



Home Inspection Report

Prepared exclusively for
Nick Wagner



PROPERTY INSPECTED:
1713 Hilltree Drive
Anderson Twp, OH 45255

Date of Inspection: 07/05/2023

Inspection No. 24114-13045

INSPECTED BY:

The Capuano Team – The Capuano Corporation
8857 Cincinnati Dayton Rd #204
West Chester, OH 45069
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Each office is independently owned and operated

REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

1.0 INTRODUCTION

1.2 Scope of Inspection

1.2.1 Hidden or latent defects can be present in many homes. Mold sampling, radon testing and camera scoping of main sewer pipe are some of our most popular added services that can provide significant information regarding conditions of the home that cannot be seen during a visual home inspection. This additional information may assist in reducing your risk of purchase. Speak with your inspector or call our office for more information or to schedule.

1.2.2 It is recommended that all conditions noted in this report are further investigated by qualified specialists for full scope of the listed issues, for related or additional conditions and for any further repair recommendations relating to these items, prior to purchase of the home.

1.2.3 WDI (Wood Destroying Inspection) additional service was performed. This report can be accessed via the Inspection Document Portal.

1.2.4 Sewer Scope additional service was performed. The report will be emailed by the end of the business day.

3.0 EXTERIOR

3.3 Wall Surface

3.3.1 Loose and missing pieces of siding observed. Recommend repairs where needed.

- Exterior Front
- Exterior Left
- Exterior Right

3.8 Porch(es)

3.8.1 Front porch shows cracking and settling away from the front of the home; has affected front door installation and upper column/beam; recommend having a foundation contractor or structural engineer further evaluate to determine scope and costs of any action/repairs needed (**Exterior Front**)

4.0 ROOFING SYSTEM

4.4 Sloped Surface(s)

4.4.1 The roof surface is at the end of its useful life expectancy with many damaged or missing shingles, damaged roof decking noted. Staining indicating leaking over right side bedroom. Recommend having a roofer further evaluate for replacement (**Exterior Front**)

4.6 Chimney(s)

4.6.1 The chimney cap is cracked and deteriorated. If the cracks and deterioration of the chimney crown is left unrepairs the chimney structure could be affected. Insulation and flashing present closing off fireplace flue indicates past issues or damage. Recommend a certified chimney contractor further assess for repair. Due to conditions present, additional defects may be identified and need repaired. (**Exterior Right**)

6.0 GARAGE / CARPORT

6.3 Structure

6.3.1 Potential mold, staining on wall in garage. Appears to be due to ductwork running through this wall, condensation due to differing humidity/temperature levels. Areas measured dry with a moisture meter. Recommend further evaluation by an HVAC professional to determine any action needed. Mold sampling should be considered to determine if any cleanup is needed (**Garage**)

6.4 Vehicle Door(s)

6.4.1 Garage door opener was plugged into an extension cord. Recommend having an electrician install a permanent accessible receptacle for safety. (**Garage**)

7.0 STRUCTURE

7.3 Foundation

7.3.1 Patch repairs at front finished basement, removed carpet tack strip and pad indicating potential past water issues. Confirm details with seller. Recommend obtaining any documentation. If no documentation is available, recommend further evaluation by a foundation contractor (**Basement**)

8.0 ELECTRICAL SYSTEM

8.7 Branch Circuit Wiring

8.7.1 Aluminum branch wiring is presently installed. Pigtail splices to copper in main electric service panel were not made with appropriate devices, indicating non professional type repairs. Due to potential risks associated with this type of wiring, it is recommended that further evaluation of the electrical system is performed for safety by a qualified electrician to determine scope of potential repairs. (**Basement**)

8.8 Receptacles

8.8.1 Open ground condition noted on receptacles. Recommend having an electrician further evaluate and repair for safety

- Dining room
- Front Bedroom
- Patio
- Primary Bathroom
- Primary Bedroom

8.8.2 Dryer receptacle is hanging loose. Recommend securing for safety (**Laundry Room**)

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.5 Forced Air Furnace(s)

9.5.3 Could not get furnace heating operation to turn on. Recommend having an HVAC professional fully evaluate, service and clean the system, also making repairs to any additional issues found (**Basement**)

10.0 PLUMBING SYSTEM

10.4 Drain, Waste, and Vent Piping

10.4.2 Improper pitch at ware drain piping under 1st floor bathroom. Recommend repair for proper drainage (**Laundry Room**)

10.8 Fixtures / Faucets

10.8.3 The shower faucet has the hot and cold reversed. This is a safety concern due to scalding. Suggest repairs to correct. (**Primary Bathroom**)

11.0 INTERIOR

11.4 Windows

11.4.1 Condensation / fog between the panes of glass on the window due to a defective thermal seal. Recommend repairs.

- Hallway Bathroom
- Primary Bathroom
- Primary Bedroom

INSPECTION REPORT

1.0 INTRODUCTION

1.1 General Information

1.1.1 INSPECTION SCOPE:

- This inspection was performed and reported in accordance with the Ohio Standards of Practice for Home Inspections and within the terms of the Visual Inspection Agreement.
- To download a pdf of this standard, please visit:
<https://www.com.ohio.gov/documents/1301.17.1.17-StandardsofPractice.pdf>

HOW TO READ, UNDERSTAND AND USE THIS REPORT:

- Systems and components appeared to be sufficiently performing as intended, safe and / or had no significant visible damage at the time of this inspection UNLESS a deficiency, limitation, special condition and/or recommendation is described and detailed as otherwise.

ABOUT THE REPORT SUMMARY:

- The Report Summary begins on page 1 of the home inspection report
- Lists the PRIMARY defects, conditions and repair recommendations
- Is the MAIN focus of the report
- Is not a substitute of the entire report
- Items included in the summary:
 - 1 - Safety related concerns
 - 2 - Systems and components not performing as intended
 - 3 - Components containing significant damage or other material defects
 - 4 - Structurally deficient or may lead to further damage if not corrected soon.
 - 5 - Significant limitations with respects to major systems of the home

ABOUT THE MAIN REPORT:

- The main body of the inspection report begins immediately following the summary
- Relists Report Summary items in bold print accompanied by related photos taken during the inspection to help clarify these conditions.
- May contain more, but less urgent, repair recommendations such as maintenance items and routine repairs, with photos.
- List all other limitations, conditions and other information not included in the Summary
- May contain "courtesy" photos of important features of the home and will be labeled as such.
- Lists inspected components followed by "descriptors" that are preceded by a check mark. Component descriptors are designed simply to help describe the system component.
- Some items (present at the time of the inspection) may not be listed in this report but were inspected, if required by the Ohio Standards of Practice

IMPORTANT HIGHLIGHTS OF THE SIGNED VISUAL INSPECTION AGREEMENT:

- This inspection is not a Building Code inspection
- The inspector's observations are based on the accessible features of the Property only.
- This Inspection Report is based on the condition of the Property existing and apparent as of the time and date of the inspection.
- The inspection is not technically exhaustive.
- The inspector examines a representative sample of components that are identical and numerous, such as electrical outlets, bricks, shingles, windows, etc., and does not examine every single one of these identical items, therefore, some detectable deficiencies may go unreported.
- The inspection and subsequent Inspection Report may help reduce the risk of purchasing the property; however, an inspection does not eliminate such risk nor does the Inspector assume such risk.
- The inspection report does not constitute a warranty, guarantee or insurance policy of any kind.
- It is recommended that the client review the complete Visual Inspection Agreement.

1.2 Scope of Inspection

- Plus Inspection - This is our standard home inspection package. Full features and details of this inspection package are listed on our website: <https://pillartopost.com/home-inspection-services/>

1.2.1 Hidden or latent defects can be present in many homes. Mold sampling, radon testing and camera scoping of main sewer pipe are some of our most popular added services that can provide significant information regarding conditions of the home that cannot be seen during a visual home inspection. This additional information may assist in reducing your risk of purchase. Speak with your inspector or call our office for more information or to schedule.

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1.3 Approximate Year Built

- 1.3.1 1966

1.4 Inspection / Site Conditions

- Cloudy
 Dry

1.4.1 Approximate Temperature (F): 85-90°



2.0 PROPERTY AND SITE

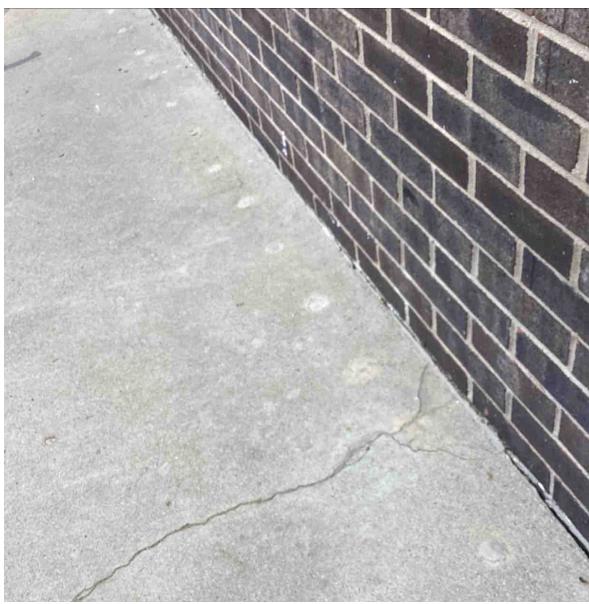
2.1 Limitations

- Readily Accessible / Applicable / Visible Only

2.2 Site Overview

The property disclosure was not available to the inspector for review at the inspection.

2.2.1 Drill holes at porch are a sign of a past termite liquid treatment. Recommend all documentation be obtained from the seller for future reference and possible warranties available (**Exterior Front**)



2.3 Landscape / Grading

- Grading
 Fence

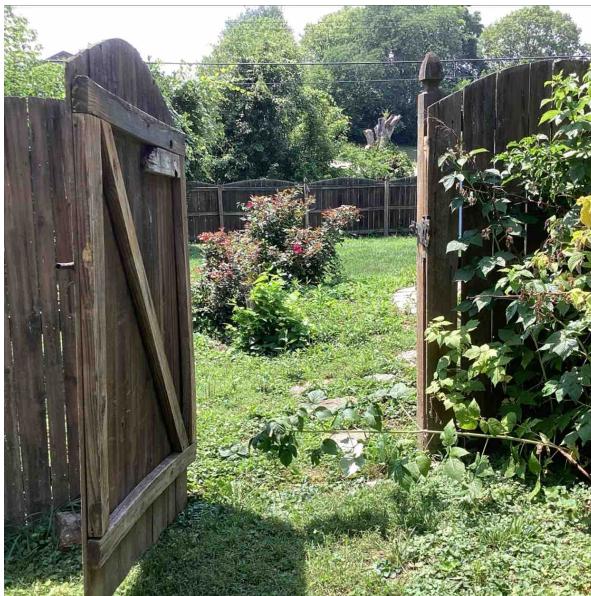
2.3.1 Trim vegetation away from the home to minimize damage / wear and to limit insect, rodent and animal access.

- Exterior Front
- Exterior Left
- Exterior Rear
- Exterior Right





2.3.2 Fence gates are both sagging and difficult to operate. Corrections needed (**Exterior Rear**)



2.4 Walkway(s)

- Concrete

2.5 Driveway(s)

- Concrete

2.6 Patio(s)

- Brick / Paver

2.7 Retaining Wall(s)

2.7.1 Stone retaining wall and steps are leaning. Recommend repairs (**Exterior Rear**)



3.0 EXTERIOR

3.1 Limitations

- Readily Accessible / Visible Only

3.2 Foundation Surface

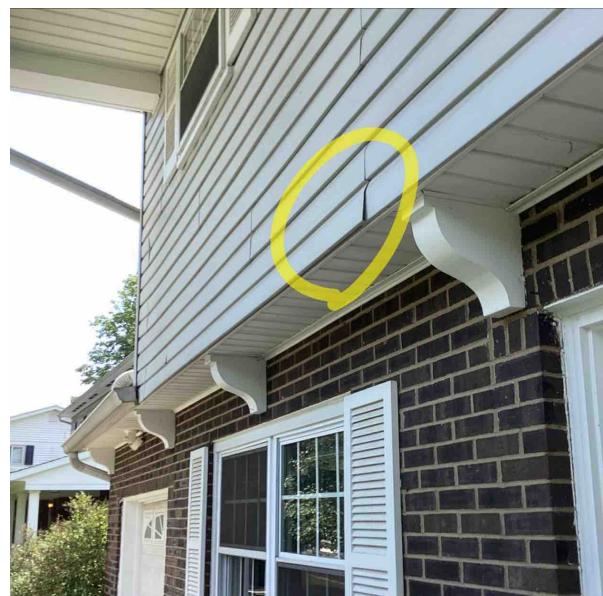
- Concrete

3.3 Wall Surface

- Brick
- Vinyl

3.3.1 **Loose and missing pieces of siding observed. Recommend repairs where needed.**

- Exterior Front
- Exterior Left
- Exterior Right





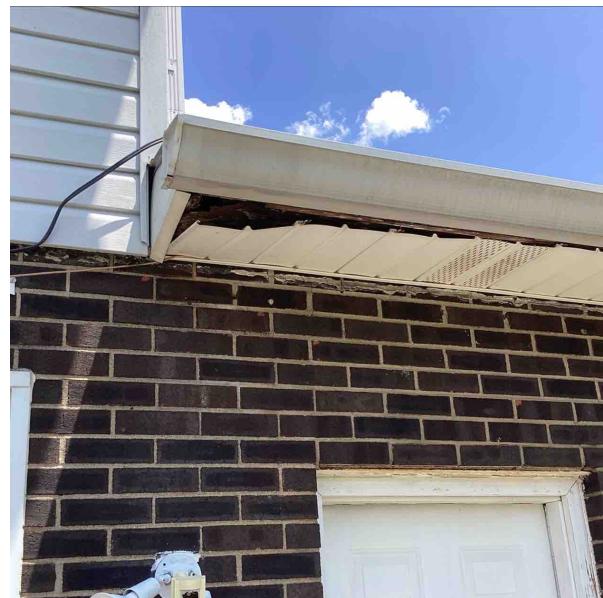
3.3.2 Cracked brick siding and foundation below rear breakfast area window indicates settling. Cracks have been sealed with no visible evidence of re-opening. Confirm details with seller and obtain any documentation related to past repairs. Maintain grading, vegetation around the home and proper gutter/downspout drainage,. Monitor for changes and consult a foundation contractor to evaluate and repair as needed (**Exterior Rear**)



3.4 Eaves / Fascia / Soffit Vinyl

3.4.1 Sections of fascia/soffit are loose. Secure fascia and soffit and seal all gaps to help prevent further damage and unwanted pest entry.

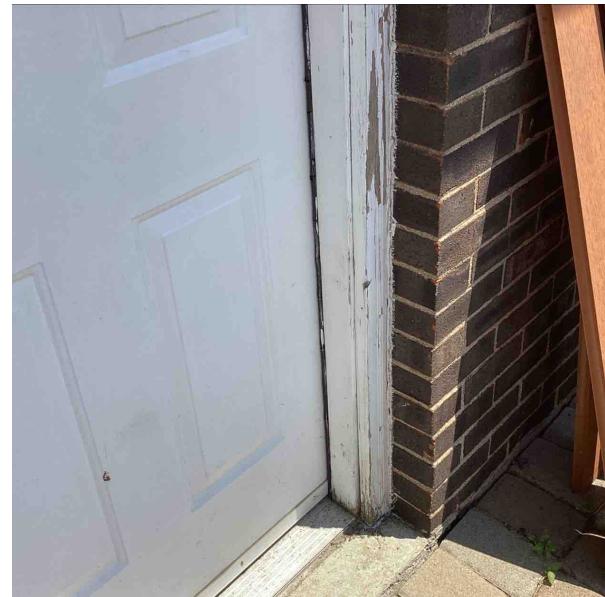
- Exterior Front
- Exterior Rear



3.5 Trim

- Vinyl
- Wood

3.5.1 Peeling paint noted on exterior wood trim and / or paneling. Moisture damage at patio door trim and rear soffit. Recommend repairs, repainting where needed. (**Exterior Rear**)



3.6 Windows

Vinyl

3.6.1 Rust at window lintels and steel frames for basement windows. Recommend preparing and painting all exterior steel lintels over windows and doors to reduce further rust, deterioration/expansion of steel, subsequent risk for damage to siding and moisture penetration to concealed areas (**Exterior Rear**)

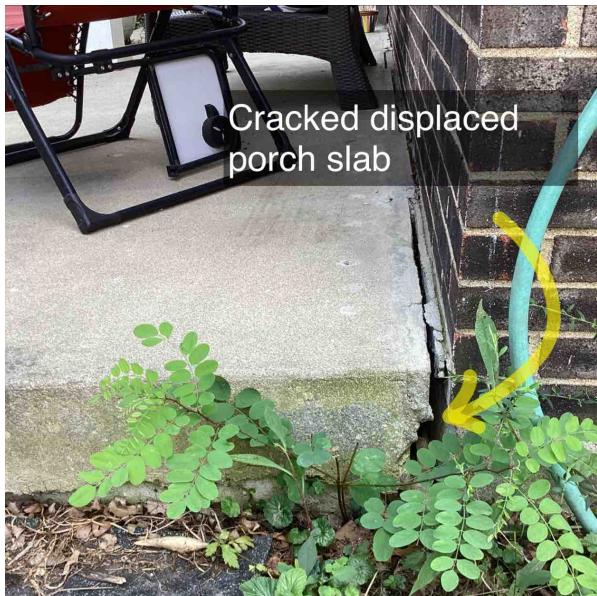


3.7 Exterior Doors

Metal

3.8 Porch(es) Concrete

3.8.1 Front porch shows cracking and settling away from the front of the home; has affected front door installation and upper column/beam; recommend having a foundation contractor or structural engineer further evaluate to determine scope and costs of any action/repairs needed (Exterior Front)





4.0 ROOFING SYSTEM

4.1 Limitations

- △ Readily Accessible / Visible Only.

4.2 Roofing General Comments

- Gable

4.3 Roofing Inspection Method

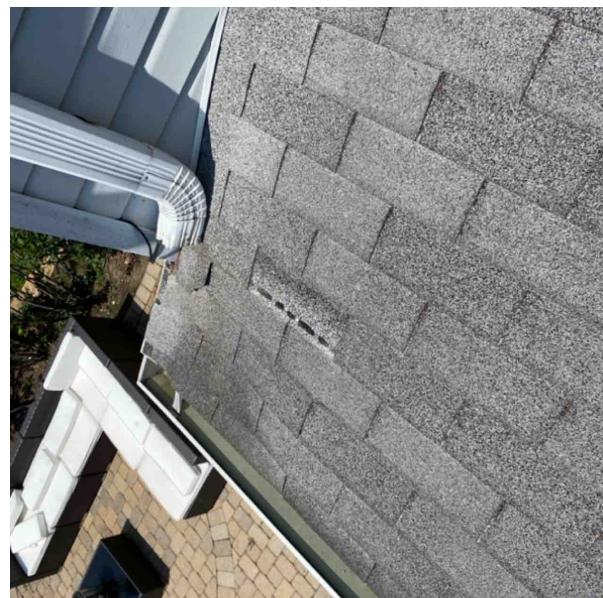
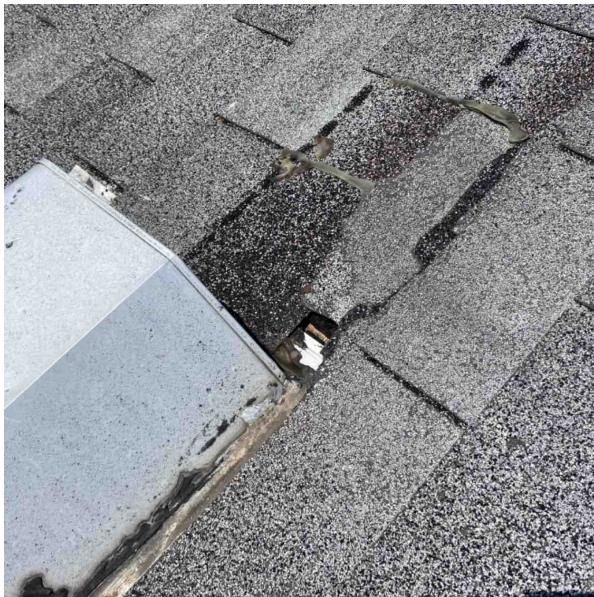
- Walked on

4.4 Sloped Surface(s)

- 1 layer of roof covering is visible
- Asphalt (3-Tab)
- Typical service life of 15-20 years

**4.4.1 The roof surface is at the end of its useful life expectancy with many damaged or missing shingles, damaged roof decking noted. Staining indicating leaking over right side bedroom.
Recommend having a roofer further evaluate for replacement (Exterior Front)**







4.5 Roof Drainage

- Below Ground Drainage
- Metal

4.6 Chimney(s)

4.6.1 The chimney cap is cracked and deteriorated. If the cracks and deterioration of the chimney crown is left unrepairs the chimney structure could be affected. Insulation and flashing present closing off fireplace flue indicates past issues or damage. Recommend a certified chimney contractor further assess for repair. Due to conditions present, additional defects may be identified and need repaired. (Exterior Right)





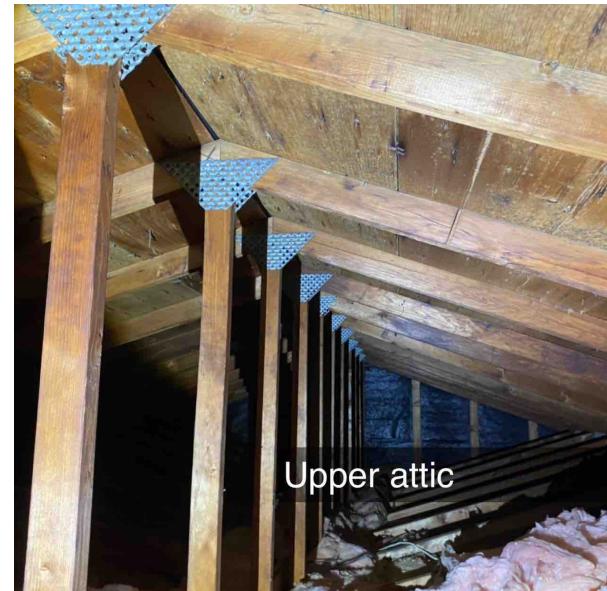
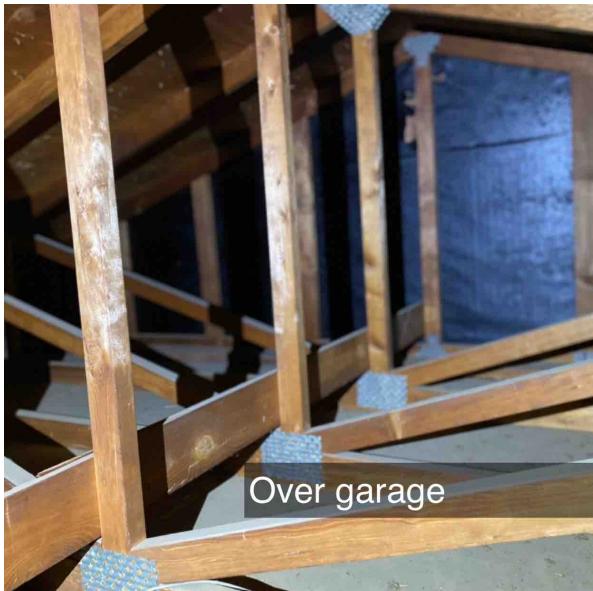
5.0 ATTIC

5.1 Attic General Comments

The attic space was entered for inspection.

5.1.1 Attic inspection was limited due to insulation cover, limited space under and around framing and low height clearance in soffit areas. Some attic structure, electrical and HVAC ductwork is concealed and not visible for inspection

5.1.2 View of attic space



5.2 Insulation

Fiberglass

5.2.1 Estimated Depth (Inches): 8-10

5.3 Ventilation

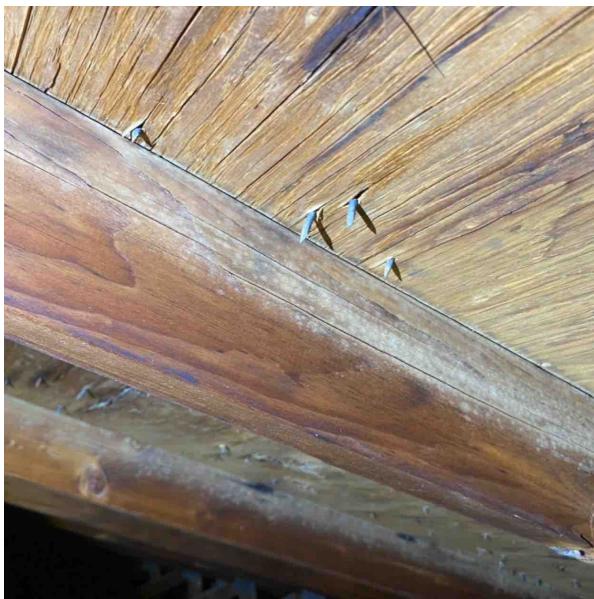
Box Vents

5.3.1 Whole house fan could not be tested. No switch found. Confirm details with seller (**Hallway**)



5.3.2 There are no soffit vents at the upper roof. No roof vents at lower roof. Without being paired with soffit vents, the roof vents will not perform as intended. Stains in attic indicate heat buildup. Expect costs for updates at next roof replacement





5.4 Exhaust Duct

- Not Readily Visible

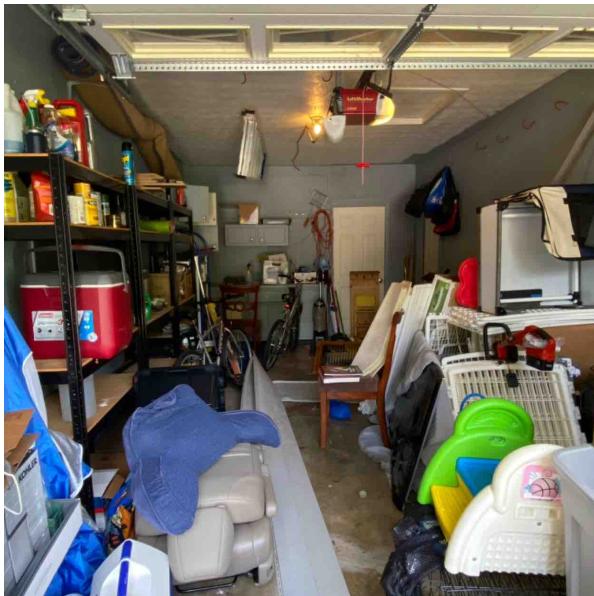
6.0 GARAGE / CARPORT

6.1 Limitations

- Readily Accessible / Visible Only

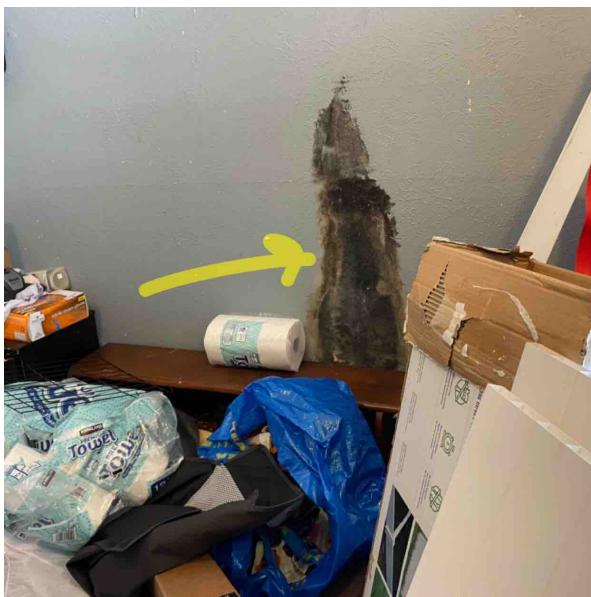
6.2 Garage General Comments

- 6.2.1 Garage area extremely cluttered with stored items. Most areas were not accessible for inspection.
(Garage)



6.3 Structure

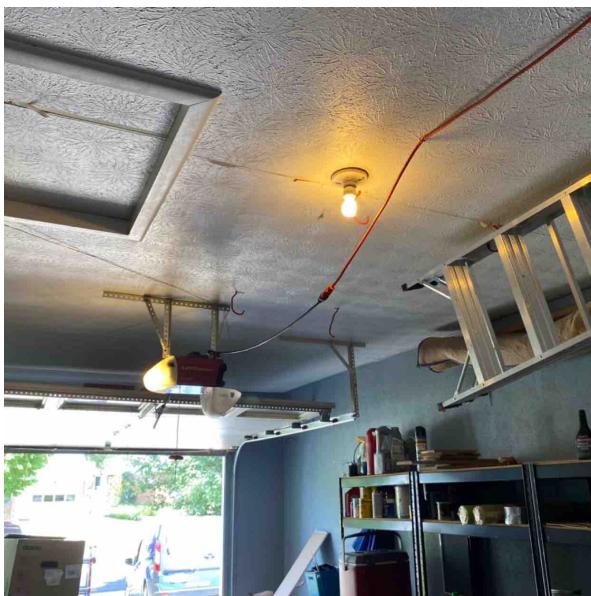
6.3.1 Potential mold, staining on wall in garage. Appears to be due to ductwork running through this wall, condensation due to differing humidity/temperature levels. Areas measured dry with a moisture meter. Recommend further evaluation by an HVAC professional to determine any action needed. Mold sampling should be considered to determine if any cleanup is needed (Garage)



6.4 Vehicle Door(s)

- Metal

6.4.1 Garage door opener was plugged into an extension cord. Recommend having an electrician install a permanent accessible receptacle for safety. (Garage)



6.5 Vehicle Door Opener(s)

- Auto Reverse
- Automatic

7.0 STRUCTURE

7.1 Limitations

- △ Areas of the floor, wall, and ceiling structures are concealed by finished materials.
- △ Readily Accessible / Visible Only

7.2 Structure General Comments

- 2 Story
- Single Family

7.3 Foundation

- Concrete

7.3.1 Patch repairs at front finished basement, removed carpet tack strip and pad indicating potential past water issues. Confirm details with seller. Recommend obtaining any documentation. If no documentation is available, recommend further evaluation by a foundation contractor (Basement)

**7.4 Support - Post / Beam / Column**

- Metal

7.5 Floor Structure

- Joists

7.6 Wall Structure

- Wood Framing

7.7 Roof Structure

- Truss

7.8 Ceiling Structure

- Joists

7.9 Basement

- Partially Finished

7.9.1 Finished basement wall and ceiling materials limit the view of many plumbing, electrical, foundation and structural components.

8.0 ELECTRICAL SYSTEM**8.1 Limitations**

- Readily Accessible / Visible Only

8.2 Service Entrance

- Overhead

8.3 Service Size

- 150 Amps

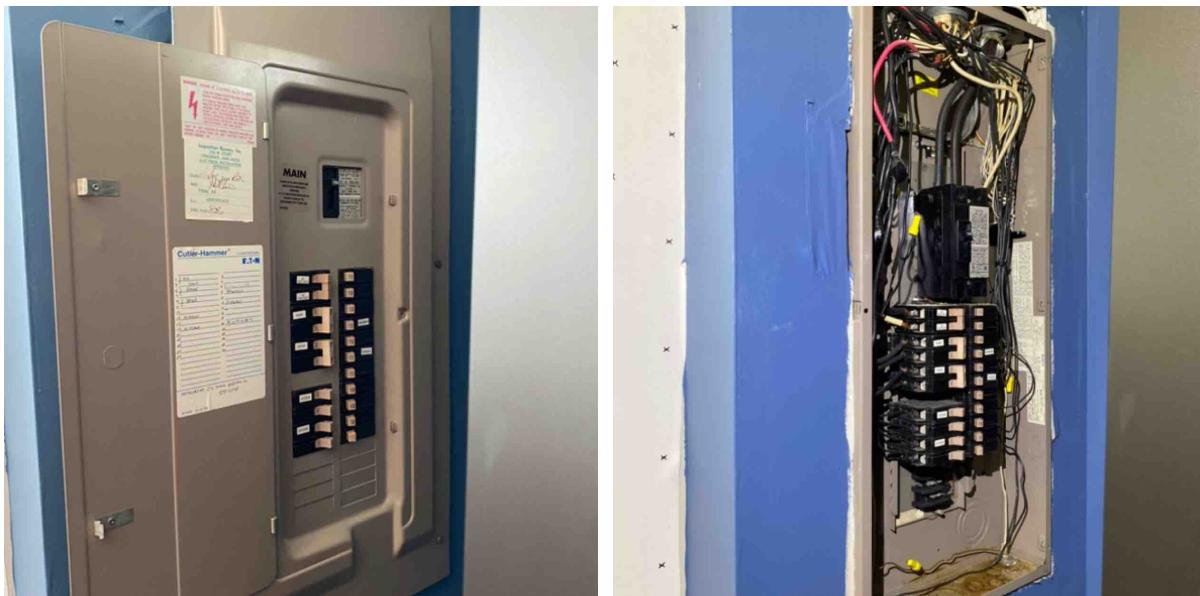
8.4 Main Disconnect(s)

- In Basement

8.5 Distribution Panel(s)

- In Basement

8.5.1 Main electric service panel views



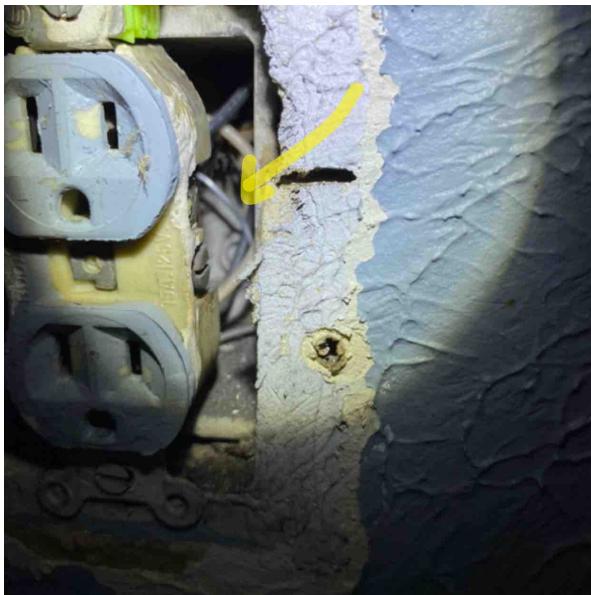
8.6 Grounding

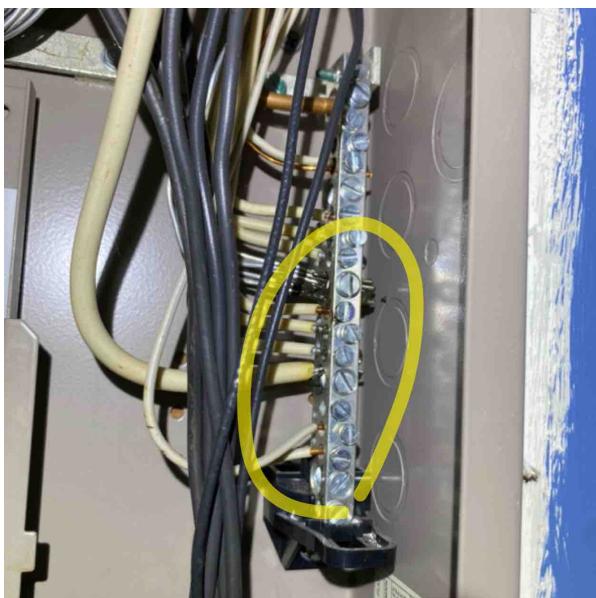
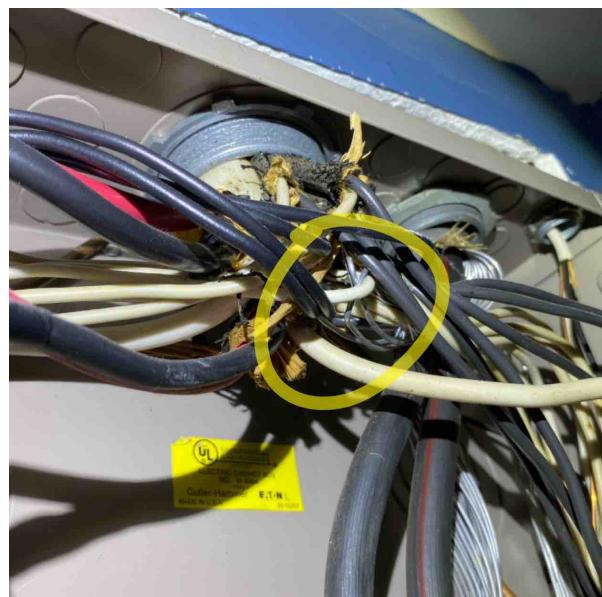
- Water Main

8.7 Branch Circuit Wiring

- Aluminum
- Copper
- Partially Concealed

8.7.1 **Aluminum branch wiring is presently installed. Pigtail splices to copper in main electric service panel were not made with appropriate devices, indicating non professional type repairs. Due to potential risks associated with this type of wiring, it is recommended that further evaluation of the electrical system is performed for safety by a qualified electrician to determine scope of potential repairs. (Basement)**



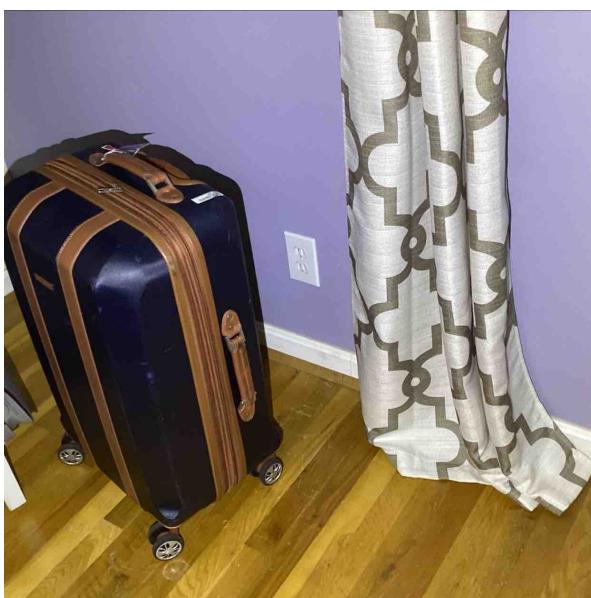


8.8 Receptacles

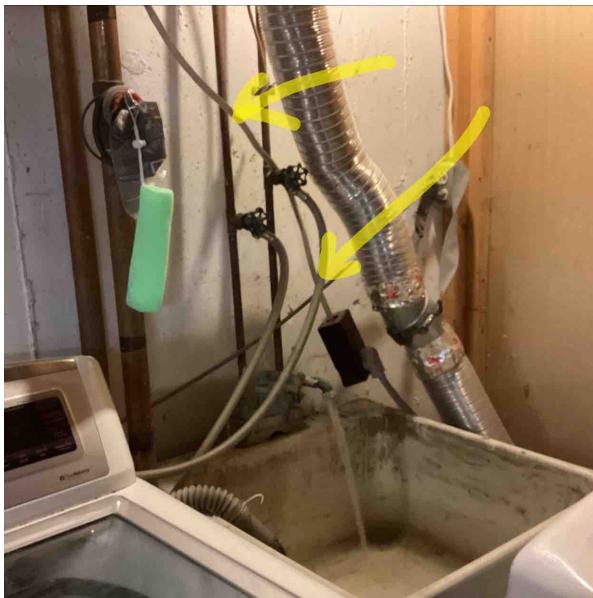
- * Not all electrical receptacles were checked due to furnishings, personal belongings, or other obstructions.

8.8.1 Open ground condition noted on receptacles. Recommend having an electrician further evaluate and repair for safety

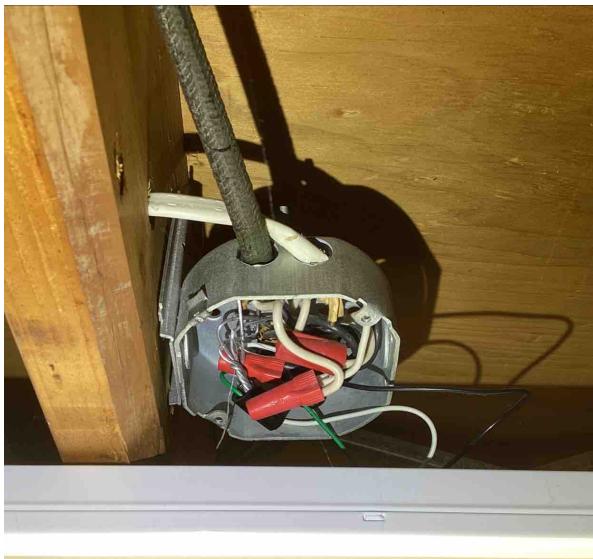
- Dining room
- Front Bedroom
- Patio
- Primary Bathroom
- Primary Bedroom



8.8.2 Dryer receptacle is hanging loose. Recommend securing for safety (Laundry Room)



8.8.3 Missing cover at junction box. Recommend securing for safety (Laundry Room)



8.9 Lighting / Ceiling Fan(s)

- Lighting
- Ceiling Fan(s)

8.9.1 Broken lens at rear patio light. Recommend repair or replacement as needed (**Exterior Rear**)



8.9.2 Lights were not functional. Bulbs may be burned out. Verify proper function with seller

- Front Bedroom
- Right Bedroom



8.10 Exhaust Fan(s)

- Kitchen
- Primary Bathroom

8.10.1 Windows are means of ventilation for hallway bathroom. Suggest installing exhaust fan/vent to exterior for improvement whenever renovating these areas (**Hallway Bathroom**)

8.11 GFCI Devices

- GFCI Locations:
- Kitchen(s)
- Primary Bathroom

8.11.1 Recommend installing GFCI receptacles in the following locations and in all areas near water sources and areas that can get potentially wet, for improved safety

- exterior
- garage
- 1st floor bathroom
- laundry

8.12 AFCI Devices

- None Present

8.13 Smoke Alarms

- Installed
- Not Tested

8.13.1 Old smoke detectors installed. Recommend replacing old units and installing additional detectors in bedrooms to ensure properly functioning protection is in place

8.14 Carbon Monoxide Alarms

- Not Present

8.14.1 Recommend installing carbon monoxide detectors on each level and outside sleeping areas for safety

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.1 Limitations

- Heating and cooling systems are mechanically complex and require servicing at manufacturer recommended intervals to promote maximum life expectancy, proper function, and for safety. These systems contain specialized components outside the scope of this visual inspection.

9.2 Energy Source(s)

- Electricity
- Natural Gas

9.3 Meter

- Main Gas Shut Off Valve Location: Outside

9.4 AC / Heat Pump System(s)

- Air Conditioner
- Typical service life of 12-15 years

9.4.1 2013 International Comfort (Exterior Rear)



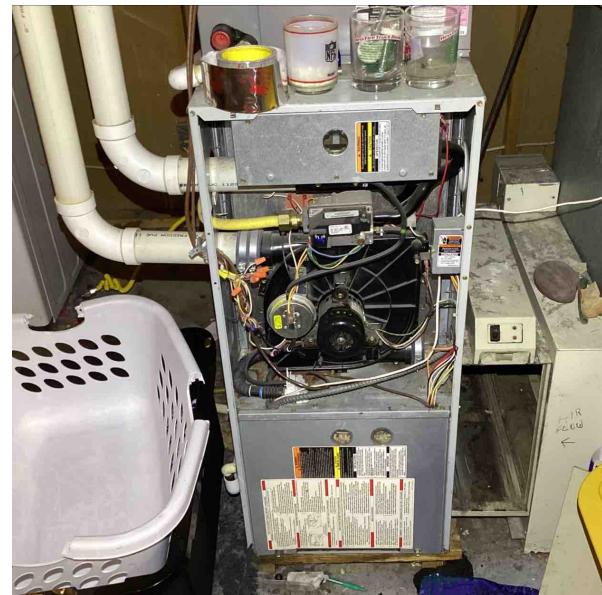
9.5 Forced Air Furnace(s)

- Natural Gas
- Typical service life of 15-20 years

9.5.1 The furnace was briefly turned on, but not operated to full capacity due to warm weather.

9.5.2 2000 Carrier

The furnace is at the end of a typical service life (**Basement**)



9.5.3 Could not get furnace heating operation to turn on. Recommend having an HVAC professional fully evaluate, service and clean the system, also making repairs to any additional issues found (**Basement**)

9.6 Combustion/Venting

- Power Vented
- PVC Sidewall

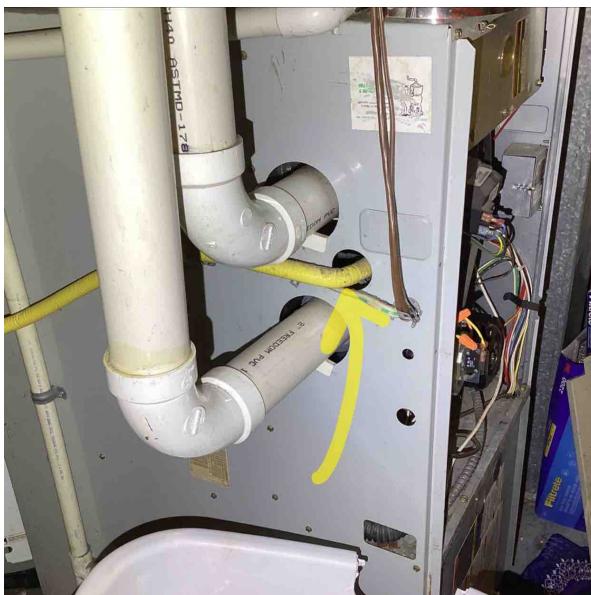
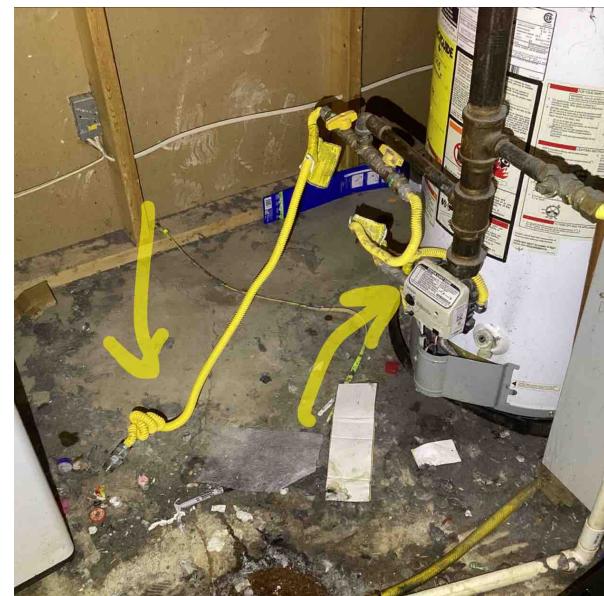
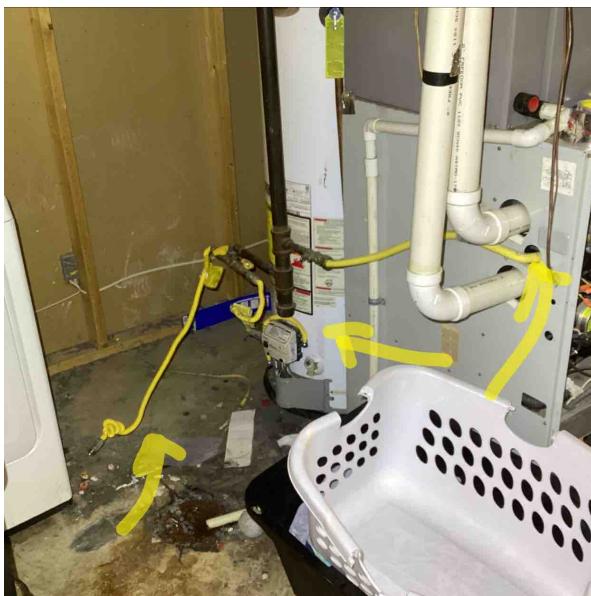
9.7 Distribution System(s)

- Ductwork/Register Vents

9.8 Natural Gas Piping

9.8.1 Due to following conditions, recommend having a qualified HVAC or plumbing professional evaluate gas piping installations in laundry/utility area, making any correction needed for safety

- abandoned unsecured gas connector from former gas dryer hookup
- gas connector run directly to water heater, coiled over due to excessive length
- CSST piping run through furnace cabinet is a potential safety concern due to sharp metal edges of opening and vibration from furnace operation (**Laundry Room**)



10.0 PLUMBING SYSTEM

10.1 Limitations

- △ Readily Accessible / Visible Only

10.2 Water Main

- Water Main Shut Off Location:
- In Basement

10.3 Distribution Piping

- Copper

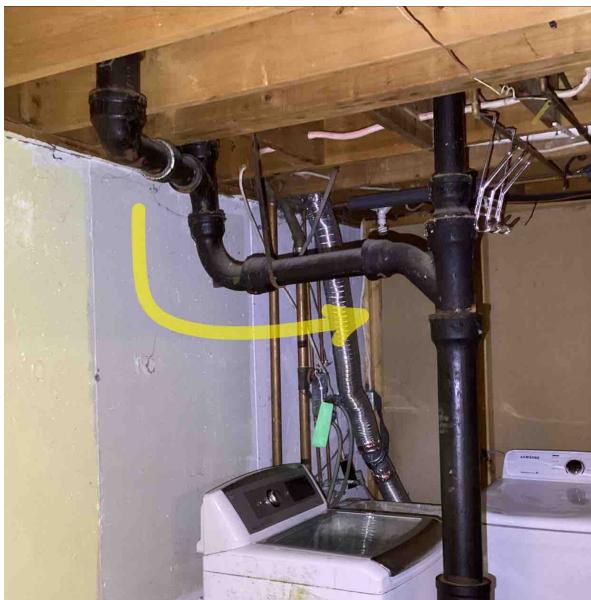
10.4 Drain, Waste, and Vent Piping

- Cast Iron
- Partially Concealed

10.4.1 Cast iron waste drainage pipe is present. Cast iron is known to rust from the inside as it ages. No leaks observed, but costs for updates should be expected as areas are renovated or as needed over time.



10.4.2 Improper pitch at ware drain piping under 1st floor bathroom. Recommend repair for proper drainage (Laundry Room)



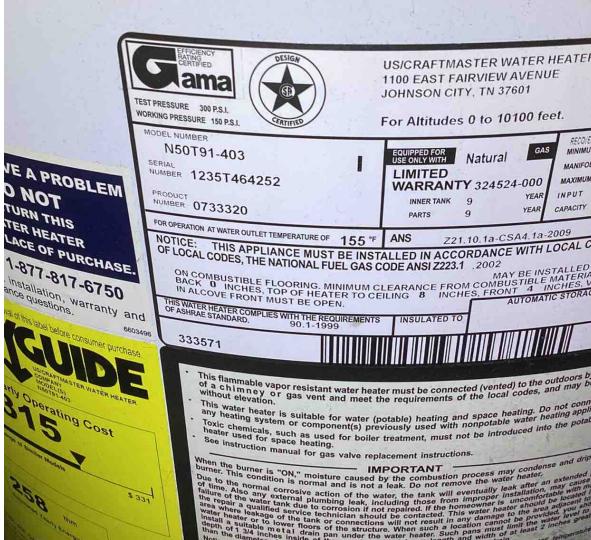
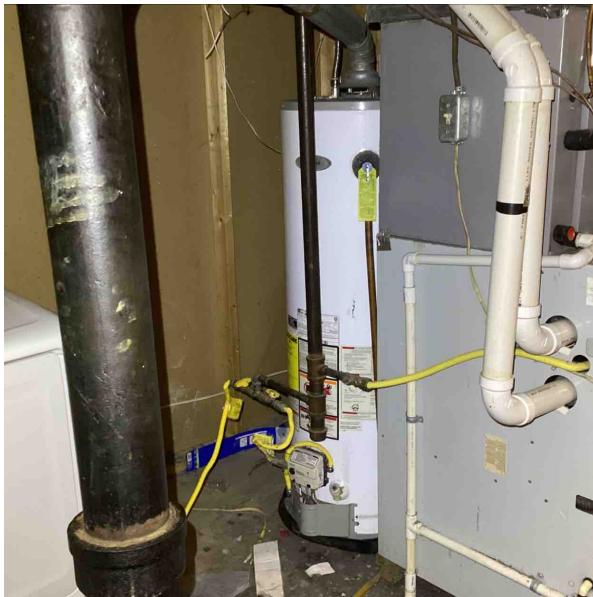
10.5 Water Heating Equipment

- Natural Gas
- Typical service life of 10-12 years

10.5.1 2012 Whirlpool

Estimated Capacity (G): 50

The water heater is at the end of a typical service life



10.6 Water Heater Venting

- B-Vent

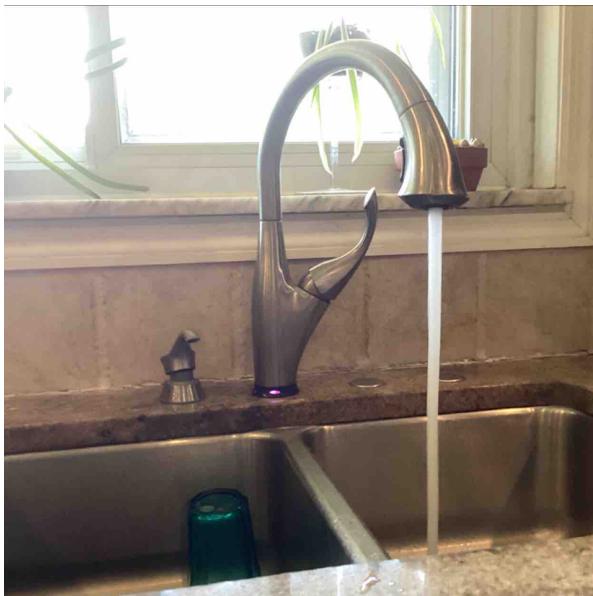
10.7 Hose Bib(s)

- Frost Free

10.8 Fixtures / Faucets

- Bathroom(s)
- Kitchen(s)
- Utility

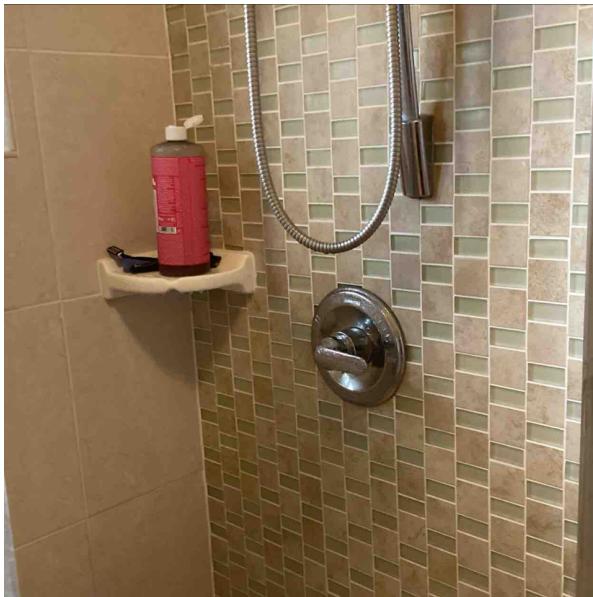
10.8.1 Kitchen faucet battery pack is not secured. Secure to reduce potential damage



10.8.2 Drip leak at utility faucet. Recommend repair or replacement (**Laundry Room**)



10.8.3 The shower faucet has the hot and cold reversed. This is a safety concern due to scalding. Suggest repairs to correct. (**Primary Bathroom**)



10.9 Sink(s)

- Bathroom(s)
- Kitchen(s)
- Utility

10.10 Toilet(s)

- Toilet(s)

10.11 Tub(s) / Shower(s)

- Tub(s) / Shower(s)
- Drain(s)

10.11.1 The shower diverter mechanism is not functioning properly. This should be repaired or replaced as needed. **(Hallway Bathroom)**

**10.12 Sump Pump**

- None

11.0 INTERIOR**11.1 Limitations**

- Readily Accessible / Visible Only
- Representative number of cabinets checked only

11.2 Floors

- Ceramic
- Wood

11.3 Walls / Ceilings

- Drywall

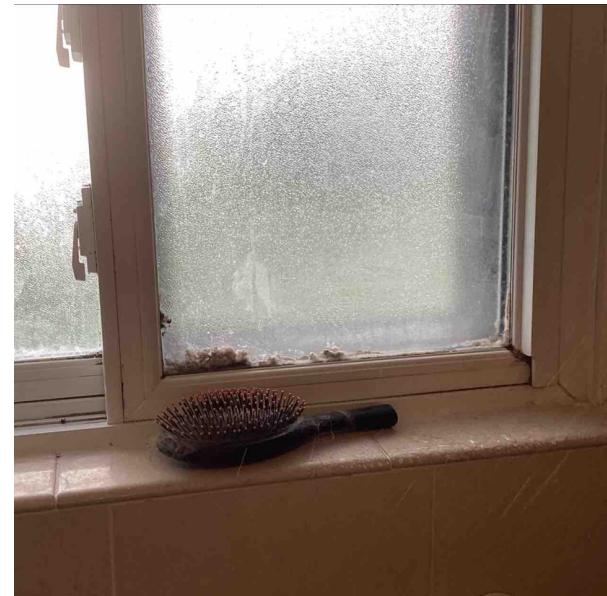
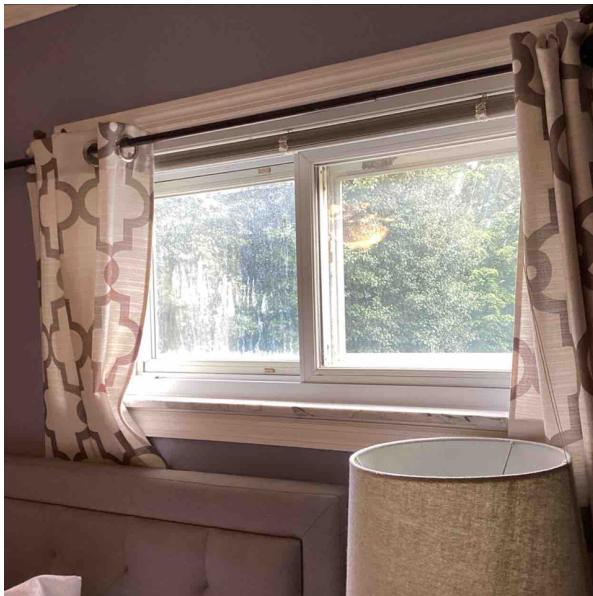
11.4 Windows

-Representative Number Inspected Only

11.4.1 Condensation / fog between the panes of glass on the window due to a defective thermal seal.

Recommend repairs.

- Hallway Bathroom
- Primary Bathroom
- Primary Bedroom



11.4.2 Sash locks stuck. Could not open window. Corrections needed (**Dining room**)



11.5 **Doors**

- Doors

11.6 **Stairs / Railings / Guardrails**

- Railing(s)
- Stair(s)

11.7 **Countertops / Cabinets**

- Granite
- Wood

12.0 FIREPLACE(S)

12.1 **Fireplace General Comments**

- Wood Burning

12.1.1 Per Chimney Safety Institute of America, an extensive Level Two fireplace inspection by a certified chimney contractor is recommended for safety. This extensive and invasive inspection may reveal concealed defects not visible at the time of this inspection.

13.0 APPLIANCES

13.1 **Limitations**

- Not All Functions Checked

13.2 **Appliance General Comments**

- Dishwasher
- Dryer
- Microwave
- Refrigerator
- Stove / Oven
- Washer

13.2.1 Installed appliances were tested by using normal operating controls to activate primary function only.

14.0 GENERAL COMMENTS ABOUT THIS INSPECTION

14.1 General Comments

14.1.1 Radon is a colorless, odorless gas that occurs in nature as the decay product of uranium. Radon gas enters your house through foundation cracks and other openings. Radon is the second leading cause of lung cancer. The EPA recommends that all homes are tested for radon to assure levels are below the EPA defined level of 4.0 piC/L. For additional information about radon visit the EPA's website at <http://www.epa.gov/radon/>.

14.1.2 ADT has teamed up with Pillar To Post to bring a special program and discount pricing to our clients. You will receive a phone call and/or email in regard to the program. If you want to opt out please notify your inspector or send email to cincinnati@pillartopost.com with "ADT opt out" in body or subject line within 5 business days of inspection.

14.1.3 It is recommended that the dryer vent pipe be cleaned prior to use and checked seasonally for safety.

14.1.4 This inspection is NOT a guarantee or home warranty of any kind. Home warranties are available in the real estate industry to the purchaser of the home. These warranties are NOT affiliated with or provided by Pillar To Post in any way. Purchasing a home warranty is encouraged. Please contact your real estate agent for more information.

14.1.5 It has been determined that this home was built before 1978 and therefore stands the risk of having lead based paint present. Under the EPA ruling 40 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 homes that do not have lead based paint present. If you are considering any renovations, now or in the future, we recommend having the home evaluated by a certified, state licensed lead risk assessor.

For more information call the Ohio Department of Health lead program at 614-728-6714 and visit the following web sites: www.odh.ohio.gov, www.leadfreetkids.org, www.epa.gov/lead.

14.2 Limitations

Occupied Home

14.2.1 NOT INSPECTED-The following systems and components if installed, were not inspected, and are outside the scope of a home inspection. It is suggested that specialized contractors further evaluate.

-Out Buildings

-Water softener

-Central Vacuum

-Water filter unit

-Surround sound Systems

-Lawn Irrigation System

-Private Water Systems

-Swimming Pools

-Low Voltage Landscape lighting

14.2.2 ENVIRONMENTAL RISKS-A general home inspection does not identify common environmental concerns that may exist in the home. Common concerns may be mold, lead, lead based paint, asbestos, and other hazardous materials. If you have concerns about these materials or conditions, please consult a professional environmental inspection company for further investigation.

14.2.3 OCCUPIED HOME – The home is occupied by owner with their personal belongings and furniture which may limit some areas to inspect.

14.3 Supplementary Comments

14.3.1 To download a pdf of Pillar To Post's Residential Construction and Remodeling Estimates COST GUIDE, click on the following link:
<https://pillartopost.com/wp-content/uploads/2019/03/Digital-2019-Cost-Guide-Corporate.pdf>

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14.3.2 For Pillar To Post Info Series PDF documents containing information on various systems, components and topics on homes, click the following link:

<https://www.dropbox.com/sh/1r5psk1mjuu9z4x/AADKNY82MDL939Szj-MBBh2ua?dl=0>