

Montgomery County Land Bank

130 West 2nd Street, Suite 1425

Dayton, OH 45402

Address: 78 Redder

City: Dayton

Inspector: Sue Pratt

Pre-Sale Number: _____

Location: _____

Phone Number: _____

PRE • SALE INSPECTION REPORT

On 5/1/18 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. Re-inspections can be scheduled by calling 937-531-7053 between the hours of 8:30 a.m. - 4:30p.m. Monday-Friday.

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: 78 Redder Inspector: Sue Pratt Date: 5/1/18

EXTERIOR: STRUCTURAL

[EXT]: DWELLING

[EXT. S1] (X) Replace the roof complete. STRIP THE ROOF TO THE SHEATHING, REPLACE ANY DAMAGED SHEATHING AND REINSTALL ROOFING TO CONFIRM TO CURRENT CODE.

[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.

INSURE ALL GUTTER CONNECTIONS ARE WATERTIGHT. PROVIDE SPLASH BLOCKS AND/OR EXTENSIONS TO PROVIDE POSITIVE DRAINAGE. CLEAN GUTTERS INSIDE AND OUTSIDE. INSURE DOWNSPOUTS THAT ARE DRAINING UNDER GROUND ARE CLEAR OR MODIFY TO DRAIN ABOVE GRADE

[EXT. S3] (X) Repair/replace defective or missing: (X) door casing/jambs (X) siding/exterior trim: (X) front (X) side (X) rear. INCLUDE REMOVE AND REPLACE TRIM COIL AT SIDE BASEMENT DOOR. INCLUDE CLEANING ALL THE EXTERIOR SIDING HOUSE AND GARAGE

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

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

NOTE BROKEN CONCRETE AT BOTTOM OF STEPS.

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

INSURE HANDRAILS AT FRONT STEPS ARE SECURE

[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

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

APPLIES TO ALL PREVIOUSLY PAINTED EXTERIOR HOUSE COMPONENTS. THERE CAN BE NO PEELING PAINT LEFT ON THE HOUSE

[G/S]: GARAGE/SHED

[G/S. 1] (X) Repair / replace defective or missing roof. CLEAN AND SECURE GUTTERS/DOWNSPOUTS

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

[G/S. 3] (S) 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: () front (X) side () rear.

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

IF ELECTRIC SERVICE IS CONNECTED TO GARAGE INSURE IT MEETS CURRENT CODE

[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) REMOVE VEGETATION FROM THE DRIVEWAY FROM STREET TO REAR OF HOUSE

(X) REPLACE THE MAILBOX

(X) SECURE OR REMOVE LOOSE FENCE BOARDS

(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: 78 Redder ___ Inspector: ___ Sue Pratt ___ Date: 5/1/18

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

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

INSURE BASEMENT HANDRAILS AND TREADS ARE SOUND AND SECURE. INSTALL HANDRAIL ON AT TOP LEVEL OF BASEMENT STEPS AND STEPS TO SECOND LEVEL

[INT. S3] (X) Repair/replace defective missing: (X) floor covering _____ (X) ceiling _____
ALL FLOORS AND CEILINGS THROUGHOUT TO HAVE A SAFE/SOUND/SANITARY PERMANENT SURFACE.

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

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

[INT.S6] (X) Repair /replace defective /missing: (X) plaster (X) drywall () other _____
REPAIR THROUGHOUT AS NECESSARY. REMOVE ANY WATER DAMAGED MATERIAL AND REPLACE.

[INT. S7] (X) Remove all peeling paint and re-paint with an approved material:
PAINT ALL PREVIOUSLY PAINTED SURFACES. 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 (X) second floor () third floor.

[S.D.2] (X) 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:
() 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) INSURE KITCHEN CABINETS ARE SAFE/SOUND/AND SANITARY. REPLACE THE KITCHEN COUNTERTOPS

(X) THE FIREPLACE IS ASSUMED TO BE INOPERABLE

(X) REMOVE ANY MATERIALS IN THE BASEMENT WITH SURFACE MOLD/MILDEW. TREAT ANY REMAINING MOLD/MILDEW WITH ANTI-MICROBIAL

(X) NOTE MOISTURE IN BASEMENT AND CONDITION OF BASEMENT WALLS. IT IS EXPECTED THAT CLEAN GUTTERS AND REDIRECTED DOWNSPOUTS WILL HELP THIS ISSUE.

[BLDG. 1] (X)

PRE - SALE INSPECTION REPORT

Location: 78 Redder Inspector: Sue Pratt Date: 5/1/18

INTERIOR: ELECTRICAL

[INT. E] ELECTRICAL

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

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

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

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

[INT. E7] () Replace existing electric 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) exterior (X) bathroom () 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 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 JUNCTION BOXES THROUGHOUT THE PROPERTY

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

OTHER DEFICIENCIES:

(X) 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.

(X) IT IS EXPECTED THAT THE SERVICE ENTRY CABLE WILL NEED TO BE REPLACED

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

PRE - SALE INSPECTION REPORT

Location: 78 Redder ___ Inspector: Sue Pratt Date: 5/1/18

INTERIOR: PLUMBING

[INT. P]: PLUMBING

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

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

[INT. P3] (X) Replace faucets at: (X) sink (X) lavatory () bathtub () shower () laundry tub
INSURE THERE ARE NO LEAKS IN THE SHOWER FAUCET/TUB FAUCET

[INT. P4] (X) Replace defective / missing: (X) sink () lavatory () bathtubs () shower () laundry tub (X) waste pipe, () water closets () 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 _____

[INT. P7] (X) Provide tub-shower walls and partitions of a water resistant material.
INSURE BATH WAINSCOATING IS WATER TIGHT. REMOVE AND REPLACE CAULK

[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: (X) bath tub () shower () sink () lavatory.
IF TUB SURFACE 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) shower () 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) _____

[PLBG. 1] () SECURE PLUMBING PERMIT FOR: MODIFICATIONS MADE TO THE PLUMBING SYSTEM. THE PLUMBING INSPECTIONS MUST BE COMPLETE AT THE TIME OF THE FINAL INSPECTION. THERE MUST BE AN OPERABLE WATER HEATER AT THE TIME OF THE FINAL INSPECTION.

PRE - SALE INSPECTION REPORT

Location: 78 Redder Inspector: Sue Pratt Date: 5/1/18

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 () 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 USED PROVIDE THE LAND BANK WITH DOCUMENTATION SHOWING A LICENSED HVAC CONTRACTOR HAS INSPECTED THE FURNACE AND IT IS SAFE TO OPERATE.

(X) REWORK THE LOCATION OF THE SUPPLY REGISTER IN THE BATH SO THAT THE VANITY CAN BE PROPERTY INSTALLED ADJACENT TO THE WALL. OR INSTALL A DIFFERENT HEAT SOURCE

[MECH. 1] (X) SECURE MECHANICAL PERMIT FOR: WHATEVER TYPE OF PERMIT IS APPLICABLE FOR WHATEVER TYPE OF HEAT SOURCE CHOSEN