

# Montgomery County Land Bank

130 West 2nd Street, Suite 1425

Dayton, OH 45402

Address: 2355 Lehigh

City: West Carrollton

Inspector: Sue Pratt

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

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

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

## **PRE • SALE INSPECTION REPORT**

On 9/21/17 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. Re-inspections can be scheduled by calling 937-531-7053 between the hours of 8:30 a.m. - 4:30p.m. Tuesday - Thursday.

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.**

**YOU WILL NEED TO CONTACT THE MONTGOMERY COUNTY BUILDING DEPARTMENT AND PUBLIC HEALTH DAYTON AND MONTGOMERY COUNTY TO OBTAIN THE NECESSARY PERMITS FOR THE REHABILITATION OF THIS PROPERTY.**

PRE • SALE INSPECTION REPORT

Location: 2355 Lehigh \_\_\_\_\_ Inspector: Sue Pratt\_\_\_\_ Date: 9/21/17 \_\_\_\_\_

EXTERIOR: STRUCTURAL

[EXT]: DWELLING

[EXT. S1] (X) Repair /replace defective roofing. INSURE ROOF SHINGLES ARE INTACT AND WATERTIGHT AND THAT THE ROOF IS PROPERLY VENTED

[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.

[EXT. S3] (X) Repair/replace defective or missing: (X) door casing I jambs (X) siding I exterior trim : (X) front (X) side ( ) rear.

[EXT. S4] (X) Repair window sash, ( ) replace broken glass and putty windows: (X)front (X) side (X) rear.

NOTE: MANY OF THE WINDOWS ARE JUST SITTING IN THE OPENINGS AND SOME MAY NEED TO BE REMOVED AND REINSTALLED.

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

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

[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 ( ) rear.

[EXT. S9] (X) Remove all peeling paint and re-paint with an approved material.

REGARDING THE EXTERIOR SIDING, REPAIR EXISTING AND REPLACE ANY MISSING TRIM OR INSTALL NEW SIDING. PREP ANY PEELING PAINT, PRIME, AND PAINT FULL COVER NO SHOW THROUGH

[G/S] : GARAGE / SHED

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

[G/S. 2] (X) Repair defective: (X) siding (X) doors (X) vehicle doors (X) cracked floor (X) rafters (X) sill plates, (X) roof boards. INSTALL PERMANENT SIDING WITH PERMANENT FINISH

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

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

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

[G/S. 6] (X) Repair I replace: (X) electrical receptacles (X) light fixtures (X) wall switches (X) receptacle covers. INSTALL CODE COMPLIANT SERVICE TO THE GARAGE OR ELIMINATE ELECTRIC SRVICE TO THE GARAGE

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

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

OTHER DEFICIENCIES:

(X) REPAIR OR REMOVE DEFECTIVE FENCING \_\_\_\_\_

(X) REMOVE ALL ORGANIC MATERIAL FROM THE DRIVEWAY AND RECOAT/RESEAL

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

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

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

PRE - SALE INSPECTION REPORT

Location: 2355 LEHIGH \_\_\_\_\_ Inspector: SUE PRATT \_\_\_\_\_ Date: 9/21/17

INTERIOR; STRUCTURAL

[INT.] DWELLING

[INT. S1] (X) Repair /replace defective /missing: (X)door (X)door hardware (X) sills (X) casings (X)jamb : \_\_\_\_\_

[INT. S2] ( X) Repair /replace defective or missing: (X) treads (X) stringers (X) risers (X)hand /guard rails on stairs: ( ) basement ( ) first floor (X) second floor ( ) third floor.

[INT. S3] (X) Repair/replace defective missing: (X) floor covering \_\_\_\_\_ (X) ceiling \_\_\_\_\_

[INT. S4] (X) Repair / replace defective/ missing: (X) floor (X) floor joists (X) support beams ( ) columns \_\_\_\_\_

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

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

[INT. S7] (X) Remove all peeling paint and re-paint with an approved material: \_\_\_ENTIRE INTERIOR TO HAVE FINISH PAINT/ FULL COVER NO SHOW THROUGH

[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 : ( ) 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 manufacturers 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) ALL INSULATION TO BE INSTALLED PER BUILDING PERMIT/CURRENT CODE

(X) REPAIR TERMITE DAMAGE TO CONFORM TO BUILDING PERMIT

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

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

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

[BLDG. 1] (X) **SECURE BUILDING PERMIT FOR: AS REQUIRED BY THE MONTGOMERY COUNTY BUILDING DEPARTMENT**

PRE - SALE INSPECTION REPORT

Location: 2355 LEHIGH \_\_\_\_\_ Inspector: SUE PRATT \_\_\_\_\_ Date: 9/21/17

INTERIOR: ELECTRICAL

[INT. E1]: ELECTRICAL

[INT. E1] (X) Repair / replace defective / missing wall switches: **(X) REPLACE THROUGHOUT AS REQUIRED TO CONFORM TO BUILDING PERMIT** ( ) living room ( ) dining room ( ) attic ( ) kitchen ( ) recreation room ( ) basement ( ) utility room ( ) bedroom ( ) bathroom \_\_\_\_\_

[INT. E2] (X) Repair / replace defective / missing light fixtures: **(X) REPLACE THROUGHOUT AS REQUIRED TO CONFORM TO BUILDING PERMIT** ( ) living room ( ) dining room ( ) attic ( ) kitchen ( ) recreation room ( ) basement ( ) utility room ( ) bedroom \_\_\_\_\_ ( ) bathroom \_\_\_\_\_

[INT. E3] (X) Repair / replace defective / missing plug outlets: **(X) REPLACE THROUGHOUT AS REQUIRED TO CONFORM TO BUILDING PERMIT** ( ) living room ( ) dining room ( ) attic ( ) kitchen ( ) recreation room ( ) basement ( ) utility room ( ) bedroom \_\_\_\_\_ ( ) bathroom \_\_\_\_\_

[INT. E4] (X) Replace missing: **(X) REPLACE THROUGHOUT AS REQUIRED TO CONFORM TO BUILDING PERMIT** ( ) receptacle covers ( ) switch covers: ( ) living room ( ) dining room ( ) attic, ( ) kitchen ( ) recreation room ( ) basement ( ) utility room ( ) bedroom \_\_\_\_\_ ( ) bathroom \_\_\_\_\_

[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) REPLACE THROUGHOUT AS REQUIRED TO CONFORM TO BUILDING PERMIT:** ( ) living room ( ) dining room ( ) attic ( ) kitchen ( ) recreation room ( ) basement ( ) utility room ( ) bedroom \_\_\_\_\_ ( ) bathroom \_\_\_\_\_

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

[INT. E8] (X) Install required number of electrical receptacles. **(X) REPLACE THROUGHOUT AS REQUIRED TO CONFORM TO BUILDING PERMIT** The new receptacles shall be duplex grounding type:  
( ) living room ( ) dining room ( ) kitchen ( ) bedroom ( ) ( ) recreation room ( ) bathroom ( )

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] (X) Provide electric lighting: **(X) REPLACE THROUGHOUT AS REQUIRED TO CONFORM TO BUILDING PERMIT** ( ) 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] ( ) Install junction box for open spliced wiring in the following areas \_\_\_\_\_

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

OTHER DEFICIENCIES:

(X) UPGRADE ELECTRIC SERVICE AS NECESSARY TO RESTORE POWER TO THE PROPERTY AND AS REQUIRED BY BUILDING PERMIT \_\_\_\_\_

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

[ELECT. 1] (X) SECURE ELECTRICAL PERMIT FOR: ALL MODIFICATIONS AND UPGRADES TO THE ELECTRIC SERVICE

PRE - SALE INSPECTION REPORT

Location: 2355 LEHIGH \_\_\_\_\_ Inspector: SUE PRATT \_\_\_\_\_ Date: 9/21/17

INTERIOR: PLUMBING

[INT. P]: PLUMBING

**UPDATE PLUMBING AS REQUIRED TO CONFORM TO BUILDING PERMIT AND TO PROVIDE AT A MINIMUM 1 OPERABLE BATH, A KITCHEN, AND LAUNDRY FACILITIES.**

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

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

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

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

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

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

[INT. P7] ( ) 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] ( ) Repair worn surface : ( ) bath tub ( ) sink ( ) lavatory.

[ INT. P11] ( ) Provide proper water pressure ( ) hot ( ) cold, to: ( ) sink ( ) lavatory ( ) water closet ( ) Bathtub ( ) 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] ( ) Seal opening around fume pipe where It enters chimney with non-combustible material.

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

OTHER DEFICIENCIES:

(X) INSTALL A MINIMUM OF A 40 GALLON GAS WATER HEATER\_\_\_\_

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

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

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

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

[PLBG. 1] (X) SECURE PLUMBING PERMIT FOR: ALL MODIFICATIONS AND UPGRADES TO THE DRAIN/WASTE/VENT SYSTEM. FIRST/SECOND ROUGH AND FINAL INSPECTION. MONTGOMERY COUNTY BUILDING DEPARTMENT AND PUBLIC HEALTH DAYTON AND MONTGOMERY COUNTY.

PRE - SALE INSPECTION REPORT

Location: 2355 LEHIGH Inspector: SUE PRATT Date: 9/21/17

INTERIOR: HEATING

[INT. H1]: HEATING

**PROVIDE A CODE COMPLIANT HEAT SOURCE FOR EVERY ROOM**

[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] ( ) Replace missing: ( ) radiators ( ) registers ( ) furnace ( ) boiler ( ) hot /cold air ducts \_\_\_\_\_

[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] ( ) SECURE MECHANICAL PERMIT FOR: AS REQUIRED FOR THE HEAT SOURCE CHOSEN

\_\_\_\_\_