

# Montgomery County Land Bank

130 West 2nd Street, Suite 1425

Dayton, OH 45402

Address: 1423 CHADWICK DRIVE

Pre-Sale Number: lb1423ch

City: DAYTON

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

Inspector: EMMY FABICH

Phone Number: 937-531-6921

## **PRE • SALE INSPECTION REPORT**

On 1/3/2023 a Pre-Sale inspection was performed by EMMY FABICH at the above location.

**The deficiencies listed in this inspection report must be corrected/completed before the 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 guarantee.
2. There were no utilities on at the time of this 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, and Clean* structure.

### **BUILDING CODE REQUIRES PERMITS AND INSPECTIONS ON MOST HVAC, PLUMBING, AND ELECTRICAL MODIFICATIONS AND ALL INSTALLATIONS.**

**NOTE:** YOU WILL NEED TO CHOOSE LICENSED CONTRACTORS REGISTERED WITH THE CITY OF DAYTON TO PULL PERMITS. THE CITY OF DAYTON DOES NOT CONSIDER YOU THE OWNER OF THE PROPERTY, YOU WILL NOT BE ABLE TO PULL PERMITS IN YOUR NAME.

**IT IS THE PURCHASER'S RESPONSIBILITY TO OBTAIN THE REQUIRED PERMITS AND GET INSPECTIONS ON ALL WORK THROUGHOUT ALL PHASES. PERMITS MUST BE POSTED AT FRONT OF PROPERTY**

**EXPECT THE LAND BANK TO ASK FOR PROOF OF PERMITS AND INSPECTIONS BEFORE THE FINAL WALK THROUGH. THE DEED CANNOT BE TRANSFERRED WITHOUT APPROPRIATE DOCUMENTATION.**

**PRE • SALE INSPECTION REPORT**

Location: 1423 CHADWICK DRIVE Inspector: EMMY FABICH Date: 1/3/2023

**EXTERIOR: STRUCTURAL**

**[EXT]: DWELLING**

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

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

CLEAN THE INTERIOR AND EXTERIOR OF ALL GUTTERS.

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

REPLACE ANY DAMAGED SIDING WITH MATCHING COLOR ON ALL SIDES & ABOVE GARAGE/HOUSE WALL

REPLACE ALL EXTERIOR DOORS WITH NEW TO PROPERLY FIT/OPERATE.

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

REPAIR OR REPLACE WINDOWS THAT ARE BROKEN, FOGGY, OR RETAIN MOISTURE BETWEEN PANES OF GLASS.

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

**( ) dwelling walls:**( ) front ( ) side ( ) rear.

[EXT. S6] (X) Replace defective porch components: ( ) joists ( ) rails (X) columns ( ) skirting ( ) decking (X) ceiling

( ) risers ( ) steps ( ) stringers: (X) front ( ) side ( ) rear.

[EXT. S7] ( ) Remove: ( ) junk ( ) debris:

[EXT. S8] (X) Repair or replace defective missing locks and hardware on doors and windows of dwelling:

( ) front (X) side (X) rear. REPLACE SIDE & REAR WITH REPLACEMENT DOORS. DO NOT CHANGE THE FRONT DOOR LOCKS OR REMOVE THE LOCKBOX. ALL DOORS AND WINDOWS TO LOCK/OPERATE CORRECTLY.

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

***\*No paint chips can be left on-site\****

REPAINT ALL ROOF VENT PIPES WITH APPROVED MATERIAL.

**[G/S]: GARAGE**

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

[G/S. 2] (X) Replace defective: ( ) siding (X) doors (X) vehicle doors (X) Repair cracked floor ( ) rafters ( ) sill plates ( ) roof boards. REPLACE THE OVERHEAD DOOR. GARAGE SERVICE DOOR TO INTERIOR NEEDS TO BE A FIRE RATED DOOR.

REPLACE GARAGE DOOR TO BACKYARD COMPLETELY. MUST OPERATE/LOCK CORRECTLY.

[G/S. 3] (X) Remove all peeling paint and re-paint with an approved material. ***\*No paint chips can be left on-site\****

[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: INTERIOR/EXTERIOR (X) wall switches (X) receptacle covers. ELECTRICAL SERVICE MUST BE RESTORED IN A CODE COMPLIANT MANNER WITH A PERMIT/INSPECTION.

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

[G/S. 8] (X) Remove dilapidated structure: REMOVE OLD SHED FOUNDATION IN BACKYARD CORNER & LANDSCAPE.

**OTHER DEFICIENCIES:**

(X) REMOVE EXTERIOR ANTENNA. REPAIR SIDING AT THIS LOCATION.

(X) REMOVE WOOD BOX NEXT TO GARAGE AT GROUND.

(X) REPAINT METAL WINDOW AWNINGS IF BEGIN RETAINED. STRAIGHTEN AND SECURE.

(X) THE YARD MUST BE WELL-MAINTAINED, LANDSCAPED FLOWER BEDS. THIS INCLUDES EDGING THE SIDEWALK, FENCE LINE, AND DRIVEWAY. CONDUCT REGULAR MOWING & EDGING.

(X) REPLACE THE MAILBOX AND HOUSE NUMBERS.

**PRE - SALE INSPECTION REPORT**

Location: 1423 CHADWICK DRIVE Inspector: EMMY FABICH Date: 1/3/2023

**INTERIOR: STRUCTURAL**

**[INT.]: DWELLING**

[INT. S1] (X) Repair/ replace defective/ missing: (X) door (X) door hardware (X) sills (X) casings (X) jambs  
ALL CLOSETS AND INTERIOR ROOMS MUST HAVE DOORS THAT OPERATE PROPERLY.

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

[INT. S3] (X) Repair/replace defective missing: (X) floor covering THROUGHOUT (X) ceiling THROUGHOUT  
ALL FLOORS AND CEILINGS THROUGHOUT TO HAVE SAFE/SANITARY/SOUND PERMANENT SURFACE.  
ALL FLOORS THROUGHOUT INCLUDING KITCHEN FLOOR, BATHROOM FLOOR TO BE LEVEL.

[INT. S4] (X) Repair defective/ missing: (X) floor ( ) floor joists ( ) support beams ( ) columns  
SMALL SECTIONS IN FRONT ROOM, BACK BEDROOM AT PERIMETER - MUST REPAIR SLAB  
DEFICIENCIES TO BE LEVEL BEFORE INSTALLING PERMANENT FLOOR COVERING.

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

[INT.S6] (X) Replace defective /missing: ( ) plaster (X) drywall (X) other WALL COVERING THROUGHOUT  
ALL WALLS TO HAVE SMOOTH, FINISHED, DRY SURFACE - INCLUDES UPSTAIRS.  
MUST REPLACE ANY MOISTURE DAMAGED SECTIONS OF CEILING AND WALLS. INCLUDES UPSTAIRS.

[INT. S7] (X) Remove all peeling paint and re-paint with an approved material. ***\*No paint chips can be left on-site\****

[INT. S8] (X) Remove (X) junk ( ) debris ( ) trash to eliminate unsanitary condition,: DISHWASHER & ALL ITEMS IN  
GARAGE TO BE REMOVED.

**[S.D.]: SMOKE AND CARBON MONOXIDE DETECTORS**

[S.D.1] (X) Provide smoke detectors at the top of each stairwell leading to: ( ) 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 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, per the manufacturers  
installations 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) ENSURE ALL FLOORS AND THRESHOLDS ARE ABSENT OF TRIP HAZARDS

(X) SLAB FLOOR MUST BE REPAIRED AT ALL JOINTS – SLAB DEFICIENCIES PRESENT.

(X) ENSURE EXISTING ALL HANDRAILS/RAILING ARE SECURED & CODE COMPLIANT

(X) REMOVE/REPLACE UPSTAIRS CEILING THROUGHOUT; MUST BE SECURE, SMOOTH, FINISHED

(X) REMOVE/REPLACE ALL CABINETRY/COUNTERS/PANTRIES IN KITCHEN AND BATH AREAS.

(X) REMOVE/REPAIR OPENING/BOARDED WINDOW FROM KITCHEN WALL TO GARAGE.

**[BLDG. 1] (X) SECURE BUILDING PERMIT FOR: ANY WALL REMOVAL /MODIFICATION TO LAYOUT; ESPECIALLY  
FROM UTILITY ROOM TO BACK ADDITION/2<sup>ND</sup> BEDROOM. MUST CONSULT WITH LAND BANK PRIOR. IF APPROVED  
BY LAND BANK, MUST HAVE CITY REGISTERED CONTRACTOR PULL BUILDING PERMIT & GET INSPECTIONS.**

**PRE - SALE INSPECTION REPORT**

Location: 1423 CHADWICK DRIVE Inspector: EMMY FABICH Date: 1/3/2023

**INTERIOR: ELECTRICAL**

**[INT. E]: ELECTRICAL**

[INT. E1] (X) Replace defective or missing wall switches: (X) living room (X) dining room ( ) attic (X) kitchen ( ) recreation room ( ) basement (X) utility room (X) bedroom 3 (X) bathroom

[INT. E2] (X) Replace defective or missing light fixtures: (X) living room (X) dining room ( ) attic (X) kitchen ( ) recreation room ( ) basement (X) utility room (X) bedroom 3 (X) bathroom

ALL LIGHTING MUST HAVE GLOBE/COVERING, NO BARE BULBS.

[INT. E3] (X) Replace defective or missing plug outlets: (X) living room (X) dining room ( ) attic (X) kitchen ( ) recreation room ( ) basement (X) utility room (X) bedroom 3 (X) bathroom

[INT. E4] (X) Replace missing: (X) receptacle covers (X) switch covers: (X) living room (X) dining room ( ) attic (X) kitchen ( ) recreation room ( ) basement (X) utility room (X) bedroom 3 (X) bathroom

ALL COVERS TO BE REPLACED AND MATCH.

[INT. E5] ( ) Install Type S fuses / circuit breakers of correct ampere rating to protect electrical wiring.

[INT. E6] (X) Remove / replace unapproved wiring: ( ) living room ( ) dining room ( ) attic (X) kitchen ( ) recreation room ( ) basement (X) utility room ( ) bedroom (X) bathroom THROUGHOUT, WHERE PRESENT

[INT. E7] (X) Replace defective existing 60 ampere service with new approved 200 - ampere service.  
(X) Replace defective / missing service entrance conductors.

[INT. E8] (X) Install required number of electrical receptacles. The new receptacles shall be duplex grounding type:  
(X) living room (X) dining room ( ) attic (X) kitchen ( ) recreation room ( ) basement (X) utility room  
(X) bedroom (X) bathroom (X) garage

**Note: Receptacles installed in bathrooms and at kitchens counter tops MUST be ground-fault protected and Must be installed on a separate 20 ampere circuits. This requires a permit to run a new circuit/new wiring. MUST HAVE A PERMIT AND INSPECTION BY THE CITY OF DAYTON.**

[INT. E9] (X) Provide electric lighting: (X) laundry area (X) furnace room (X) toilet room (X) utility room (X) kitchen (X) stairways (X) garage interior & exterior (X) exterior front door (X) exterior back door

**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 THROUGHOUT, WHERE PRESENT

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

**OTHER DEFICIENCIES:**

**(X) MUST REPLACE THE FEDERAL PACIFIC ELECTRICAL PANEL WITH MODERN OPTION/ MEETING CODE REQUIREMENTS. PANEL MUST HAVE MAIN DISCONNECT. MUST HAVE MINIMUM 20 CIRCUITS IN PANEL.**

**(X) GARAGE ELECTRICAL SERVICE MUST BE RESTORED IN A CODE COMPLIANT MANNER WITH A PERMIT & INSPECTION.**

**(X) PROVIDE EXTERIOR LIGHTING AT ALL ENTRYWAYS/DOORS/GARAGE OVERHEAD/EXTERIOR GARAGE.**

**[ELECT. 1] (X) SECURE ELECTRICAL PERMIT FOR: REPLACEMENT OF THE FEDERAL PACIFIC ELECTRICAL PANEL BY A CITY OF DAYTON REGISTERED, LICENSED PROFESSIONAL ELECTRICIAN. AND ANY MODIFICATIONS OR ALTERATIONS TO THE ELECTRICAL SYSTEM THROUGHOUT. MUST GET PERMIT AND CITY INSPECTIONS COMPLETED BEFORE LAND BANK FINAL WALK THROUGH.**

**PRE - SALE INSPECTION REPORT**

Location: 1423 CHADWICK DRIVE Inspector: EMMY FABICH Date: 1/3/2023

**INTERIOR: PLUMBING**

**[INT. P]: PLUMBING**

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

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

[INT. P3] (X) Replace faucets: (X) sink (X) lavatory (X) bathtub (X) shower ( ) laundry tub (X) other EXTERIOR SPIGOTS

[INT. P4] (X) Replace defective / missing: (X) sink (X) lavatory (X) bathtub (X) laundry tub (X) waste pipe (X) toilet (X) water heater (X) water piping (X) other EXTERIOR SPIGOTS

[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 (X) bathtub (X) shower (X) toilet ( ) other

[INT. P7] (X) Provide tub-shower walls and partitions of a water-resistant material. MUST SEAL ALL SEAMS WITH APPROPRIATE MATERIAL AT ALL WALLS AND CEILINGS. IF DISPOSING OF EXISTING DOORS, ENSURE WATERTIGHT REPLACEMENT.

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

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

[INT.P10] (X) Repair worn surface: (X) bath tub (X) sink ( ) lavatory. IF TUB OR SINK DOES NOT CLEAN UP, REPLACE IT.

[ INT. P11] (X) Provide proper water pressure (X) hot (X) cold: (X) sink (X) lavatory (X) toilet (X) bathtub (X) shower (X) laundry tub.

**[W.H.]: WATER HEATER**  
**(X) REPLACE 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) MAKE ALL NECESSARY REPAIRS SO THAT AT THE COMPLETION OF THE REHAB, THERE IS A MINIMUM OF 1 FUNCTIONING BATH, A FUNCTIONING KITCHEN, AND A FUNCTIONING WATER HEATER.

(X) SHOWER/TUB DOORS TO BE REPLACED IF THEY DO NOT OPERATE OR CLEAN UP.

(X) KITCHEN SINK TO BE REPLACED IF IT DOES NOT CLEAN UP. REMOVE EXISTING SET UP.

(X) DISHWASHER TO BE SANITIZED/SERVICED IF RETAINING; IF IT DOES NOT CLEAN UP/WORK. REPLACE.

**[PLBG. 1] (X) SECURE PLUMBING PERMIT FOR: MODIFICATIONS MADE TO THE PLUMBING SYSTEM. THE PLUMBING INSPECTIONS MUST BE COMPLETE BY THE TIME OF THE FINAL WALK THROUGH. THERE MUST BE AN OPERABLE WATER HEATER WITH THE FINAL INSPECTION. THE WATER HEATER MUST BE INSPECTED BY THE CITY OF DAYTON BUILDING DEPARTMENT PRIOR TO THE LAND BANK FINAL INSPECTION. PERMITS/WORK MUST BE DONE BY A LICENSED PLUMBER REGISTERED WITH THE CITY OF DAYTON.**

**PRE - SALE INSPECTION REPORT**

Location: 1423 CHADWICK DRIVE Inspector: EMMY FABICH Date: 1/3/2023

**INTERIOR: HEATING & COOLING**

**[INT. H]: HEATING & COOLING**

[INT. H1] (X) Repair or replace defective safety pilot: (X) furnace ( ) boiler ( ) space heater ( ) air conditioner ( ) heat pump.  
IF RETAINING FURNACE - MUST BE SERVICED; INSPECTED BY LICENSED HVAC PROFESSIONAL.

[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 ( ) pressuretrol ( ) 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/ 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/ or debris from chimney.

[INT. H12] (X) Replace missing: ( ) radiators (X) register covers (X) furnace ( ) boiler (X) hot /cold air ducts (X) air conditioner  
OR (X) heat pump

IF UTILIZING CURRENT FURNACE, HAVE IT SERVICED BY A LICENSED HVAC PROFESSIONAL, REGISTERED  
WITHIN THE CITY OF DAYTON. PULL PERMIT AND GET INSPECTION.

[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 HEATING & COOLING SOURCE. IT IS UP TO THE RENOVATOR TO  
SELECT THE TYPE OF PERMANENT HEATING/COOLING SOURCE TO BE INSTALLED.  
CONSULT A CITY OF DAYTON APPROVED HVAC PROFESSIONAL.

(X) IN UPSTAIRS REPLACE/INSTALL NEW DUCT WORK & RETURN VENTING THAT IS MISSING OR DEFICIENT.

(X) THE PROPERTY MUST HAVE A PERMANENT AIR-COOLING UNIT TO SERVICE THE LIVING AREA.  
THIS MUST BE INSTALLED BY A PROFESSIONAL, REGISTERED CITY OF DAYTON HVAC CONTRACTOR.

**[MECH. 1] (X) SECURE MECHANICAL PERMIT FOR: INSTALLATION OF NEW GAS METER BY CENTERPOINT ENERGY.  
FOR WHICHEVER TYPE OF PERMIT IS APPLICABLE FOR THE SELECTED HEAT SOURCE/COOLING SOURCE. MUST BE  
INSTALLED BY A LICENSED HVAC PROFESSIONAL REGISTERED IN DAYTON. MUST BE INSPECTED BY THE CITY OF  
DAYTON BUILDING DEPARTMENT BEFORE FINAL WALK THROUGH.**



## ADDITIONAL COSTS ASSOCIATED WITH THE PURCHASE OF A LAND BANK DIY PROPERTY

Per the *Montgomery County Land Reutilization Corporation DIY Renovation Sale and Purchase Agreement Notices* that you have initialed, item 11 states: *I understand that at the closing of my purchase of the property I will be required to reimburse the Land Bank for costs incurred to insure the property during the renovation period.*

PROPERTY ADDRESS: 1423 CHADWICK DRIVE, DAYTON, OH 45406

EFFECTIVE DATE: \_\_\_\_\_ (when contract is signed)

COMPLETION DATE: \_\_\_\_\_ (when renovations are completed & approved; closing costs have been paid in full)

Number of insurance days \_\_\_\_\_ @ a rate of \$1.80 per day = \_\_\_\_\_

**TOTAL INSURANCE DUE**

This is the current daily rate for the insurance the Land Bank has on this structure. It is possible the rate **may change** during your renovation period.

Please refer to the *Montgomery County Land Reutilization Corporation DIY Renovation Sale and Purchase Agreement*, page 6, item f, regarding both the property insurance requirement and general liability insurance that the Purchaser is **required** to maintain on the property during the renovation period. See below:

*f. Indemnity and Insurance. Purchaser will indemnify, hold harmless and defend Seller and Seller Parties from and against any and all claims, losses, actions or liabilities arising out of or associated with Purchaser's entry, presence, or work at or on the Premises. Purchaser will at all times maintain property insurance, including coverage for damage occurring during the course of construction or renovations, listing Seller as a loss payee. Purchaser shall further carry liability coverage insuring against bodily injury and property damage incurred by third parties.*

*Before the Effective Date, Purchaser will have delivered to Seller evidence of the required insurance (including copies of Purchaser's policies if requested by Seller), and Purchaser will make no changes to the required insurance until after the closing. Seller and Seller Parties will not be responsible for any theft, vandalism, damage, or loss of any personal property at the Premises, including damage by leaks, bursting pipes, temperature fluctuations, structural matters and all other causes, and all property at the Premises will be kept at the sole risk of Purchaser and its agents or contractors.*

**YOU WILL NEED TO PROVIDE PROOF OF INSURANCE BEFORE THE CONTRACT SIGNING.**

Please refer to the Montgomery County Land Bank Reference Guide for Construction Quality Standards. This document presents the standards we have set for housing that is rehabilitated by purchasers of Land Bank properties.

Please click this link to view:

<https://mclandbank.com/wp-content/uploads/2021/05/5. reference guide for construction quality standards final.pdf>



# ***Ladybug Services***

**Complete Pest Control Services**

## **TERMITE CONTROL CERTIFICATION**

This document certifies that the property located at:

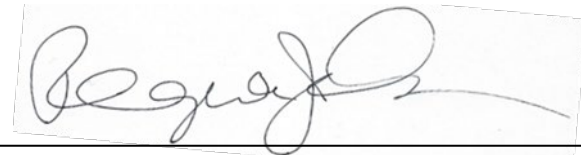
1423 Chadwick Dr., Dayton, Ohio 45406

Property Address

Has been serviced for the management of Eastern Subterranean Termites. It includes a one-year warranty with renewal plan.

04/14/2022

Date of Service



Signature