

# CERTIFICATE OF INSPECTION

**VALID FOR ONE YEAR**

Address:	34 Broadmore Avenue	Date:	April 26 <sup>th</sup> , 2016
Perm. Parcel No:	812-29-066	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Federal Home Loan Mortgage	Maximum Occupancy:	3 persons
Agent:	% Haven Realty, Inc.	Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []
Phone:			

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

**NOTE: The water services were off at the time of inspection. A re-inspection at a later date SHALL BE required to inspect these items.**

**NOTE: The scope of work needed at this dwelling will require that registered City of Bedford contractors shall obtain permits for the Building (garage roof sheeting structural work). To obtain permits, plans shall be prepared and approved prior to issuance of any permits. Work for which the approved plans and permits are required shall not be started until the approved plans and permits are obtained.**

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

- 1) Furnace must be clean and in serviceable condition and generally free of rust and corrosion. Have the appliance cleaned and serviced by a qualified technician. Or Replace the appliance with a new appliance.

**REQUIRED MAINTENANCE ITEMS:**

- 1) All siding must be present, in good condition and clean. Clean the house siding or install new, vinyl siding throughout.
- 2) All siding must be present, in good condition and clean. Clean the garage siding or install new, vinyl siding throughout.
- 3) Roofs must be free of holes, deterioration or leakage. Repair the garage roof including interior sheeting and framing.
- 4) Scrape and paint or completely replace the overhead door at garage.

**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:**

Richard Hickman

Certificate of Inspection  
34 Broadmore Avenue  
Federal Home Loan Mortgage  
April 26, 2016

**EXTERIOR ITEMS:**

- 1) Clean, repair or replace all gutters and downspouts as needed.
- 2) All doors must open and close properly. Repair or replace the rear storm door and the front storm door accordingly.
- 3) All exterior light fixtures must be properly maintained and operate normally.
- 4) Trim the tree in rear yard to remove dead limbs.

**GENERAL GARAGE ITEMS:**

- 1) Clean, repair or replace all gutters and downspouts as needed.
- 2) All unused or defective electrical fixtures, conductors or equipment must be completely removed throughout.
- 3) Replace incoming service electrical box cover on exterior of the garage with a weather tight cover.
- 4) Make all necessary repairs to the garage window(s) and related frames and trims. Scrape/paint.

**GENERAL ELECTRICAL ITEMS:**

- 1) Secure the incoming service to the side of the dwelling properly.
- 2) All lights, outlets and switches must be complete operate properly.

**GENERAL HVAC ITEMS:**

- 1) Replace all missing HVAC grilles and restore/replace damaged rusty one(s).

**KITCHEN ITEMS:**

- 1) All plumbing fixtures must be in good working condition and free of leaks. Find cause of leaks in the (water) (drain) piping and correct. Replace rotted drainage fittings under sink.
- 2) Repair the kitchen cabinet door at sink base and clean interior of this cabinet.
- 3) Add GFCI protection to all kitchen countertop outlets.

**BATH ITEMS:**

- 1) All plumbing fixtures must be in good working order and free of leaks and defects. Repair the leaking water piping/faucets. Repair the leaking drain lines. Install missing sink hole cap. Install shower head.
- 2) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
- 3) Install toilet bolt cap covers.

**INTERIOR ITEMS:**

- 1) Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
- 2) Repair/replace the damaged carpet in the living room and the hallway.
- 3) Repair or replace the damaged floor tile in the rear entry/electric closet/laundry area.
- 4) 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.

Certificate of Inspection  
34 Broadmore Avenue  
Federal Home Loan Mortgage  
April 26, 2016

**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 THREE (3) occupants (total of both adults and children)*