

Montgomery County Land Bank

130 West 2nd Street, Suite 1425

Dayton, OH 45402

Address: 3626 Runyon

City: Trotwood

Inspector: Sue Pratt

Pre-Sale Number: _____

Location: _____

Phone Number: _____

PRE • SALE INSPECTION REPORT

On 6/13/18 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.

FINAL CLEAN

Remove from site all construction materials, tools, and debris. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels, and tags. Clean all windows.

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: 3626 Runyon Inspector: Sue Pratt Date: 6/13/18

EXTERIOR: STRUCTURAL

[EXT]: DWELLING

[EXT. S1] (X) STRIP ROOF TO SHEATHING/ REPLACE ANY ROTTED SHEATHING. INSTALL NEW ROOFING MATERIALS TO CURRENT CODE. NOTE THE WOOD ROT ON THE FRONT GABLE/ REPLACE ALL ROTTED WOOD

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

REPLACE ALL ROTTED FASCIA, PAINT OR TRIM COIL. ADD SPLASH BLOCKS OR EXTENSIONS WHERE MISSING

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

PULL BUILDING PERMIT AND REPLACE FRONT WALL OF STRUCTURE AS REQUIRED DUE TO WATER DAMAGE AND ROT. MAKE REPAIRS TO SIDING AS REQUIRED WHERE MISSING/MELTED. TRIM OUT ENTRY DOORS/RESET IF REQUIRED. REPAIR ALL SCREENS.

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

REPLACE ANY ROTTED TRIM INTERIOR/EXTERIOR. REPLACE THE WINDOW IN THE TUB TO COMPLY WITH CURRENT CODE. IF WINDOW IS REMOVED INSTALL VENTILATION TO MEET CURRENT CODE

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

INSTALL CODE COMPLIANT CONCRETE YARD WALK FROM DRIVEWAY TO STOOP

[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/ missing locks and hardware on doors and windows of dwelling: (X) front (X) side (X) rear.

INSURE ALL WINDOWS ARE OPERABLE AND LOCKABLE

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

APPLIES TO ALL PREVIOUSLY PAINTED SURFACES.

[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 MAILBOX

(X) REMOVE ALL VEGETATION FROM DRIVEWAY

(X) REPAIR BLOCK RETAINING WALL ON NORTH SIDE OF DRIVEWAY OR ELIMINATE AND REGRADE

(X) REMOVE OVERGROWTH FROM ENTIRE YARD SPECIAL NOTICE TO FENCE LINE AND BACK YARD

(X) LEAVE THE YARD IN A WELL TENDED AND LANDSCAPED CONDITION/FINISHED YARD CONDITION

TO CONFORM TO SITE CONDITIONS AS LISTED IN THE LAND BANK REFERENCE GUIDE FOR

CONSTRUCTION QUALITY STANDARDS.

PRE - SALE INSPECTION REPORT

Location: 3626 Runyon _____ Inspector: Sue Pratt _____ Date: 6/13/18

INTERIOR; STRUCTURAL

[INT.] DWELLING

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

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

[INT. S3] (X) Repair/replace defective missing: (X) floor covering _____ (X) ceiling _____ ALL FLOORS THROUGHOUT TO HAVE A SAFE/SOUND/SANITARY PERMANENT FLOOR SURFACE. REPLACE THE CERAMIC TILE FLOORING IN THE BATH

[INT. S4] () Repair / replace defective/ missing: () floor () floor joists (X) support beams () columns _____ BUYER TO MAKE THEIR OWN INSPECTIONS OF INTERIOR LOAD BEARING WALLS. IF INTERIOR IS RECONFIGURED INSURE PROPER SUPPORT OF ROOF/CEILING TRUSSES

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

[INT. S6] (X) Repair /replace defective /missing: () plaster (X) drywall () other _____ REPAIR THROUGHOUT AS NECESSARY

[INT. S7] (X) Remove all peeling paint and re-paint with an approved material: PREP/PRIME/PAINT ENTIRE INTERIOR 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] () Provide smoke detectors at the top of each stairwell leading to: () first floor () second floor () third floor.

[S.D.2] () Provide smoke detector on each level of the home.

[S.D.3] (X) Provide smoke detectors within or immediately outside of a doorway leading to a room used for sleeping: (X) first floor () 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) PROVIDE KITCHEN CABINETS AND COUNTERTOPS IN A SAFE, SOUND, AND SANITARY CONDITION _____

(X) NOTE CRACKS IN LIVING ROOM CEILING/WALL ABOVE DRIVEWAY SIDE WINDOW AND THE CEILING/WALL DEFECTS ABOVE KITCHEN WINDOW. IT IS EXPECTED THAT MUCH OF THE CEILING/INSULATION WILL NEED TO BE REMOVED TO ADDRESS MOISTURE DAMAGE. REMOVE AND REPLACE ALL WATER DAMAGED DRYWALL/INSULATION THROUGHOUT.

[BLDG. 1] () SECURE BUILDING PERMIT FOR: ANY STRUCTURAL CHANGES MADE TO LOAD BEARING WALLS. __

PRE - SALE INSPECTION REPORT

Location: 3626 Runyon Inspector: Sue Pratt Date: 6/13/18

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 () basement () utility room (X) bedrooms (X) bathroom (X) exterior () garage

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

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

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

APPLIES TO ALL WIRING THROUGHOUT HOUSE.

[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. The new receptacles shall be duplex grounding type:
() living room () dining room (X) kitchen () bedroom () recreation room (X) bathroom (X) exterior () garage

NOTE: RECEPTACLES PRESENT IN BATHROOMS AND AT COUNTER TOPS IN KITCHENS MUST BE GROUND FAULT PROTECTED AND MUST BE INSTALLED ON SEPARATE 20 AMPERE CIRCUITS. EACH KITCHEN MUST HAVE CODE COMPLIANT COUNTERTOP GFCI PROTECTED RECEPTACLES TO SERVICE ALL COUNTERTOPS AND EACH BATH MUST HAVE A GFCI PROTECTED RECEPTACLE

[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
APPLIES TO ANY OPEN SPLICES THROUGHOUT STRUCTURE

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

OTHER DEFICIENCIES:

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.

[ELECT. 1] (X) SECURE ELECTRICAL PERMIT FOR: RESUMPTION OF SERVICE AND ANY MODIFICATIONS MADE TO THE ELECTRICAL SYSTEM.

PRE - SALE INSPECTION REPORT

Location: 3626 Runyon _____ Inspector: Sue Pratt _____ Date: 6/13/18

INTERIOR: PLUMBING

[INT. P]: PLUMBING

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

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

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

[INT. P4] (X) Repair / replace defective / missing: (X) sink (X) lavatory (X) bathtub () 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 () bathtub (X) water closet () other _____

NOTE OPEN AREAS BEHIND TOILET AND SINK

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

INSURE BATH WAINSCOTING IS WATERTIGHT/REPLACE IF NOT

[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] (X) Provide proper water pressure (X) hot (X) cold, to: (X) sink (X) lavatory (X) water closet (X) 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] (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 PLUMBING SYSTEM (DWV) AND THE WATER HEATER MUST BE OPERABLE AT THE FINAL INSPECTION

OTHER DEFICIENCIES:

(X) AT THE COMPLETION OF THE JOB THERE MUST BE A FUNCTIONING BATH, KITCHEN, AND WATER HEATER.

(X) INSTALL A WASHER BOX COMPLETE WITH DRAIN ASSEMBLY AND VENTING

(X) RELOCATE WATER METER & MAIN SHUT OFF AS DIRECTED BY WATER DEPARTMENT. NEW INTERIOR SHUT OFF TO BE IN ACCESSIBLE LOCATION

[PLBG. 1] () SECURE PLUMBING PERMIT FOR: MODIFICATIONS MADE TO THE PLUMBING SYSTEM. NEW WATER HEATER MUST HAVE PLUMBING INSPECTION COMPLETE AT THE TIME OF THE FINAL INSPECTION

PRE - SALE INSPECTION REPORT

Location: 3626 Runyon Inspector: Sue Pratt Date: 6/13/18

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 () furnace () boiler (X) 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:

(X) EACH ROOM MUST HAVE A HEAT SOURCE. IT IS UP TO THE PURCHASER TO DECIDE WHAT TYPE OF HEAT SOURCE THEY WILL USE. _____

[MECH. 1] (X) SECURE MECHANICAL PERMIT FOR: PERMIT TO MATCH THE HEAT SOURCE CHOSEN