

Montgomery County Land Bank

130 West 2nd Street, Suite 1425

Dayton, OH 45402

Address: 648 SYRACUSE

City: DAYTON

Inspector: Sue Pratt

Pre-Sale Number: _____

Location: _____

Phone Number: _____

PRE • SALE INSPECTION REPORT

On 10/24/17 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. 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.

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: 648 SYRACUSE _____ Inspector: Sue Pratt Date: 10/24/17

EXTERIOR: STRUCTURAL

[EXT]: DWELLING

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

REPLACE ROOF SHINGLES IN A CODE COMPLIANT MANOR.REPAIR SOFFIT/FASCIA AT FRONT RIGHT CORNER.

[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. PROVIDE SPLASH BLOCKS AND OR EXTENSIONS TO CREATE POSITIVE DRAINAGE.

[EXT. S3] (X) Repair/replace defective or missing: (X) door casing/jamb (X) siding/exterior trim: (X) front (X) side (X) rear. REMOVE REAR STORM DOOR OR REPAIR/REPLACE IT.

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

[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 () rails () columns () skirting () decking () ceiling () risers () steps () stringers () front () side (X) rear.

REPAIR SUPPORT ACROSS THE BACK DECK THAT IS SUPPORTING THE REAR ROOF

[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.

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

PREP, PRIME, PAINT any exposed wood to eliminate any peeling paint

[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] (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] () 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) CLEAR DRIVEWAY OF VEGITATION

(X) INSTALL MISSING "INSULATION PLUGS" IN EXTERIOR SIDING

(X) ELIMINATE PEELING PAINT FROM REAR DECK.

PRE - SALE INSPECTION REPORT

Location: 648 SYRACUSE _____ Inspector: Sue Pratt Date: 10/24/17 _____

INTERIOR; STRUCTURAL

[INT.] DWELLING

[INT. S1] (X) Repair /replace defective /missing: (X)door (X)door hardware () sills (X) casings (X)jambes:
PROVIDE AN OPERABLE ENTRANCE DOOR AND CLOSET DOOR TO ALL INTERIOR ROOMS _____

[[INT. S2] (X) Repair /replace defective or missing: () treads () stringers () risers (X) hand /guard rails on stairs: (X) Basement () first floor () second floor () third floor. INSTALL AN ADDITIONAL HANDRAIL ON THE BASEMENT STAIRCASE

[INT. S3] (X) Repair/replace defective missing: (X) floor covering _____ (X) ceiling _____
INSURE ALL FLOOR COVERINGS IN LIVING AREA ARE IN SAFE/SOUND/SANITARY CONDITION

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

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

IT IS EXPECTED THAT SOME GUTTER REPAIR WILL HELP ALEVIATE SOME OF THE BASEMENT MOISTURE. THE LAND BANK DOES NOT EXPECT THAT THIS PROBLEM WILL BE COMPLETELY ELIMINATED.

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

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

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

[S.D.3] (X) Provide smoke detectors 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 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) REPAIR OR REPLACE KITCHEN COUNTERTOPS AND CABINETS (as necessary) TO A SAFE/SOUND/SANITARY CONDITION__

[BLDG. 1] () SECURE BUILDING PERMIT FOR:

PRE - SALE INSPECTION REPORT

Location: 648 Syracuse _____ Inspector: Sue Pratt _____ Date: 10/24/17

INTERIOR: ELECTRICAL

[INT. E] ELECTRICAL

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

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

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

[INT. E4] (X) Replace missing: (X) receptacle covers (X) switch covers: (X) living room (X) dining room (X) attic, (X) kitchen
() recreation room (X) basement () utility room (X) bedrooms _____ (X) 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 : () living room () dining room (X) attic (X) kitchen () recreation room
(X) basement () utility room () bedroom _____ (X) 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. The new receptacles shall be duplex grounding type:
() living room () dining room (X) kitchen () bedroom (X) basement () recreation room (X) bathroom () utility
room

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

THE INTENT IS TO INSURE THAT ANY RECEPTACLES, SWITCHES, AND OR FIXTURES PRESENT ARE IN GOOD WORKING ORDER ONCE THE POWER IS RESTORED TO THE PROPERTY. REPAIR OR REPLACE AS NECESSARY.

OTHER DEFICIENCIES:

() _____

[ELECT. 1] (X) SECURE ELECTRICAL PERMIT FOR: As required for any modifications made to the property.

PRE - SALE INSPECTION REPORT

Location: 648 SYRACUSE _____ Inspector: Sue Pratt Date: 10/24/2017

INTERIOR: PLUMBING

[INT. P]: PLUMBING

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

[INT. P2] (X) Repair / replace leaking: (X) 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
() water heater (X) water piping () other

[INT. P5] (X) Replace missing: (X) cleanout plug(s) (X) 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] (X) Provide tub-shower walls and partitions of a water resistant material.

INSURE WATERTIGHT TUB/SHOWER WALLS

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

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

[INT.P10] () Repair worm 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] () 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.

THE INTENT OF THE REPAIRS IS TO PROVIDE A PROPERLY FUNCTIONING DRAIN/WASTE/VENT SYSTEM AS WELL AS FUNCTIONAL FIXTURES AND SUFFICIENT WATER PRESSURE AT ALL FIXTURES ONCE SERVICE IS RESTORED TO THE PROPERTY. WATER HEATER MUST BE FUNCTIONAL AT FINAL INSPECTION

OTHER DEFICIENCIES:

[PLBG. 1] () SECURE PLUMBING PERMIT FOR: as necessary for modifications made to the DWV system

PRE - SALE INSPECTION REPORT

Location: 648 SYRACUSE _____ Inspector: Sue Pratt _____ Date: 10/24/17

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] () 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:

(X) PROVIDE A PERMANENT HEAT SOURCE FOR EVERY ROOM.

() _____

[MECH. 1] (X) SECURE MECHANICAL PERMIT FOR: AS REQUIRED TO COMPLY WITH THE HEAT SOURCE CHOSEN