

CERTIFICATE OF INSPECTION

VALID FOR ONE YEAR

Address:	111 Center Road	Date:	April 5, 2016
Perm. Parcel No:	812-11-006	Use District:	R-3
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	2 Dwelling Unit
Owners Name:	Deborah Howard-Moore.	Maximum Occupancy:	4 persons – up and 3 persons - down
Mail to:		Property:	Legal Conforming [X]
Address:			Legal Non-Conforming []
City:			Illegal []

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

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

1. Install a new smoke detector in all units, stairway, and in all sleeping rooms.

REQUIRED MAINTENANCE ITEMS:

1. Remove all trash, rubbish, garbage or debris on property, especially around garage.

EXTERIOR ITEMS:

1. Clean, repair or replace all gutters and downspouts as needed on house and garage.
2. All windows must be intact, operable, glazing putty in good condition and painted. Replace all missing screens. (damaged)
3. All exterior light fixtures must be properly maintained and operate normally.
4. Remove the tree stumps in the rear yard.
5. Trim all trees, bushes and/or shrubbery on the property, especially off garage.
6. Secure electrical feed at garage.

DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Replace the entire drive 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 8 square of driveway concrete. Driveway concrete shall be a minimum of 4-inches in thickness.

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, CONCRETE AND MAJOR CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: Robert Brown

Certificate of Inspection
111 Center Road
Deborah Howard-Moore
April 5, 2016

DRIVEWAYS, SIDEWALKS, AND STAIRS - CONTINUED:

3. Replace 1 square 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.

111 CENTER ROAD - DOWN

PLUMBING ITEMS:

1. Hot water tanks must be equipped with T & P relief valve with 3/4" copper or galvanized discharge piping terminating 2" – 6" from floor.
2. Install a hot water tank pan under hot water tank and run drain to floor drain or outside.
3. Repair or replace damaged vinyl floor.

HVAC ITEMS:

1. 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.
2. Install new dryer vent damper to exterior.

BATH ITEMS:

1. Caulk base of toilet leaving 1/2" in rear without caulk.
2. Caulk backsplash of sink.
3. Repair or replace vanity, doors and hardware.

INTERIOR

1. 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.
2. Install a new smoke detector on each floor and in all sleeping rooms.
3. 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.

111 CENTER ROAD - UP

PLUMBING ITEMS:

1. Install pan under hot water tank and run drain to floor drain or outside.

HVAC ITEMS:

1. Install new dryer vent damper to exterior.

KITCHEN ITEMS:

1. Clean, repair and disinfect the kitchen cabinets

BATH ITEMS:

1. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
2. Caulk base of toilet leaving 1/2" in rear without caulk.
3. Caulk backsplash of sink.
4. Repair or replace vanity, doors and hardware.

INTERIOR ITEMS:

1. 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.
2. Install a new smoke detector on each floor and in all sleeping rooms.

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.**