

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

Address:	856 High St.	Date:	June 16, 2015
Perm. Parcel No:	813-21-104	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Debbie Boehm	Maximum Occupancy:	4 persons – 2 bedroom
Mail to:	same	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:

REQUIRED MAINTENANCE ITEMS:

1. Remove all trash, rubbish, garbage or debris on property, especially beside and behind garage.
2. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal.
3. Fences must be plumb, structurally sound, free of deterioration, and painted. Repair fence and gate accordingly.
4. Tuck-point the foundation masonry and repaint to match existing.
5. Tuck-point or completely reconstruct 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.
6. Power wash house and garage, replace damaged vinyl siding on house, garage and especially around chimney.

GARAGE:

1. Scrape and paint or completely replace the overhead door. Repair windows in the overhead door.

EXTERIOR ITEMS:

1. Clean, repair or replace all gutters and downspouts as needed.
2. All masonry chimneys, brick steps, at the front and side door 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.
3. All windows must be intact, operable, glazing putty in good condition and painted. Replace all missing screens.
4. All exterior light fixtures must be properly maintained and operate normally.

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- CONTINUED:

5. All exterior receptacles must be GFCI protected and weather-proof.
6. Repair the damage to the tree lawn (around fire hydrant) using top soil if necessary and seed the area.
7. Trim all trees, bushes and/or shrubbery on the property, especially off house, garage and roofs.
8. Remove all weeds from flower beds and beside garage.
9. Power wash backyard deck and guard railing and re-stain or scrape and paint.
10. Remove all the junk in the garage on roof trusts – it is not designed to hold that much weight.

GENERAL GARAGE ITEMS:

1. All electrical outlets in walls must be GFCI protected (except freezers).
2. Floors must be concrete material and be free of serious or misaligned cracks. Repair the garage floor.
3. Scrape and paint the door, window and/or roof trims on this garage.
4. Make all necessary repairs to the garage window(s) and related frames and trims or install new windows.
5. Make all necessary repairs or replacement the damaged/cut out roof trust where the garage door opener is installed.

DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Replace the lower half of the driveway apron. Aprons must be replaced with reinforced concrete in the minimum thickness of 6-inches for residential property and 8-inches for commercial property. Asphalt aprons shall not be approved. **NOTE:** If the curb is broken or missing, either in whole or in part, in the apron area, then the curb will have to be replaced or repaired along with the apron work. New curb sections must be excavated to a depth of 18-inches and must be dowelled in to adjacent curb sections. Call the Building Department for more direction on this work.
2. Remove and replace 14 squares of driveway concrete. Driveway concrete shall be a minimum of 4-inches in thickness. From front of house back to the garage. Replace the driveway crock, drain and cover.
3. Replace 1 square of front service/entry sidewalk. Service walks shall be a minimum of 4-inches in thickness.
4. Replace missing sections of the concrete curb when performing apron repair or replacement.

NOTE: Reinforced concrete may be installed with either 6 X 6 #10 welded wire fabric or with fiber mesh.

GENERAL ELECTRICAL ITEMS:

NOTE: New electrical panel was installed without permit and inspections - get required permit and inspections.

1. The panel must be grounded to the street side of water meter with #4 solid copper wire.
2. All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
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 to the florescent overhead light in garage.
5. The following receptacle outlets show an open ground and either must be grounded or replaced with two-prong receptacle outlets. Check all outlets throughout house and garage and replace as needed.

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GENERAL PLUMBING ITEMS:

1. 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. Furnace 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.
2. 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. Repair or replace basement door.
2. Clean and disinfect the basement.
3. Install a handrail on the basement stairs.
4. A smoke detector is required: 110 v. type for open joist ceiling.
5. Tuck-point the mortar joints in the basement walls as needed. Repair all wall cracks.
6. Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
7. Scrape and paint the basement walls with block-filler paint.
8. Remove damaged paneling, carpeting in front portion of basement.
9. Repair/replace or remove damaged/missing ceiling tiles.

KITCHEN ITEMS:

1. Replace drain to sink/incorrect no-hub band are installed – hire a plumber to make corrections.

BATH ITEMS:

1. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
2. Install toilet bowl bolt caps.
3. Repair door trim, cabinet trim etc.

INTERIOR ITEMS:

1. Patch all minor cracks and holes in interior walls and ceilings and repaint.
2. Remove the carpeting in the basement and disinfect the floor surfaces.
3. Repair all windows to insure that glass is intact; that windows open and close properly; that windows lock securely; that glazing putty and weather stripping is present in good condition and is effective; and that every window is equipped with a screen.
4. Repair and/or secure or replace the handrail to the basement stairs.
5. Install a new smoke detector on the first floor level and in all bedrooms.
6. 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.
7. Ensure that all fireplace dampers are intact and that they open and close properly and chimney flue is clean of creosote.

NOTE: This is a two (2) bedroom house.

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.**