

Assurance Home Inspection

Jackson, Ohio 45640

740-649-0557

ahi.ohio@gmail.com



Payment:

We require payment before we send the reports. Payment one day before the inspection is recommended.

Our options are:

1. Cash
2. Check (mail to: Assurance Home Inspection 311 Abbey Lane. Jackson Ohio 45640)
3. Venmo (@Brian-Jolly-3)
4. Apple Pay (740-649-0557)
5. Zelle (ahi.ohio@gmail.com or 740-649-0557)
6. Cash App (Brian Jolly \$assurancehome)
7. Pay Pal (ahi.ohio@gmail.com)
8. Credit card. (Please call 740-649-0557 with card information) Credit cards have \$15 for processing.

Please note: If any utility is not on or there is any reason we are asked to return to re-inspect the home, our fee starts at \$150 & can go up depending on how much time is needed to fully inspect required components.

Environmental add-ons:

We offer a full range of environmental testing for your new home: Air Quality, wet or dry mold sampling, water testing, asbestos testing EMF / dirty electric testing. If you would like to know more about any of our environmental inspections, please discuss with your inspector as these items are not covered in a typical home inspection.

What's included in your building inspection?

Roof:

The inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. **The inspector is not required to: Walk on the roofing (we do in most situations); or observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. Snow covered roofs can not be inspected.**

Exterior:

The inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator. **The inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.**

Interior:

The inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. **The inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.**

Structural Components:

The Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. **The inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the home inspector or other persons. We do not crawl through falling insulation or standing water / deep mud in a crawlspace. We do not crawl over, under or through flexible ductwork that could become damaged. Understand that some crawlspaces are not accessible due to a variety of reasons. A few buildings we inspect do not have attic access. If a building does not have an attic access we highly recommend asking the owner to make this area accessible & inspect the attic before your purchase.**

Plumbing System:

The inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain,

waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. **The inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; run clothes washers; or Observe the system for proper sizing, design, or use of proper materials.**

Plumbing vent line inspection can be difficult and incomplete due to the vent lines being in walls and under insulation. Some signs of plumbing vent line issues are noises from drains and odors. We do our best to identify these, but can easily be missed during a general home inspection. I have seen these type of issues occur / be found after a buyer has moved into a home & use the plumbing for longer times than we can during an inspection.

We do not perform pressure testing of gas lines. If our inspectors smell gas, we will call the gas company or shut off gas at a propane tank. If you have any concerns, we recommend you have these plumbing gas lines inspected / pressure tested by either the gas company or a licensed plumber.

Septic systems and any waste lines after leaving the home are not covered by a home inspection. Septic systems can typically be inspected by the county health dept. I have seen situations where after inspecting a vacant home that has not had much water running, downstream issues with clogged or damaged drainage line can be found after running water for a longer period of time than we can during an inspection.

We do not inspect heat tape that may be on water lines.

Electrical System:

The inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. Many new exterior lights have built in day / night sensors & do not work during the daylight. We do not do a detailed inspection of sensor lights. If a newer exterior light is not working during the inspection we assume it is on a sensor and will not record this as non-functional.. **The inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.**

Heating & Cooling:

The inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The inspector shall describe: Energy source; and Heating equipment and distribution type. The inspector shall operate the systems using normal operating controls. The inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The inspector is not required to: Operate heating / cooling systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Note: electric furnaces / emergency backup for heat pumps sometimes have multiple elements. One or more of these elements may not be working but the furnace still heat. We can not identify if an element is out or the efficiency of a unit. Only that the heat is on or off.

Insulation & Ventilation:

The inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Built-in Kitchen Appliances:

The inspector shall observe and operate the basic functions of usable kitchen appliances: Life expectancy of these units can not be determined. These are basic inspections and can not determine how well an appliance works such as how well a dishwasher cleans dishes or if a stove or burners fluctuate in temperature. Also note that if you have a gas stove, bottom drawers are sometimes warming drawers & not for storage.

Utilities:

We recommend checking with the agents to assure all utilities are on at the building. If we find a utility not on at a building we will not cancel an inspection once we are there. Our charges are \$50-\$100 to return to a property to re-inspect repaired items or items that were not functional during the original inspection date.

Bugs:

We offer the standard WDI (wood destroying insect) inspection that is required by most banking / loaning providers. This is reported on the Ohio Dept of Ag. mandated form NPMA-33. We are licensed in Ohio. A standard WDI inspection is \$85 but can be more or less depending on size, age and the number of buildings on the property. (tax included)

Bed bugs. We do not offer bed bug inspections. Our inspectors are familiar with bed bugs & will most likely see these if they are in a building. If we find bed bugs, we will cancel the inspection and not return until the building has been professionally treated. Again, we will not perform an inspection on a building that has bed bugs.

Mold & Air quality:

We offer full mold testing. Our samples are sent off to a licensed laboratory. Once results are received we will email these to you & give you a phone number to the lab to call with any questions. We are only the sample takers, not the mold experts, all questions can be directed to the laboratory.

Radon:

We do offer Radon through a secondary company licensed for radon testing. Testing & results typically take ~ 1 week. .

Water quality:

We have multiple tiers of water testing. Typically this is done on well or spring water supplied homes, but we do have clients from time to time have county or city water tested.

EMF / electrical contamination

We can inspect your home & electrical devices for EMF. For more information please discuss with your inspector.