

# Montgomery County Land Bank

130 West 2nd Street, Suite 1425

Dayton, OH 45402

Address: 3887 Myron

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

City: Trotwood

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

Inspector: Sue Pratt

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

## **PRE • SALE INSPECTION REPORT**

On 7/25/19 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: 3887 Myron Inspector: Sue Pratt Date: 7/25/19

EXTERIOR: STRUCTURAL

[EXT]: DWELLING

[EXT. S1] (X) REPLACE THE ROOF COMPLETE. STRIP TO SHEATHING AND REPLACE ANY BAD SHEATHING. INSTALL NEW ROOF MATERIALS TO CURRENT CODE.

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

SECURE GUTTERS AND DOWNSPOUTS, INCLUDE SPLASH BLOCKS OR EXTENSIONS. CLEAN GUTTERS AND DOWNSPOUTS INTERIOR AND EXTERIOR.

[EXT. S3] (X) Repair/replace defective or missing: (X) door casing/jamb (X) siding/exterior trim: (X) front (X) side (X) rear. REPLACE MISSING/DAMAGED SIDING/ MATCH EXISTING AS CLOSE AS POSSIBLE. CLEAN ALL EXTERIOR SIDING COMPONENTS. REPLACE ANY DAMAGED FASCIA, SOFFIT, RAKE. REPAIR OR REPLACE DAMAGED REAR DOOR JAMB. COMPLETE SIDING INSTALL AT BACK KITCHEN WINDOW, EXTERIOR.

[EXT. S4] (X) Repair window sash, (X) replace broken glass and putty windows: (X) front (X) side (X) rear. IN ADDITION, RESCREEN ANY DAMAGED SCREENS.

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

[EXT. S6] ( ) Repair/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 AND DOORS ARE OPERABLE AND LOCKABLE. INCLUDES STORM DOORS.

[EXT. S9] (X) Remove all peeling paint and re-paint with an approved material. APPLIES TO ANY PREVIOUSLY PAINTED SURFACES. PREP/PRIME/PAINT. THERE CAN BE NO PEELING PAINT OR PAINT CHIPS LEFT AT THE PROPERTY

[G/S]: GARAGE / SHED

[G/S. 1] (X) INSTALL GUTTERS AND DOWNSPOUTS TO SERVICE THE GARAGE

[G/S. 2] (X) Repair defective: ( ) siding (X) service door (X) vehicle door ( ) cracked floor ( ) rafters ( ) sill plates, ( ) roof boards. REPLACE SERVICE DOOR COMPLETE. REPAIR OVERHEAD DOOR.

[G/S. 3] (X) Remove all peeling paint and re-paint with an approved material. APPLIES TO ALL PREVIOUSLY PAINTED/STAINED SURFACES

[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] (X) Repair/replace: (X) electrical receptacles (X) light fixtures (X) wall switches (X) receptacle covers.

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

[G/S. 8] ( ) Repair or remove the garage door opener.

OTHER DEFICIENCIES:

(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. INCLUDE EDGING SIDEWALK AND ALONG THE CURB. AT A MINIMUM THERE NEEDS TO BE A PLANTED LANDSCAPE BED AT THE FRONT OF THE HOUSE, IN ADDITION CLEAN UP THE EXISTING FRONT BRICK BEDS. CLEAN UP THE REAR YARD AND CLEAR THE ENTIRE FENCELINE

PRE - SALE INSPECTION REPORT

Location: 3887 Myron Inspector: Sue Pratt Date: 7/25/19

INTERIOR; STRUCTURAL

[INT.] DWELLING

[INT. S1] X) Repair /replace defective /missing: (X)door (X)door hardware ( ) sills (X) casings (X)jambes:  
ALL CLOSETS AND INTERIOR ROOMS TO HAVE OPERABLE DOORS. REPLACE ANY DAMAGED 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 BASEBOARD AS NECESSARY. REPAIR/REPLACE THE CEILING IN THE UTILITY CLOSET TO INSURE COMPLETE SEPERATION OF THE LIVING SPACE FROM THE ATTIC.  
REMOVE AND REPLACE THE FLOORING IN THE BATHROOM

[INT. S4] ( ) Repair / replace defective/ missing: ( ) floor ( ) floor joists ( ) 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 \_\_\_\_\_  
REPLACE ANY DAMAGED DRYWALL

[INT. S7] (X) Remove all peeling paint and re-paint with an approved material:  
PREP/PRIME/PAINT ENTIRE INTERIOR FULL COVER NO SHOW THROUGH. INCLUDES ALL PREVIOUSLY PAINTED SURFACES. PREP TO INCLUDE ANY NECESSARY DRYWALL REPAIR

[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) NOTE: THE WBFP IS ASSUMED TO BE INOPERABLE.

(X) INSURE KITCHEN CABINETS/DRAWERS ARE OPERABLE. MAKE ANY NECESSARY REPAIRS COUNTERTOPS TO BE FREE OF DEFECTS

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

PRE - SALE INSPECTION REPORT

Location: 3887 Myron Inspector: Sue Pratt Date: 7/25/19

INTERIOR: ELECTRICAL

[INT. E]ELECTRICAL

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

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

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

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

REPAIR/REPLACE ANY UNAPPROVED WIRING THROUGH HOUSE AND GARAGE. PROFESSIONALLY INSTALL THE ELECTRIC AT THE PANEL AND AT THE UNIT FOR THE WATER HEATER.

[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 (X) 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 COUNTERTOP GFCI PROTECTED RECEPTACLES THAT CONFORM TO CURRENT CODE IN THEIR LOCATION. 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  
INSTALL ANY OPEN SPLICED WIRING IN JUNCTION BOXES

[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 ONCE THE UTILITIES ARE RESTORED TO THE PROPERTY ALL THE FIXTURES ARE FUNCTIONAL AND IN A SAFE/SOUND/SANITARY CONDITION.**

OTHER DEFICIENCIES:

(X) ALL LIGHT FIXTURES TO HAVE GLOBES/ INTERIOR AND EXTERIOR

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

PRE - SALE INSPECTION REPORT

Location: 3887 Myron Inspector: Sue Pratt Date: 7/25/19

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

[INT. P3] (X) REPLACE FAUCET: (X) sink (X) lavatory (X) bathtub ( ) laundry tub ( ) WASHER BOX

[INT. P4] (X) Repair / replace defective / missing: ( ) sink (X) lavatory ( ) bathtub ( ) laundry tub (X) waste pipe, (X) water closet  
( ) water heater (X) water piping  
KITCHEN SINK AND FAUCET CAN BE REUSED IF OPERABLE. REPLACE THE BATH VANITY COMPLETE.  
REMOVE THE TOILET AND MAKE REPAIRS TO THE TOILET FLANGE TO CONFORM TO NEW BATH FLOORING.

[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 \_\_\_\_\_

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

[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 worn surface: (X) bath tub ( ) sink ( ) lavatory. IF TUB DOES NOT CLEAN UP, REPLACE TUB.

[INT. P11] (X) Provide proper water pressure (X) hot (X) cold, to: (X) sink (X) lavatory (X) water closet (X) bathtub (X) washer box.

[W.H.]: WATER HEATER

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

[W.H. 2] (X) 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] (X) Install approved: (X) 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] ( ) 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) WATER HEATER MUST BE FUNCTIONAL AT THE TIME OF THE FINAL INSPECTION

(X) INSTALL A VENT/FAN IN BATH, EXHAUSTED TO THE EXTERIOR AND TERMINATING WITH A DAMPERED VENT

[PLBG. 1] (X) SECURE PLUMBING PERMIT FOR: MODIFICATIONS MADE TO THE PLUMBING SYSTEM. THE PLUMBING INSPECTION MUST BE COMPLETE AT THE TIME OF THE FINAL IINSPECTION.

PRE - SALE INSPECTION REPORT

Location: 3887 Myron Inspector: Sue Pratt Date: 7/25/19

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. IF THE EXISTING FURNACE IS TO BE USED, IT MUST BE WORKING AT THE TIME OF THE FINAL INSPECTION. PROVIDE DOCUMENTATION TO THE LAND BANK THAT THE EXISTING FURNACE HAS BEEN CLEANED AND TUNED BY A PROFESSIONAL TECHNICIAN AND IS SAFE TO OPERATE, SUCH AS A PAID INVOICE FROM THE TECHNICIAN LISTING THE INSPECTION/WORK COMPLETED \_\_\_\_\_**

(X) IF EXISTING A/C UNIT IS RETAINED, MAKE SIDING REPAIRS TO ELIMINATE THE FOAM INSULATION .

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