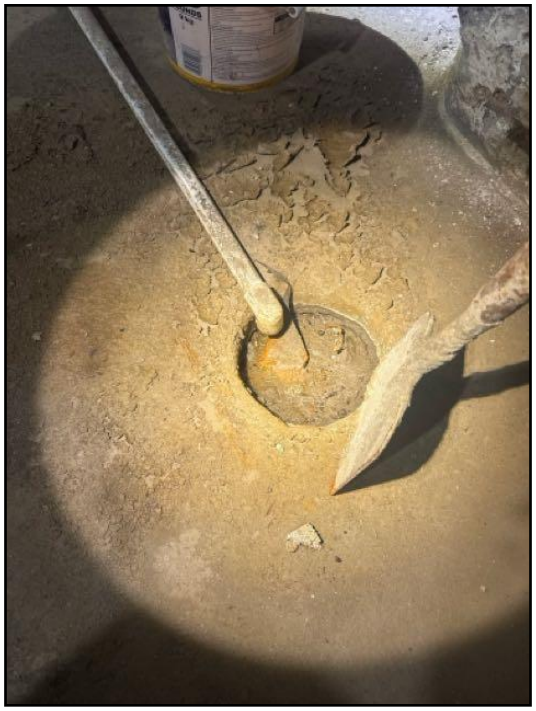
24. Condition: • Obstructed

The floor drain is clogged, I recommend contacting a licensed plumber for further evaluation to make any and all repairs needed.

Implication(s): Chance of water damage

Location: Basement

Task: Repair



75. *Obstructed*

FIXTURES AND FAUCETS \ Toilet

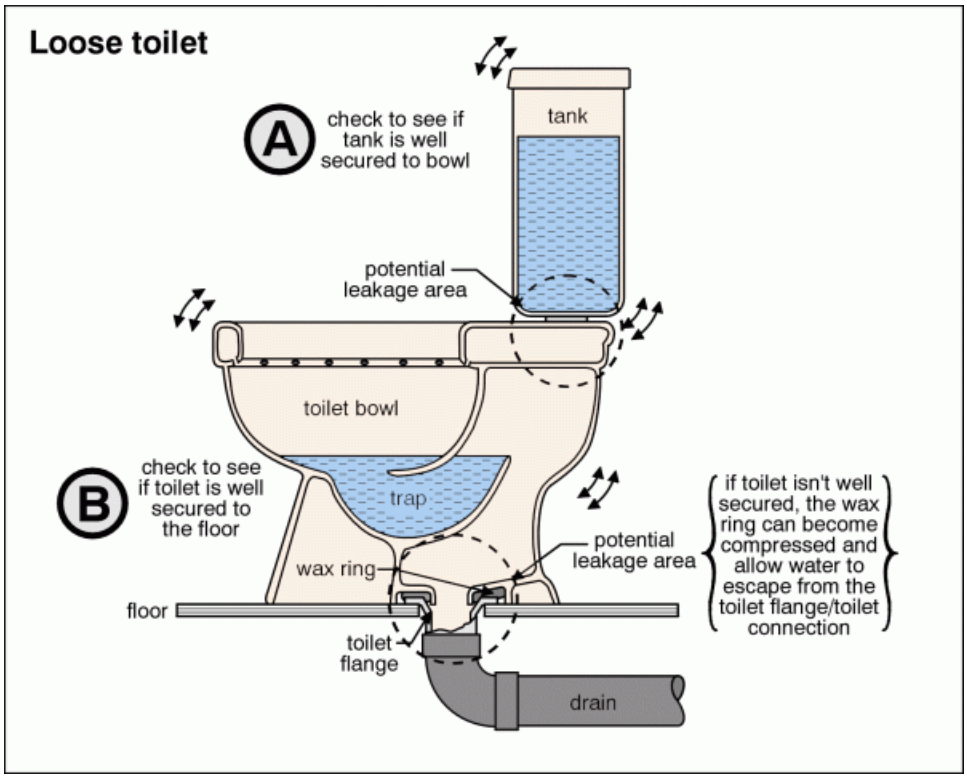
25. Condition: • Floor damage suspected

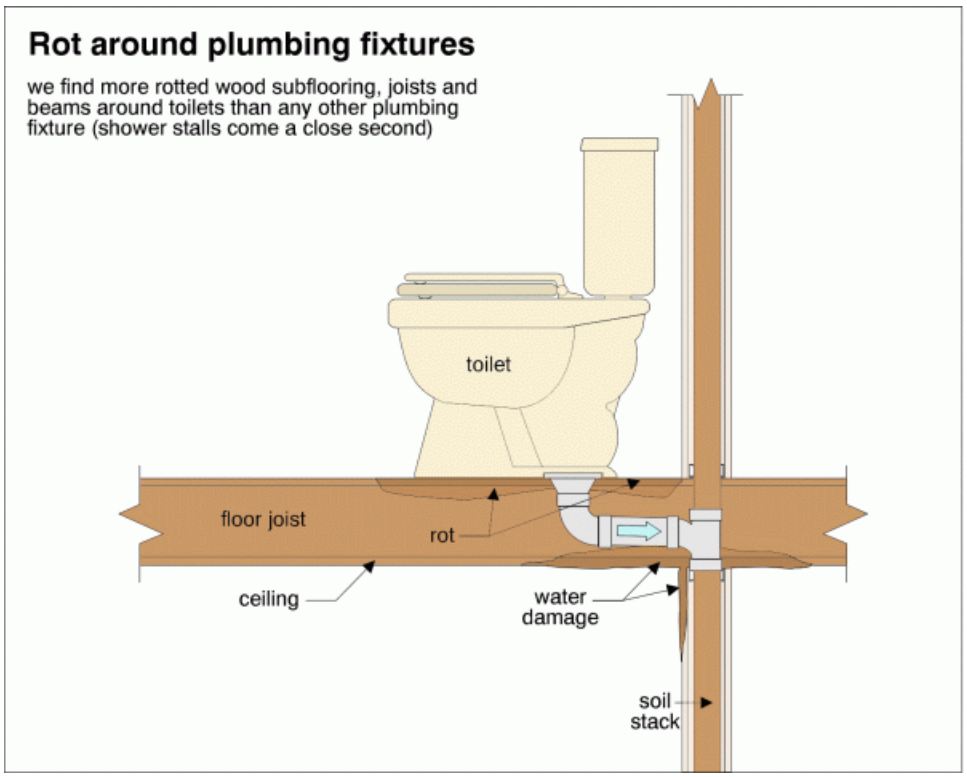
The toilet has leaked in the past, and the floor near the toilet shows a slight sag or soft spot. While there is no evidence of an active leak at this time, this condition may indicate previous damage to the subfloor or framing. I recommend consulting the current owner to confirm any prior repairs and ensure the issue has been properly addressed.

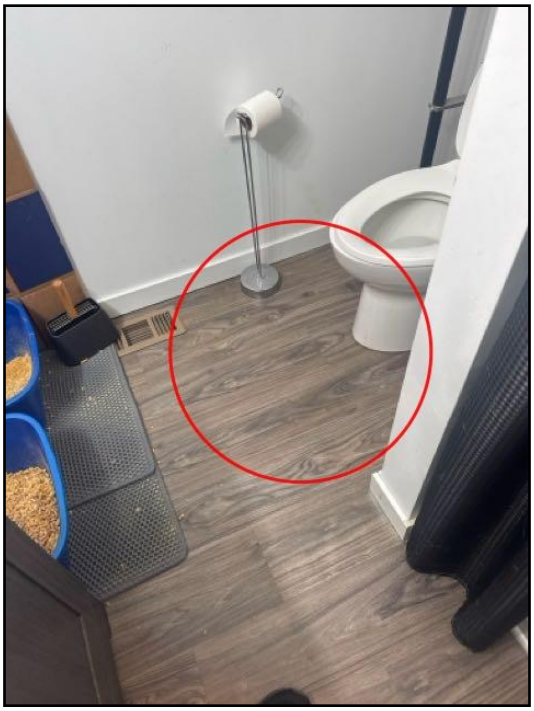
Implication(s): Weakened structure | Chance of structural movement

Location: 69

Task: Request Disclosure


Loose toilet
A
check to see if tank is well secured to bowl
tank
potential leakage area
toilet bowl
B
check to see if toilet is well secured to the floor
trap
wax ring
potential leakage area
if toilet isn't well secured, the wax ring can become compressed and allow water to escape from the toilet flange/toilet connection
floor
toilet flange
drain


Rot around plumbing fixtures
we find more rotted wood subflooring, joists and beams around toilets than any other plumbing fixture (shower stalls come a close second)
toilet
floor joist
rot
ceiling
water damage
soil stack



76. *Floor damage suspected*

77. *Floor damage suspected*

Description

Major floor finishes: • LVT

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

Major wall and ceiling finishes: • Plaster/drywall

Windows: • Single/double hung • Vinyl

Glazing: • Double

Exterior doors - type/material: • Metal • Interior Hollow Core

Doors: • Inspected

Evidence of basement leakage: • Efflorescence • Stains • Dampness

Appliances: • Appliances tested

Bathroom ventilation: • Window

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

General: • Phase 1 Thermal Imaging Inspection includes: main electrical panel, appliances and ceilings throughout the home. The images throughout the report are representative of those categories. Infrared thermography detects a temperature difference at the surface of the evaluated areas and components. Thermography is not an X-ray or similar technology. A thermal imager cannot detect conditions inside evaluated areas and components that do not produce a temperature difference at the surface of the evaluated areas and components. A thermal imager cannot detect conditions behind obstructions, such as furniture, pictures, and other owner belongings, that obscure the surface of evaluated areas and components.

Inspection limited/prevented by: • During the inspection, a representative sample of windows and doors was examined. The included photos serve as examples showcasing that all accessible windows and doors were tested for functionality throughout the property. The seller is responsible at the instruction of representation for ensuring that no article or content obstruct the views of the inspector. Any common defects or issues pertaining to windows and doors are documented in the remedy section, along with suggested solutions. It is important to note that a representative sample of all accessible windows and doors were tested for functionality throughout the property and adhere to the manufacturer's specifications. Furniture or other items restricting access are not moved by the inspector.

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum

Cosmetics: • No comment offered on cosmetic finishes • All ceilings and walls were reviewed during the property inspection. Please note the photo attached is a example of one ceiling being scanned for thermal anomalies during the inspection. All accessible ceilings were scanned with an infrared camera. Any water stains or thermal anomalies that were present during the property inspection on walls or ceilings were spot checked with a moisture meter. Any active stains during the time of the inspection will be listed in the recommendations sections of the report. Inactive stains that require no repair beyond cosmetics will not be listed in the report for remedy. Inspections are limited and exhaustive or destructive inspections are excluded. Future leaks may be found and should be repaired as needed. Review your disclosure and verify that this is not a problem with the current owner before closing.

Appliances: • Appliances are not inspected as part of a building inspection

Percent of foundation not visible: • 40 %

Basement leakage: • Cannot predict how often or how badly basement will leak

Crawlspace leakage: • Cannot predict how often or how badly crawlspace will leak

Recommendations

RECOMMENDATIONS \ General

26. Condition: • It has been determined that this structure was built before 1978 and therefore stands the risk of having lead base paint present. Effective April 22, 2010 any renovation of structures built before 1978 with children under 6, day care centers, and learning facilities with children under 6 must be done by "Certified LBP Contractors" and they must follow a set of published procedures. It has been determined that this structure was built before 1978 and therefore stands a high risk of lead base paint present. The work exceeding 6 SQ FT of demolition on more than 20 SF of painting per room. Under the EPA ruling CFR Part 745 effective April 22, 2010, any renovation, remodeling or painting must be done by a certified contractor following lead safe practices and this could lead to higher prices than similar contracts performed on structure that do not have lead base paint present. It is recommended that a preliminary screening for lead base paint be conducted to determine the likelihood of the presence of lead before closing. Part of the procedure is for a licensed lead-based paint inspector to provide a LBP component test of the structure.
Implication(s): Potential hazard

78. *It has been determined that this structure...*

RECOMMENDATIONS \ Overview

27. Condition: • This is what appears to be microbial growth surface stain. These are in the news a lot lately, w/lots of opinions regarding its effects on humans. I am not a doctor, so my opinion on the possible health effects is worthless . You should talk to your physician about the possible health effects of these substances. A general inspection does not include, and I do not test for, the presence of microbial growth. Have a qualified CMA do these tests to determine the

type of substance and what, if any, adverse health effects it could cause. What I do know is water is necessary for these to grow; if there is mildew or microbial growth you have a moisture problem that should be corrected. After the moisture problem is addressed you could have the substance evaluated by a certified mold assessor.
Implication(s): Potential hazard
Location: Basement
Task: Remediate

79. *This is what appears to be microbial growth...*

80. *This is what appears to be microbial growth...*

81. *This is what appears to be microbial growth...*

CEILINGS \ General notes

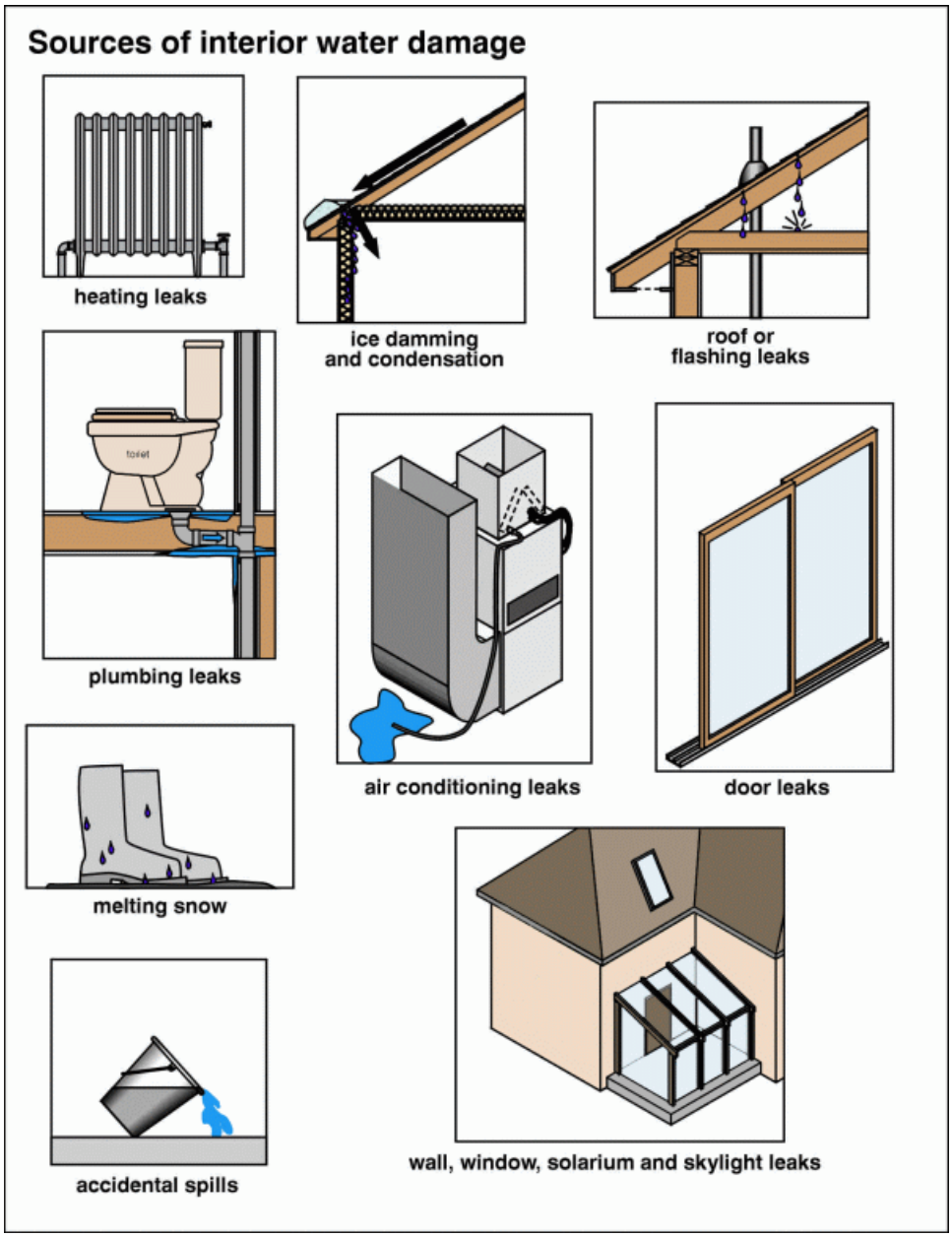
28. Condition: • Water damage

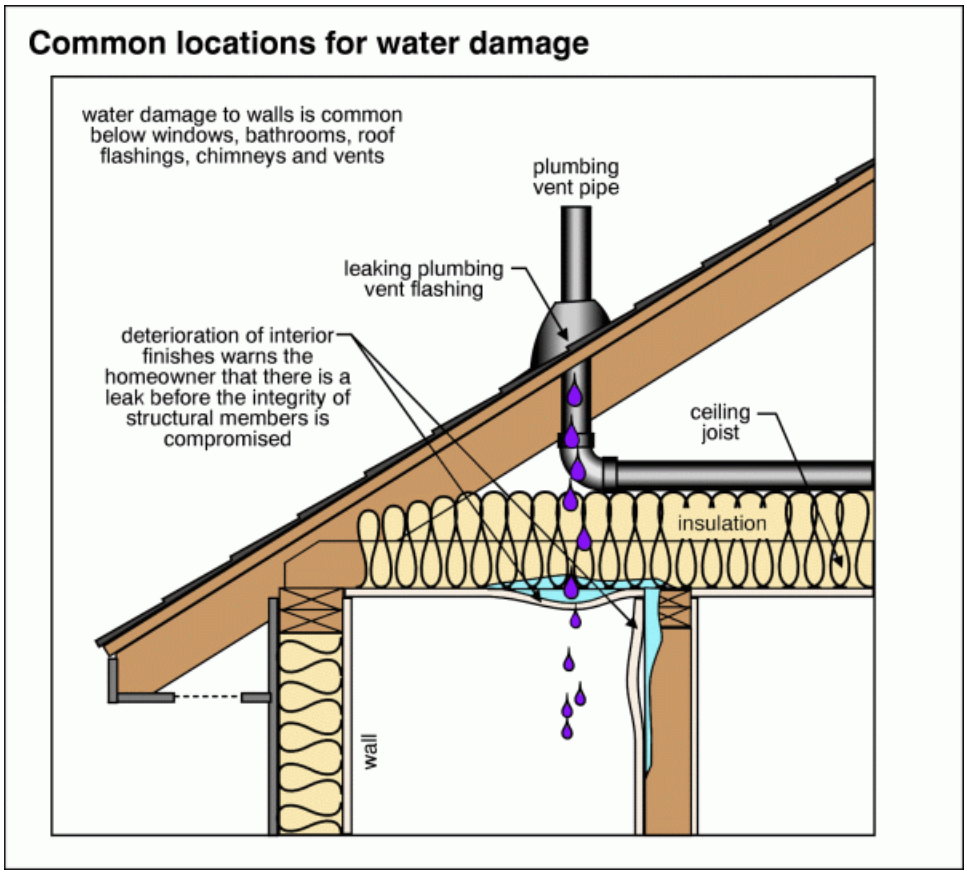
Water damage was observed on the ceiling, either as visible staining or as a temperature anomaly detected with a thermal imaging camera. This anomaly was then confirmed using a moisture meter, indicating that the leak is currently active. This inspection is limited, and non-invasive testing was used; exhaustive or destructive methods were not performed. Future leaks may occur, and I recommend having a qualified contractor evaluate the source of the water and make necessary repairs.

Implication(s): Chance of movement | Rot | Leakage

Location: First Floor Bathroom

Task: Repair





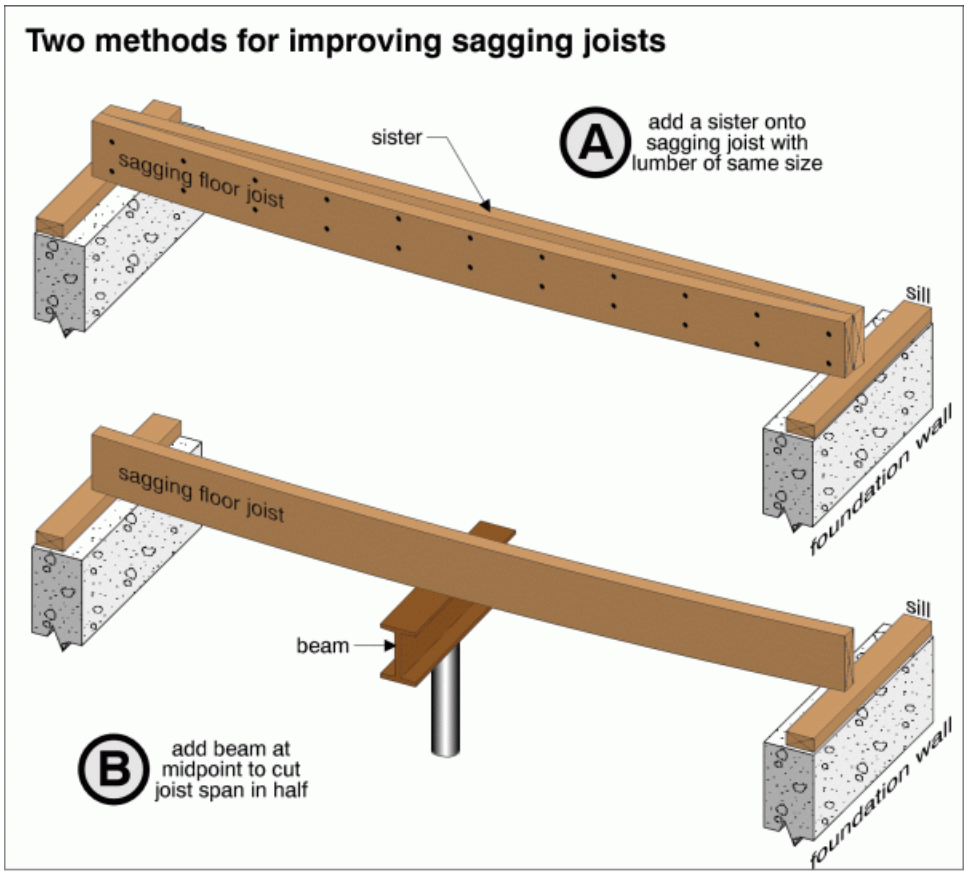
82. *Water damage*

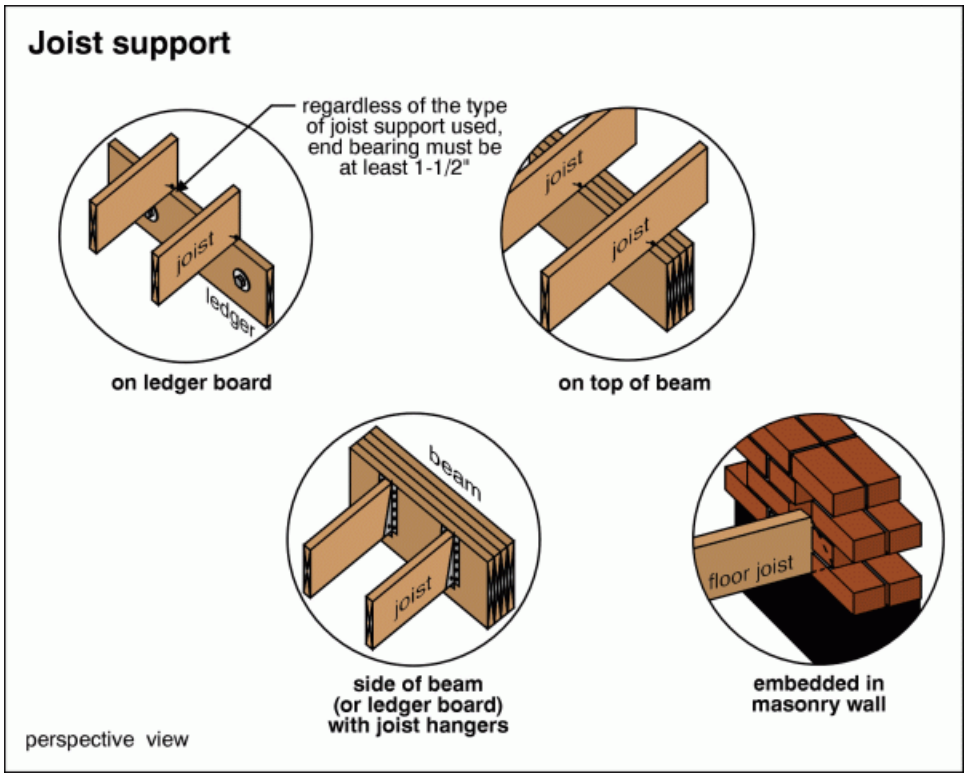
83. *Water damage*

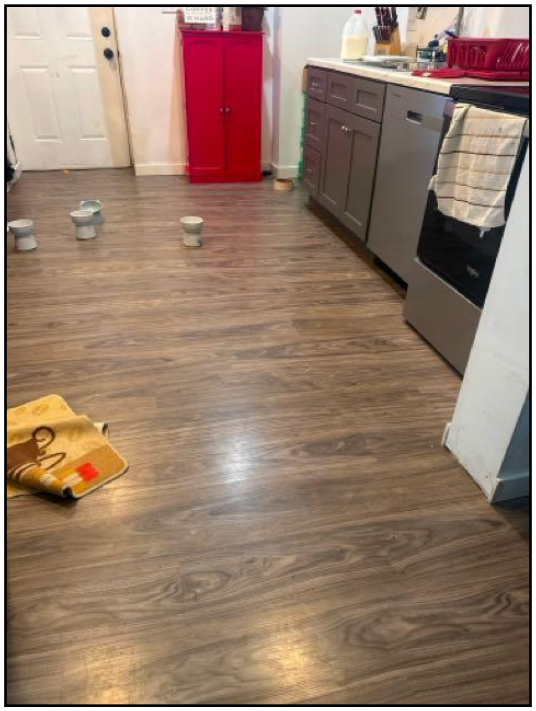
84. *Water damage*

FLOORS \ Subflooring

29. Condition: • Wavy or uneven floors are common in older homes and can result from a combination of factors. Over time, foundations and footings can shift due to changes in soil moisture, soil compaction, or inadequate drainage around the foundation walls. As the foundation settles, supporting beams, joists, or bearing walls may sag, and floors can become uneven or wavy. In some cases, beams may be over-spanned between piers, and joists or beams may not have proper embedment, fasteners, or joist hangers, especially if alterations, plumbing work, or other modifications have been made over the years. These conditions are typical for homes of this age, but they can affect floor stability and the overall structural performance. I recommend having a qualified contractor evaluate the structure and make any necessary repairs or reinforcements as needed.
Location: Floors Throughout Structure
Task: Recommend improvement


Two methods for improving sagging joists
sagging floor joist
sister
A
add a sister onto sagging joist with lumber of same size
sill
foundation wall
sagging floor joist
beam
sill
foundation wall
B
add beam at midpoint to cut joist span in half


Joist support
regardless of the type of joist support used, end bearing must be at least 1-1/2"
joist
ledger
on ledger board
joist
joist
on top of beam
beam
joist
side of beam (or ledger board) with joist hangers
floor joist
embedded in masonry wall
perspective view



85. *Wavy floors are common in old homes. Over...*

DOORS \ Doors and frames

30. Condition: • Weatherstripping missing or ineffective

Reducing the amount of air that leaks in and out of your home is a cost-effective way to cut heating and cooling costs, improve durability, increase comfort, and create a healthier indoor environment. Caulking and weatherstripping are two simple and effective air-sealing techniques that offer quick returns on investment, often one year or less.

Implication(s): Chance of water entering building | Increased heating and cooling costs | Reduced comfort

Location: 69 Front Entry Door

Task: Repair

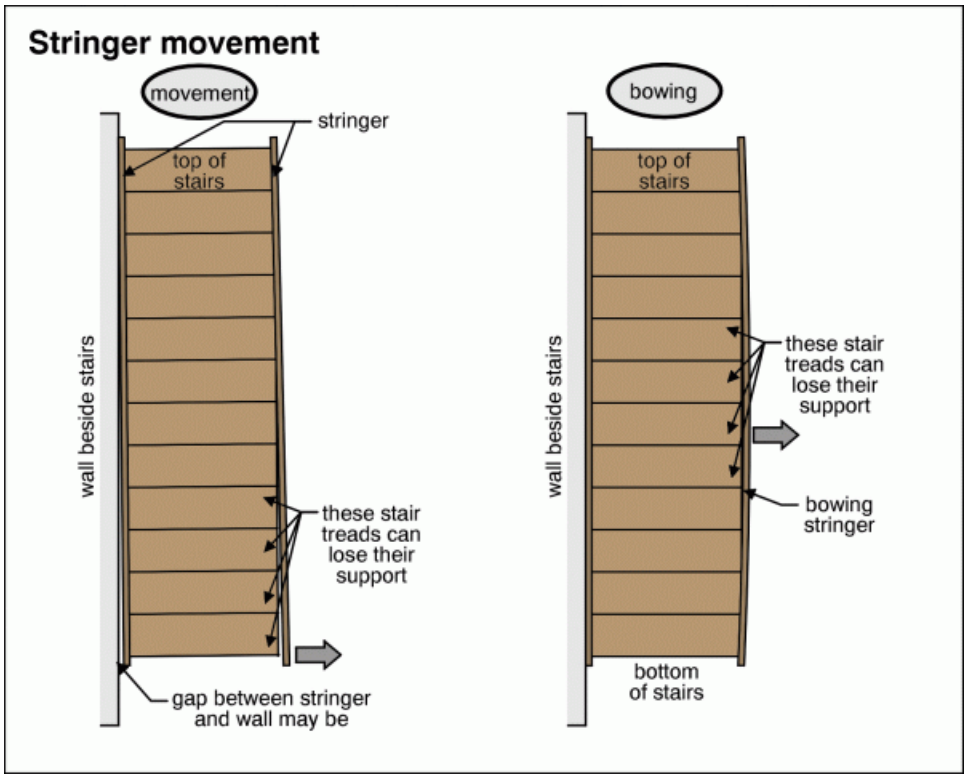
86. *Weatherstripping missing or ineffective*

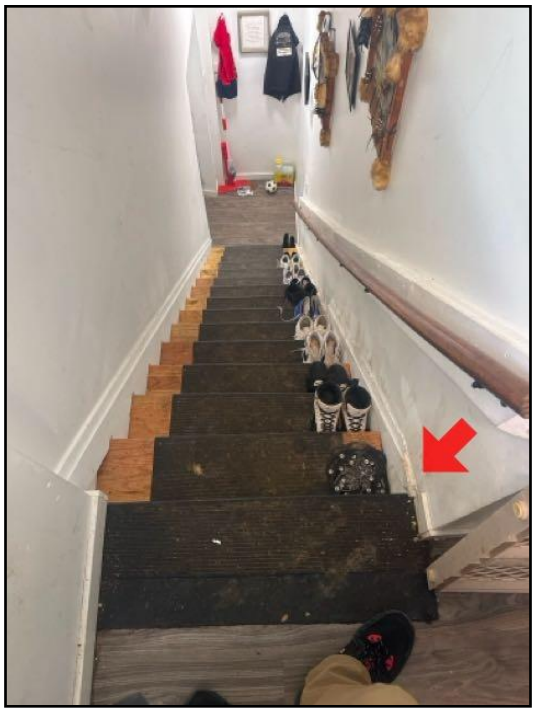
87. *Weatherstripping missing or ineffective*

88. *Weatherstripping missing or ineffective*

STAIRS \ General notes

31. Condition: • The building shows signs of long-term structural movement, which is common in older homes. Features such as stairwells, partitions, walls, or floors may be leaning, bowing, or out of square due to settling, prior modifications, or loosened fasteners. While these conditions have likely been present for some time, they should be monitored for further movement, and a qualified contractor should be consulted for repairs if the condition worsens or poses a safety concern.
Location: 69 1/2 Stairwell
Task: Repair





89. *The building shows sign of structural...*

STAIRS \ Treads

32. Condition: • Worn or damaged

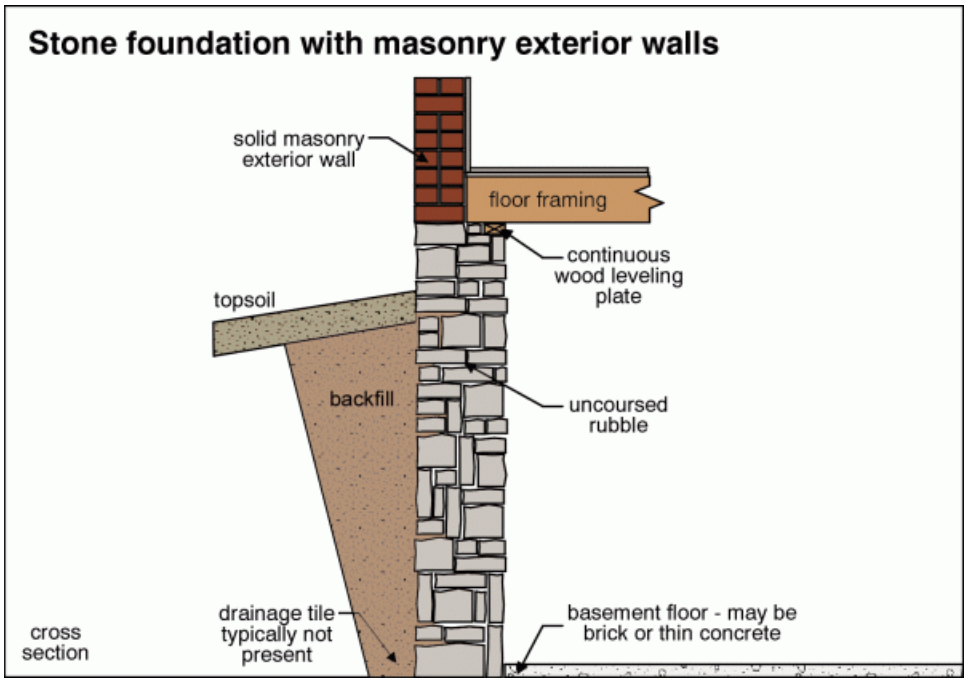
The tread is damaged, I recommend repairing the step to improve occupant safety.

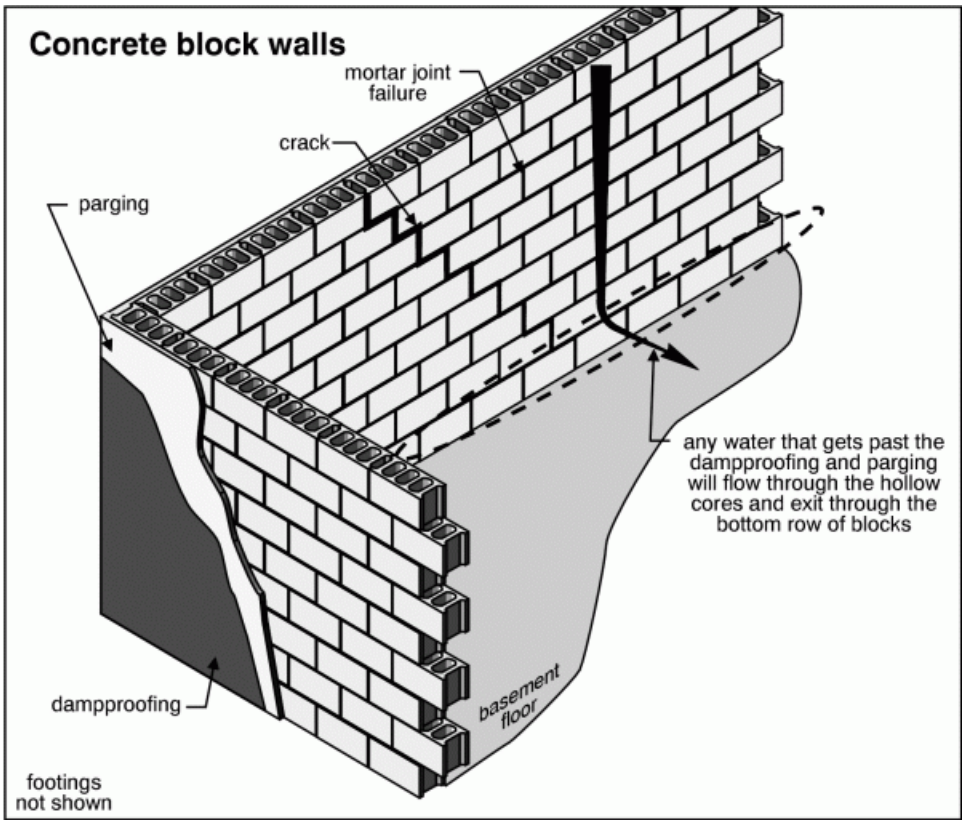
Implication(s): Weakened structure | Trip or fall hazard
Location: 69 1/2 Attic Stairwell
Task: Improve Safety

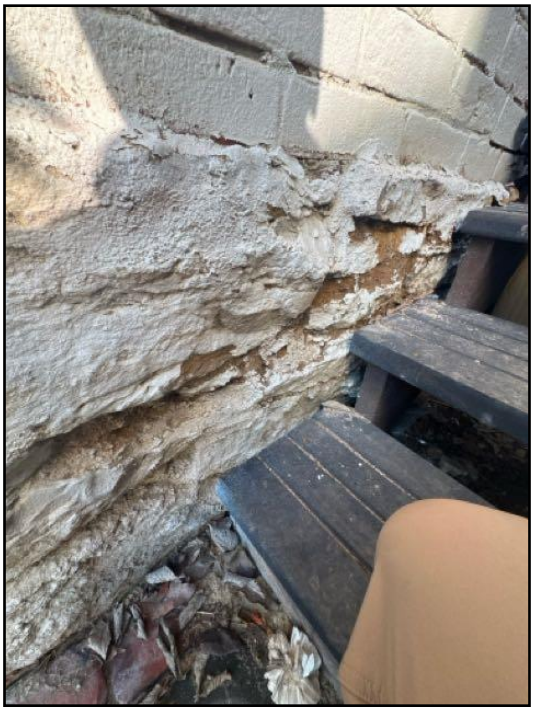
90. *Worn or damaged*

BASEMENT \ Wet basement - evidence

33. Condition: • You need to be aware basements below grade in buildings built prior to the mid-1960s were not intended for habitation. Structures built after 1960 may also experience moisture issues. While there may be (no, some, minor, etc) signs of water intrusion in the lower level at the time of the inspection, changes like the earth settling around the foundation, failure of rain water evacuation system, changes in weather patterns, the changing seasons and changing ground water levels, may cause greater water intrusion. Areas below grade are commonly damp. Cement, masonry block and stone are very porous materials, and you can expect walls and floors below grade to become damp, resulting in microbial growth. Improving ventilation/dehumidification in these areas are the key to maintaining lower humidity levels.
Location: Exterior Building Perimeter
Task: Repair


Stone foundation with masonry exterior walls
solid masonry exterior wall
floor framing
continuous wood leveling plate
topsoil
backfill
uncoursed rubble
drainage tile typically not present
basement floor - may be brick or thin concrete
cross section


Concrete block walls
mortar joint failure
crack
parging
any water that gets past the dampproofing and parging will flow through the hollow cores and exit through the bottom row of blocks
dampproofing
basement floor
footings not shown



91. *You need to be aware basements below grade...*

92. *You need to be aware basements below grade...*

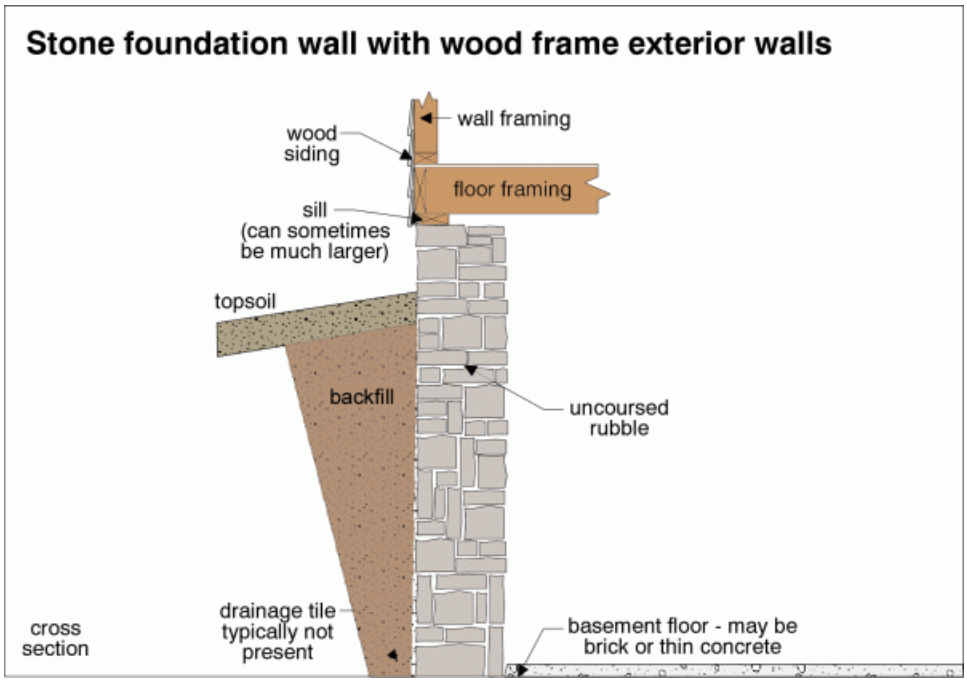
93. *You need to be aware basements below grade...*

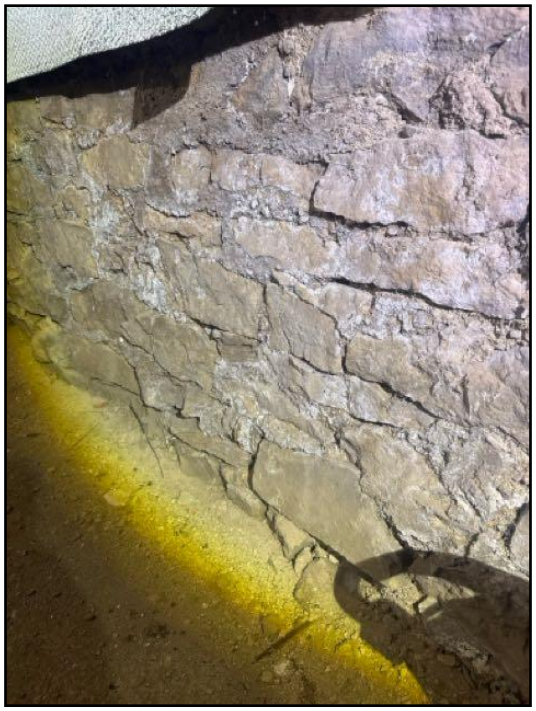
94. *You need to be aware basements below grade...*

34. Condition: • Fieldstone and limestone foundation walls are the most common foundations found in homes that are approximately 100 years old or older. They were constructed by using mortar to bond the stones together as the stones were stacked. The type and strength of mortar used at the time the wall was constructed is always questionable.
As these foundations age the mortar deteriorates (turns to powder) and the walls lose strength, possibly causing them to

develop cracks and bow inward. The inward bowing is caused by the lateral or horizontal earth pressure pushing the weakened foundation wall inward (hydrostatic pressure). Lateral earth pressure increases significantly as the soil becomes saturated with water. With these older stone foundations the problem is made worse as perimeter drain tiles were rarely installed. This is usually evident as the basement area may be wet.

If the mortar joints are deteriorated but the foundation wall is not cracked or bowed, and the objective is to simply extend the serviceable life of the foundation walls, then the solution may be as simple as cleaning and tuck pointing the mortar joints. If water penetration is an issue, then the exterior may have to be excavated and a perimeter drainage system installed. At the same time this is done, the exterior of the stone foundation walls should also be cleaned, tuck pointed, parge coated (covered with a layer of mortar), and water proofed. If the mortar joints are deteriorated and the wall has developed cracks or is bowed inward, then the foundation may have to be replaced or reinforced with a new concrete wall in front of it. Unfortunately bracing the foundation wall with vertical steel beams is not a viable option as the wall will continue to bow and crack between the vertical braces. Based on the condition of the foundation during the one time site visit to the property further evaluation maybe required. I recommend contacting a specializing in waterproofing and structural repairs or a structural engineer to design the repairs.
Implication(s): Possible Structural Failure
Location: Basement
Task: For Your Information





95. *Limestone*

APPLIANCES \ Dishwasher

35. Condition: • The dishwasher is clogged and is backing up into the waste disposal and sink. I recommend having a qualified plumber evaluate and repair the drainage to restore proper operation.

Location: 69 1/2

Task: Repair

96.

97.

APPLIANCES \ Waste disposal

36. Condition: • Inoperative

The appliance is not functioning as intended, during the home inspection. I recommend discussing with the current owner the manufacture specifications and operation of the appliance.

Implication(s): Equipment inoperative

Location: 69 1/2 waste disposal

Task: Repair

98. *Inoperative*

END OF REPORT

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on **page 2.**

Section I. General Information

Home Inspections LLC
PO Box 1954 , Dublin, Ohio 43017
614-702-6824

Company's Business Lic. No.: 334151

Date of Inspection: 02/25/2026

Address of Property Inspected: 69 Chicago Ave Columbus 43222

Inspector's Name, Signature & Certification, Registration, or Lic. No.

James A Jones III 128813

James Jones
Digitally signed by James Jones
Date: 2023.03.13 21:10:22 -04'00'

Structure(s) Inspected: House & Garage

Section II. Inspection Findings This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

- ☑ **A. No visible** evidence of wood destroying insects was observed.
- ☐ **B. Visible** evidence of wood destroying insects was observed as follows:
- ☐ 1. Live insects (description and location):
- ☐ 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location):
- ☐ 3. Visible. damage from wood destroying insects was noted as follows(description and location):

NOTE: This is not a structural damage report. **If box B above is checked, it should be understood that some degree of damage, including hidden damage,may be present.** If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Section III. Recommendations

- ☑ No treatment recommended:(Explain if Box B in Section II is checked)
- ☐ Recommend treatment for the control of:

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

☑ Basement	1,2,3,4,5,6,7,8,9,11,14,24
☐ Crawlspace	
☑ Main Level	1,3,4,6,7,8,9,11,24
☑ Attic	11
☑ Garage	13
☑ Exterior	17
☑ Porch	12,13
☐ Addition	
☐ Other	

The inspector may write out obstructions or use the following optional key:

1. Fixed ceilings
2. Suspended ceiling
3. Fixed wall covering
4. Floor covering
5. Insulation
6. Cabinets or shelving
7. Stored items
8. Furnishings
9. Appliances
10. No access or entry
11. Limited access
12. No access beneath
13. Only visual access
14. Cluttered condition
15. Standing water
16. Dense vegetation
17. Exterior siding
18. Window well covers
19. Wood pile
20. Snow
21. Unsafe conditions
22. Rigid foam board
23. Synthetic stucco
24. Duct work, plumbing and /or wiring
25. Spray foam insulation
26. Equipment

Section V. Additional Comments and Attachments (these are an integral part of the report)

Attachments:

Signature of Seller(s) or Owner(s) if refinancing. Seller discloses to the buyer all information, to their knowledge, regarding W.D.I. infestation, damage, repair, and treatment history.

x

Signature of Buyer The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

x

Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. Please refer to the NPMA Suggested Guidelines for instructions on completing this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

1. **About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. ***For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.*** **This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. This shall not be construed as a 90-day warranty. There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.**

2. **Treatment Recommendation Guidelines Regarding Subterranean Termites:** Treatment or corrective action should be recommended if live termites are found. If no evidence of a previous treatment is documented and evidence of infestation is found, even if no live termites are observed, treatment or corrective action by a licensed pest control company should be recommended. Treatment or corrective action may be recommended if evidence of infestation is observed, and a documented treatment occurred previously, unless the structure is under warranty or covered by a service agreement with a licensed pest control company.
   For other Wood Destroying Insects, please refer to the NPMA suggested guidelines for added guidance on actions and or treatment.

3. **Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.

4. **Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.

5. **Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**

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.

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 1 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**

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.

www.hcinspectors.com
Jamesjones@hcinspectors.com
1 (800) 241-0133

James Jones

James A Jones III, CEO
Home & Commercial Inspections

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