

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

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|--------------------|-----------------|----------------------|---|
| Address: | 813 High Street | Date: | May 7 th , 2015 |
| Perm. Parcel No: | 813-23-028 | Use District: | R-2 |
| Present Occupancy: | 1 Dwelling Unit | Permitted Occupancy: | 1 Dwelling Unit |
| Owners Name: | Constance Depp | Maximum Occupancy: | 8 persons |
| Agent: | | Property: | Legal Conforming [X] Legal Non-Conforming [] Illegal [] |
| Phone: | | | |

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

REQUIRED MAINTENANCE ITEMS:

1. Remove all trash, rubbish, garbage or debris on property, especially around garage.
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. Make all necessary repairs to the existing roof. Materials used for repairs must match the existing in type, quality and color. A maximum of two layers of roofing are permitted on roof.
3. Tuck-point or completely reconstruct the chimney and the chimney above the roof line. Repaint to match existing if applicable. Only masonry mortar materials may be used to tuck-point brick masonry (no caulking), and the mortar color must match the existing mortar. Gray mortar MAY NOT be acceptable.
4. Power wash vinyl siding of all stains and dirt to include window and door awnings.

GARAGE:

1. Power wash vinyl siding, both garages.
2. Re-install boarded-up from interior man door of detached garage.

EXTERIOR ITEMS:

1. Clean, repair or replace all gutters and downspouts as needed.
2. All masonry (block, brick, etc. – chimneys, foundations, brick steps, brick fronts, veneers, etc.) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly, rebuild front brick steps.
3. All windows must be intact, operable, glazing putty in good condition and painted. Replace all damaged and missing screens.

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 **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 CONT.:

4. All exterior light fixtures must be properly maintained and operate normally.
5. Repair the damage to the tree lawn using top soil if necessary and seed the area.
6. Trim all trees, bushes and/or shrubbery on the property, especially off house, around detached garage.
7. Power wash deck, replace rotten wood and stain or paint.

GENERAL GARAGE ITEMS ATTACHED:

1. Electrical outlets for overhead door opener must be grounded and within 3'0" from opener.

DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Remove and replace 4 squares of driveway concrete. Driveway concrete shall be a minimum of 4-inches in the thickness.
2. Replace 3 squares of public sidewalk. Public sidewalk must be constructed of reinforced concrete in the minimum thickness of 4-inches, except in the driveway area the minimum thickness shall be the same thickness as the apron.
3. Level 2 squares of public sidewalk. Level 1 square of front service sidewalk.
4. Replace damaged/broken service walks to front door and back door/deck.
5. Replace entire walk of side service/entry sidewalk. Service walks shall be a minimum of 4-inches in thickness.

GENERAL ELECTRICAL ITEMS:

1. Any holes in the panel from missing breaker knock-outs, etc. must be plugged with correct appliance.
2. All wires entering main panel must have the correct connectors.
3. All lights, outlets and switches must operate properly. Electrical devices may not be painted.
4. Extension cords are permitted only for temporary uses. Remove cords used as permanent wiring, especially detached garage.

GENERAL PLUMBING ITEMS:

1. Hot water tanks must be equipped with a listed ¼-turn gas shut-off valve and dirt leg on gas line. Replace the gas valve at the hot water tank. Install a dirt leg on the gas piping to the hot water tank.
2. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.

GENERAL HVAC ITEMS:

1. Have the furnace cleaned and serviced by a qualified technician. Or Replace the furnace with a new appliance.
2. Replace the obsolete gas valve at the furnace and hot water tank with the correct ¼-turn gas shut off valve.
3. Insure that the flue piping from the furnace and hot water tank is sealed tightly @ chimney. Flu piping must be secured by using sheet metal screws or rivets.

BASEMENT ITEMS:

1. A smoke detector is required: 110 v. type for open joist ceiling.
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.

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KITCHEN ITEMS:

1. Install a new gas valve on the stove supply line behind stove.

BATH ITEMS FIRST FLOOR:

1. Flooring must be smooth and water-tight. Carpeting is not permitted. Remove the carpeting. Install a new tile floor.
2. Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bowl bolt caps.
3. Caulk backsplash of sink.

BATH ITEMS SECOND FLOOR:

1. Flooring must be smooth and water-tight. Carpeting is not permitted. Remove the carpeting. Install a new tile floor.
2. Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bowl bolt caps.
3. Caulk backsplash of sink.

INTERIOR ITEMS:

1. Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
2. Remove the worn carpeting in the first floor bedroom and living room and disinfect the floor surfaces.
3. Ensure that all fireplace dampers are intact and that they open and close properly.

NOTE: PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: Ordinance 1305.16(d)(2)(N): The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of **ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUM CHARGE OF TWO HOURS (2) for any such work.**

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 EIGHT (8) occupants (total of both adults and children)