

# Montgomery County Land Bank

130 West 2nd Street, Suite 1425

Dayton, OH 45402

Address: 1320 Kammer

City: Dayton

Inspector: Sue Pratt

Pre-Sale Number: \_\_\_\_\_

Location: \_\_\_\_\_

Phone Number: \_\_\_\_\_

## **PRE • SALE INSPECTION REPORT**

On **9/21/2017** a Pre-Sale inspection was performed by Sue Pratt at the above location. The deficiencies listed in this inspection report must be complied before Deed will be transferred. Review all deficiencies Marked (X) in the inspection report and make proper corrections before scheduling a re-inspection.

This inspection report is valid for six (6) months from the date of initial inspection.

This inspection report covers only those items listed on the inspection report. The inspector is not required to activate the heating system, use a ladder to observe the condition of the roof, evaluate inaccessible or concealed areas or disassemble items. This report does not address formaldehyde, lead based paint, any air born gases {including radon}, asbestos, wood stoves, termite infestation, or air conditioners.

### NOTE:

1. Passing inspection, i.e. not marked (X) is NOT a WARRANTY or GUARANTY.
2. THERE WERE NO UTILITIES ON AT THE TIME OF INSPECTION.

**This report is intended to be used as a tool by potential purchasers. Contained herein are the conditions the inspector has observed that may impact decisions potential buyers make regarding this property. The Land Bank requires the deficiencies described in this report be remedied but will not dictate the method of resolution. The goal is that renovations result in a Warm, Dry, Safe, Clean structure.**

**BUILDING CODE REQUIRES PERMITS AND INSPECTIONS ON MOST HVAC, PLUMBING AND ELECTRICAL INSTALLATIONS. IT IS THE PURCHASER'S RESPONSIBILITY TO OBTAIN THE REQUIRED PERMITS AND INSPECTIONS ON ANY WORK. EXPECT THE LAND BANK TO ASK FOR PROOF OF PERMITS AND INSPECTIONS AT THE FINAL WALK THROUGH. DEED CANNOT BE TRANSFERRED WITHOUT APPROPRIATE DOCUMENTATION.**

PRE • SALE INSPECTION REPORT

Location: 1320 Kammer \_\_\_\_\_ Inspector: Sue Pratt Date: 9/21/17

EXTERIOR: STRUCTURAL

[EXT]: DWELLING

[EXT. S1] ( ) Repair /replace defective roofing

[EXT. S2] (X) Repair/replace defective or missing gutters and downspouts so water will properly drain away from dwelling foundation (X) front (X) side (X) rear.

INCLUDE SPLASH BLOCKS AND OR EXTENSIONS.

[EXT. S3] (X) Repair/replace defective or missing: (X) door casing (X) jambs (X) siding (X) exterior trim: (X) front (X) side (X) rear. REPLACE THE SIDE DOOR COMPLETE. INSURE PROPER OPERATION OF FRONT STORM DOOR OR REMOVE DOOR. REPAIR GLASS IN FRONT DOOR, OR REPLACE DOOR.

[EXT. S4] (X) Repair window sash, (X) replace broken glass and putty windows: (X) front (X) side (X) rear. INSURE ALL WINDOWS ARE OPERABLE, REPLACE ROPES OR INSTALL TENSION PLATES FOR PROPER OPERATION. REPLACE ROTTEN SILLS/JAMBS/TRIM. SECURE CONCRETE SILL SOUTHWEST WINDOW.

[EXT. S5] ( ) Repair cracks and open joints: ( ) masonry steps ( ) porch walls ( ) columns ( ) chimney ( ) dwelling walls: ( ) front ( ) side ( ) rear.

[EXT. S6] (X) Repair I replace defective porch components: ( ) joists (X) rails ( ) columns ( ) skirting ( ) decking ( ) ceiling ( ) risers ( ) steps ( ) stringers: front (X) side ( ) rear.

NOTE HANDRAIL SERVICING SIDE STEPS

[EXT. S7] ( ) Remove: ( ) junk ( ) debris ( ) rubbish from exterior to eliminate unsanitary condition.

[EXT. S8] (X) Repair or replace defective I missing locks and hardware on doors and windows of dwelling: (X) Front (X) side (X) rear.

[EXT. S9] (X) Remove all peeling paint and re-paint with an approved material. APPLIES TO ALL EXTERIOR HOUSE/PORCH COMPONENTS. REPAIR PARGING ON FOUNDATION WALL. NOTE, NORTHWEST CORNER WILL REQUIRE SPECIAL ATTENTION. REPAIR FOUNDATION UNDER BASEMENT WINDOW SOUTHEAST WINDOW.

[G/S]: GARAGE / SHED

[G/S. 1] ( ) Repair / replace defective or missing roof.

[G/S. 2] ( ) Repair defective: ( ) siding ( ) doors ( ) vehicle doors ( ) cracked floor ( ) rafters ( ) sill plates, ( ) roof boards.

[G/S. 3] ( ) Remove all peeling paint and re-paint with an approved material.

[G/S. 4] ( ) Straighten and brace out of plumb walls.

[G/S. 5] ( ) Repair window sash ( ) replace broken glass and putty windows: ( ) front ( ) side ( ) rear.

[G/S. 6] ( ) Repair I replace: ( ) electrical receptacles ( ) light fixtures ( ) wall switches ( ) receptacle covers.

[G/S. 7] ( ) Repair or replace defective or missing locks and hardware on doors and windows. .

[G/S. 8] ( ) Remove dilapidated structure.

OTHER DEFICIENCIES:

(X) REPLACE MAIL BOX \_\_\_\_\_

(X) NOTE CONDITION OF CARPORT CEILING \_\_\_\_\_

(X) REMOVE ORGANIC MATERIAL FROM DRIVEWAY \_\_\_\_\_

(X) REPLACE ANY DETEORATED/ROTTED FASCIA AND RAKE BOARDS

PRE - SALE INSPECTION REPORT

Location: 1320 Kammer \_\_\_\_\_ Inspector: Sue Pratt Date: 9/21/17

INTERIOR; STRUCTURAL

[INT.] DWELLING

[INT. S1] (X) Repair /replace defective /missing: (X)door (X)door hardware ( ) sills (X) casings (X)jambes:  
ALL ROOMS AND CLOSETS TO HAVE OPERABLE DOORS

---

[[INT. S2] (X) Repair /replace defective or missing: ( ) treads ( ) stringers ( ) risers (X) hand /guard rails on stairs: (X) basement ( ) first floor (X)second floor ( ) third floor. REPAIR/REPLACE HANDRAIL TO BASEMENT. INSTALL CODE COMPLIANT RAILING AT TOP OF SECOND FLOOR STAIRS, BOTH SIDES.

[INT. S3] (X) Repair/replace defective missing: (X) floor covering \_\_\_\_\_ (X) ceiling \_\_\_\_\_  
REPLACE OR REFINISH ALL FLOORING THROUGHOUT PROPERTY TO PROVIDE SAFE/SOUND/SANITARY SURFACE. CLEAN ANY CARPET REMAINING

[INT. S4] (X) Repair / replace defective/ missing: (X) floor (X) floor joists (X) support beams (X) columns  
REPAIR DAMAGED FLOOR JOIST IN BASEMENT UNDER KITCHEN FLOOR. REPLACE DAMAGED KITCHEN SUB FLOOR AS NEEDED TO PROVIDE A SOUND SURFACE FOR PERMANENT FLOORING.

[INT. S5] (X) Repair defective /leaking basement foundation walls: (X) front (X) rear (X) side.

[INT. S6] (X) Repair /replace defective /missing: (X) plaster (X) drywall ( ) other \_\_\_\_\_  
REPAIR THROUGHOUT

[INT. S7] (X) Remove all peeling paint and re-paint with an approved material:  
PREP/PRIME/PAINT ENTIRE INTERIOR FULL COVER NO SHOW THROUGH. APPLIES TO ALL ABOVE GRADE LEVELS OF THE HOUSE

[INT. S8] ( ) Remove ( ) junk ( ) debris ( ) rubbish to eliminate unsanitary condition.

[S.D.] SMOKE AND CARBON MONOXIDE DETECTORS

[S.D.1] (X) Provide smoke detectors at the top of each stairwell leading to: (X) first floor (X) second floor ( ) third floor.

[S.D.2] (X) Provide smoke detector on first floor living area.

[S.D.3] (X) Provide smoke detectors within or immediately outside of a doorway leading to a room used for sleeping:  
(X) First floor (X) second floor ( ) third floor

[S.D.4] (X) Provide a smoke detector in each bedroom.

[S.D.5] (X) Carbon monoxide detectors shall be located, installed/mounted as required by local code. In the absence of local code, carbon monoxide detectors shall be located on each level of the home, installed per the manufacturer's specifications.

[ERG.] = EGRESS

[ERG.1] (X) Maintain at least one (1) window in each bedroom unrestricted as a means of egress for fire safety.

[ERG.2] (X) Maintain at least one (1) means of egress without the use of an interior keyed lock.

OTHER DEFICIENCIES:

(X) THERE APPEARS TO BE EVIDENCE OF TERMITE DAMAGE IN THE BASEMENT AND SUB FLOOR OF THE KITCHEN.

(X) PROVIDE SAFE/SOUND/SANITARY KITCHEN CABINETS AND COUNTERTOPS

[BLDG. 1] (x) SECURE BUILDING PERMIT FOR: ANY STRUCTURAL CHANGES MADE TO THE PROPERTY

PRE - SALE INSPECTION REPORT

Location: 1320 Kammer \_\_\_\_\_ Inspector: Sue Pratt \_\_\_\_\_ Date: 9/21/17

INTERIOR: ELECTRICAL

[INT. E] ELECTRICAL

[INT. E1] (X) Repair / replace defective / missing wall switches: (X) living room ( ) dining room (X) attic (X) kitchen,  
( ) recreation room (X) basement ( ) utility room (X) bedrooms (X) bathroom ( ) garage

[INT. E2] (X) Repair / replace defective / missing light fixtures: (X) living room ( ) dining room (X) attic (X) kitchen  
( ) recreation room (X) basement ( ) utility room (X) bedrooms (X) bathroom ( ) garage

[INT. E3] (X) Repair / replace defective / missing plug outlets: (X) living room ( ) dining room (X) attic (X) kitchen  
( ) recreation room (X) basement ( ) utility room (X) bedrooms (X) bathroom ( ) garage

[INT. E4] (X) Replace missing: (X) receptacle covers (X) switch covers: (X) living room ( ) dining room (X) attic, (X) kitchen  
( ) recreation room (X) basement ( ) utility room (X) bedrooms (X) bathroom ( ) garage

[INT. E5] ( ) Install Type S fuses / circuit breakers of correct ampere rating to protect electrical wiring.

[INT. E6] (X) Remove or replace unapproved wiring : (X) Living room ( ) dining room (X) attic (X) kitchen ( ) recreation room  
(X) Basement ( ) utility room (X) bedrooms (X) bathroom ( ) garage

[INT. E7] (X) Replace defective existing 60 ampere service with new approved 100 - ampere service.  
(X) Replace defective / missing service entrance conductors.

[INT. E8] (X) Install required number of electrical receptacles. The new receptacles shall be duplex grounding type:  
( ) living room ( ) dining room (X) kitchen ( ) bedroom ( ) recreation room (X) bathroom ( ) garage

Note: receptacles installed in bathrooms and at counter tops in Kitchens MUST be ground-fault protected and Must be installed on a separate 20 ampere circuits.

[INT. E9] ( ) Provide electric lighting: ( ) laundry area ( ) furnace room ( ) toilet room ( ) utility room ( ) kitchen ( ) stairways  
Note: Install 3-way switching to control lighting on stairways connecting one living space to another.

[INT. E10] (X) Install a separate wall mounted 20 ampere grounding type laundry circuit.

[INT. E11] (X) Install junction box for open spliced wiring in the following areas  
WHERE ACCESSABLE IN THE BASEMENT AND ATTIC

[INT. E12] (X) Change all ungrounded three (3) prong receptacles to two (2) prong polarized receptacles:

**THE INTENT OF THE REPAIRS IS TO INSURE THAT ANY RECEPTACLES, SWITCHES, AND OR FIXTURES PRESENT  
ARE IN GOOD WORKING ORDER. REPAIR OR REPLACE AS NECESSARY**

OTHER DEFICIENCIES:

(X)

[ELECT. 1] (X) SECURE ELECTRICAL PERMIT FOR: NEW SERVICE PANEL AND ANY MODIFICATIONS REQUIRED BY THE CITY OF DAYTON AND DP&L

PRE - SALE INSPECTION REPORT

Location: 1320 Kammer \_\_\_\_\_ Inspector: Sue Pratt \_\_\_\_\_ Date: 9/21/17

INTERIOR: PLUMBING

[INT. P]: PLUMBING

[INT. P1] (X) Remove obstruction and disinfect all contaminated surfaces: (X) sink (X) lavatory (X) bathtub (X) water closet (X) laundry tub (X) floor drain (X) building drainage system.

[INT. P2] (X) Repair / replace leaking: (X) sink trap (X) lavatory trap (X) bathtub trap (X) laundry tub trap (X) waste piping (X) water piping ( ) other \_\_\_\_\_

[INT. P3] (X) Repair / replace leaking / defective faucet: (X) sink (X) lavatory (X) bathtub (X) laundry tub ( ) other \_\_\_\_\_

[INT. P4] (X) Repair / replace defective / missing: (X) sink (X) lavatory (X) bathtub (X) laundry tub (X) waste pipe, (X) water closet (X) **water heater** (X) water piping ( ) other \_\_\_\_\_

[INT. P5] (X) Replace missing: (X) cleanout plug(s) (X) floor drain cover(s).

[INT. P6] (X) Seal joint with approved material where fixture(s) contact wall and/ or floor: (X) sink (X) lavatory (X) bathtub (X) water closet ( ) other \_\_\_\_\_

[INT. P7] (X) Provide tub-shower walls and partitions of a water resistant material.

[INT. P8] ( ) Replace: ( ) unapproved ballcock ( ) defective flush mechanism, on water closet.

[INT. P9] ( ) Reset loose: ( ) water closet ( ) lavatory ( ) laundry tub ( ) sink.

[INT.P10] (X) Repair work surface: (X) bath tub ( ) sink ( ) lavatory. REFINISH OR REPLACE

[INT. P11] (X) Provide proper water pressure (X) hot (X) cold, to: (X) sink (X) lavatory (X) water closet (X) Bathtub (X) laundry tub.

[W.H.]: WATER HEATER

[W.H. 1] ( ) Correct back drafting of water heater.

[W.H. 2] ( ) Install a 3/4 inch corrosion resistant unthreaded end discharge tube on water heater relief valve which shall "\ terminate not more than four inches from floor.

[W.H. 3] ( ) Install approved: ( ) temperature - pressure relief safety valve ( ) lever handle gas valve ( ) drip leg on gas line.

[W.H. 4] (X) Seal opening around fume pipe where it enters chimney with non-combustible material.

[W.H. 5] (X) Replace defective fume pipe on water heater with approved material.

**THE INTENT OF THE REPAIRS IS TO INSURE THAT ONCE THE UTILITIES ARE RESTORED TO THE PROPERTY ALL THE FIXTURES ARE FUNCTIONAL AND IN A SAFE/SOUND/SANITARY CONDITION. THE WATER HEATER WILL NEED TO BE REPLACED TO CURRENT CODE, INCLUDE ALL MODIFICATIONS TO THE SUPPLY LINES AND VENTING TO COMPLY WITH CURRENT CODE.**

OTHER DEFICIENCIES:

(X) REPLACE VANITY/SINK/FAUCET IN FIRST FLOOR BATH.

(X) NOTE MOST PLUMBING HAS BEEN REMOVED FROM THE PROPERTY

[PLBG. 1] (X) SECURE PLUMBING PERMIT FOR: WATER HEATER AND ANY MODIFICATIONS MADE TO THE PLUMBING SYSTEM.

PRE - SALE INSPECTION REPORT

Location: 1320 Kammer Inspector: Sue Pratt Date: 9/21/17

INTERIOR: HEATING

[INT. H]: HEATING

[INT. H1] ( ) Repair or replace defective safety pilot: ( ) furnace ( ) boiler ( ) space heater.

[INT. H2] ( ) Correct the cause of delayed ignition.

[INT. H3] ( ) Adjust pilot flame and main burner for proper combustion.

[INT. H4] ( ) Repair / replace defective: ( ) limit control ( ) pressure-trol ( ) aqua-stat ( ) low water cut off ( ) thermostat.

[INT. H5] ( ) Repair / replace defective manual main - shut off valve.

[INT. H6] ( ) Repair or replace defective electrical shut - off switch.

[INT. H7] ( ) Replace defective I missing vent connector and replace with approved material.

[INT. H8] ( ) Correct back-drafting: ( ) furnace ( ) boiler.

[INT. H9] ( ) Seal with non-combustible material the opening where vent connector enters chimney.

[INT. H10] ( ) Provide a tight fitting and operable clean-out door at base of chimney.

[INT. H11] ( ) Remove obstruction and I or debris from chimney.

[INT. H12] (X) Replace missing: ( ) radiators (X) registers (X) furnace ( ) boiler (X) hot /cold air ducts \_\_\_\_\_  
REPLACE THE EXISTING FURNACE AND MAKE ALL MODIFICATIONS AS NECESSARY TO COMPLY WITH CURRENT  
CODE

[INT.H13] ( ) Remove unapproved unvented space heating equipment and cap fuel lines.

[INT.H14] ( ) Tests applied to this furnace reveal the presence of leaks from the furnace combustion chamber and/or flue passages \_\_\_\_\_ ppm detected. Repairs to the heat exchanger must be made by a certified welder and exposed for a visual examination by an Inspector from the Mechanical Inspection Division. Replacement of the heat exchanger or furnace requires that a permit be secured from the Mechanical Inspection Division.

OTHER DEFICIENCIES:

- ( ) \_\_\_\_\_
- ( ) \_\_\_\_\_

[MECH. 1] (X) SECURE PERMITS FOR: FURNACE REPLACEMENT