

**EXPERIENCE,
KNOWLEDGE,
INTEGRITY**

At Ohio Residential Inspections, we take the time to do the job right. We clearly explain our findings and give you the answers that can help you make the right decision. We understand how important a real estate purchase is, so we want you to have all the information you need to proceed with confidence.

Once our thorough inspection is completed, we'll deliver a comprehensive inspection report on the same day that includes detailed descriptions and photos. We're always available to answer your questions.

We maintain client confidentiality. We do not have any personal relationships with real estate agencies, mortgage brokers, or anyone involved in the real estate industry. We are completely independent, and we adhere to the inspection industry's strictest Code of Ethics. That's how we can honestly say that we operate with integrity. To us, it's not just a word – it's a way of life.

Certifications & Experience

- 10 years' experience in the home inspection industry
- InterNACHI-Certified Professional Inspector® by the International Association of Certified Home Inspectors #04030212
- Certified by the International Association of Certified Indoor Air Consultants for mold inspections #IAC2-00-2351



InterNACHI-Certified

*Proudly Serving northeast Ohio, including
Cuyahoga, Medina, Lorain & Summit Counties*

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SERVICES

PRE-PURCHASE INSPECTIONS

Buying a home is probably the largest investment you will ever make, so it's important to understand the condition of your investment. A home inspection is a non-invasive examination of the home's structure, systems and components. While a home inspection is not a prediction of future conditions and cannot reveal every concern that exists (or ever could exist), it will significantly reduce your anxiety by arming you with the knowledge you need to make an informed home-buying decision. We will inspect the following:

PRE-LISTING INSPECTIONS

Are you selling your home? Let me inspect it before you even list it. A Move-In Certified™ Seller Inspection alerts you to any defects or problems with your home for sale so that you can address them before prospective buyers discover them. Take the time you need to obtain reasonable repair estimates. Show prospective buyers that you are dealing in good faith. Avoid 11th-hour negotiations and delays, and justify your full asking price by having your home pre-inspected with a Move-In Certified™ Seller Inspection.

ENVIRONMENTAL INSPECTIONS

Mold Testing

Molds are organisms that are found outdoors as well as indoors. They play an important role in our environment by breaking down and digesting organic material. Unchecked mold indoors can damage the structure of a home, cause wood rot, damage drywall, and, most importantly, cause negative health effects. A professional mold test starts with a thorough inspection of your property. I will investigate any signs of past or present water intrusion, which can promote mold growth.

Lead Testing

Was your home built before 1978? If so, it may contain lead paint at the interior, exterior, or both. If left undisturbed, lead paint may not pose any problems. But if the paint is chipped, or if you have young children in the home who naturally explore the surfaces they come in contact with, let me test your home for lead paint. Lead in paint has been outlawed in the U.S. for decades, but it can still cause a host of long-term health issues. I will take a sample of paint chips and send them to a lab for analysis. Results are typically available within 72 hours.

Water Testing

Are you concerned about your home's water supply? I can test for it for lead that may have leached into your household plumbing materials and water service lines from older supply lines and piping. I can also test for coliform bacteria, nitrates, total dissolved solids, and its pH level, if your water supply is untreated or hard water from a cistern or well. Testing is especially important for new wells, replaced pipes, pumps and well casings. If someone in your home is in the early stages of pregnancy, let me test your water for its nitrate level. The water samples I take will be evaluated by a lab, and results are typically available within 72 hours.

