

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

Address:	196 Henry Street	Date:	February 1, 2016
Perm. Parcel No:	814-11-020	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	2 Dwelling Unit
Owners Name:	Oceanus & Patricia Perry	Maximum Occupancy:	4 persons – per unit
Mail to:		Property:	Legal Conforming <input checked="" type="checkbox"/> Legal Non-Conforming <input type="checkbox"/> Illegal <input type="checkbox"/>

Upon inspection, we find that said property is in need of repairs as follows:

HEALTH/SAFETY ITEMS (Items that need to be done PRIOR to occupancy):

1. Install a new smoke detector on the first, second and third floor levels and stairwell at each level and in all sleeping rooms **both units**.
2. Roofs must be free of holes, deterioration, leaks or missing shingles and be structurally sound. Remove the existing roofing shingles and install a new roof on the dwelling (and adjacent garage). Use Ice and water Shield where required. A maximum of two layers of roofing are permitted on roof.
3. **Both units**. Furnace or boiler must be clean and in serviceable condition and generally free of rust and corrosion. Have the furnace cleaned and serviced by a qualified technician. Or Replace the furnace with a new appliance.
4. A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.
5. Patch all minor cracks and holes in interior walls and ceilings and repaint to include back stairwell.
6. Clean and disinfect the entire house, including the basement.
7. Remove the worn and soiled carpeting throughout **both units** and disinfect the floor surfaces.
8. Floors must not have any weak, loose, or decayed sections or boards. Repair the damaged floor in the stairwell.

REQUIRED MAINTENANCE ITEMS:

1. All porches must be properly maintained and painted and equipped with handrails if more than 30” high. Make all necessary repairs to the front and rear **both upper and lower** porches accordingly. Stain/paint the porch assembly.
2. Tuck-point the foundation masonry and repaint to match existing.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: **Robert Brown**

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EXTERIOR ITEMS:

1. Clean, repair or replace all gutters and downspouts as needed.

DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Remove and replace 1square of driveway concrete. Driveway concrete shall be a minimum of 4-inches in thickness.
2. Level 1 square of public sidewalk.

GENERAL ELECTRICAL ITEMS:

1. All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
2. All lights, outlets and switches must operate properly. Electrical devices may not be painted.

GENERAL PLUMBING ITEMS:

1. Remove Fernco adaptors on drain system in basement and replace by using steel backed no-hub adaptors.

BASEMENT ITEMS:

1. Clean and disinfect the basement.
2. Tuck-point the mortar joints in the basement walls as needed. Repair all wall cracks.
3. Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
4. Scrape and paint the basement walls with block-filler paint.

KITCHEN ITEMS – BOTH UNITS:

1. Flooring must be sanitary. Clean the kitchen flooring or install new floor tile in the kitchen.
2. Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
3. Clean, repair and disinfect the kitchen cabinets.

BATH ITEMS – 1ST FLOOR UNIT:

1. All light fixtures must be in good working order.
2. Caulk all gaps between tub/floor.
3. Repair the tub surround to make it sanitary and water tight.
4. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
5. Replace cove base.

BATH ITEMS – 2ND FLOOR UNIT:

1. All light fixtures must be in good working order.
2. Caulk all gaps between tub/floor.
3. Repair the tub surround to make it sanitary and water tight.
4. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
5. Replace cove base.

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INTERIOR ITEMS:

1. Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of FOUR (4) occupants - PER UNIT (total of both adults and children)