

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

Address:	43 Grandmere Dr.	Date:	March 1, 2016
Perm. Parcel No:	812-29-032	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Kathryn L. Hays	Maximum Occupancy:	6 persons
Mail to:		Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []

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

NOTE: This house is in desperate need of repair.

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

1. Install a new smoke detector on the first and second floor levels and in all sleeping rooms.

GARAGE:

NOTE: Raze and rebuild garage

GENERAL ELECTRICAL ITEMS:

1. The panel must be grounded to the street side of water meter with #4 solid copper wire.
2. Install a 100-Amp panel and consolidate all other panels/disconnects into the new panel.
3. Knob and Tube wiring must be in its original condition. Knob and Tube wiring that has been tampered with must be removed and upgraded to non-metallic sheathed cable (Romex).
4. All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
5. All unused or defective electrical fixtures or equipment must be completely removed throughout.
6. All taps and splices must be enclosed in work box with correct cover.
7. All lights, outlets and switches must operate properly. Electrical devices may not be painted.
8. Exposed wiring must be properly secured. Wiring in open stud walls or along block walls is not permitted.

NOTE: Replace hot water tank and install in an accessible place.

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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Katheryn L. Hays
March 1, 2016

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

BASEMENT ITEMS:

1. Clean and disinfect the basement.
2. Install a handrail on the basement stairs.
3. A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.
4. Tuck-point the mortar joints in the basement walls as needed. Repair all wall cracks.
5. Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
6. Scrape and paint the basement walls with block-filler paint.
7. All basement windows must be weather-tight, free of broken glass, glazing putty in good condition and equipped with working window locks. All wood frames and sash must be free of decay, splits, deflection and properly painted. Make repairs to windows as required.
8. Remove floor tiles and damaged paneling and studs.

GENERAL PLUMBING ITEMS:

1. All plumbing fixtures must be in good working condition and free of leaks. Find cause of leaks in the water and drain piping and correct.

INTERIOR ITEMS:

1. Clean and disinfect the entire house, including the basement.

REQUIRED MAINTENANCE ITEMS:

1. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal.
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 the foundation masonry and repaint to match existing.
4. 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.

EXTERIOR ITEMS:

1. Clean, repair or replace all gutters and downspouts as needed on house and garage as needed. Divert 3' away from structure not to cause a nuisance for neighboring properties.
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.
3. Replace all obsolete windows with new replacement windows.

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EXTERIOR ITEMS- CONTINUED:

4. Completely remove and reconstruct the side porch with new, weather-resistant materials.
5. All exterior light fixtures must be properly maintained and operate normally.
6. All exterior receptacles must be GFCI protected and weather-proof.
7. All stairs/steps must be sound, free of cracked or loose sections and equipped with handrails.
8. Remove the dead tree, including the stump, [Remove the tree stumps] in the rear yard.
9. Replace the front and side exterior door and frame with a new door assembly.
10. Trim all trees, bushes and/or shrubbery on the property, especially backyard.
11. Scrape and paint front handrails.

DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Replace 10 squares of front and side service/entry sidewalk. Service walks shall be a minimum of 4-inches in thickness.
2. Remove and replace the broken or deteriorated asphalt drive as directed.

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

NOTE: Asphalt paving shall be installed in two layers of a minimum thickness of 2 ½ -inches and 1-inch respectively.

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.
2. Install an air admittance valve and p-trap under kitchen sink.
3. Replace all old obsolete gas valves.

KITCHEN ITEMS:

1. Flooring must be sanitary. Clean the kitchen flooring or install new floor tile in the kitchen.
2. GFCI-protected electrical outlets must be present on both sides of the sink
3. Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
4. Clean, repair and disinfect the kitchen cabinets.
5. Install new flexible gas connectors and gas valve behind the stove.

BATH ITEMS:

1. Bathrooms must be equipped with at least one GFCI outlet. Install an outlet adjacent to the bathroom sink.
2. Bathrooms must be equipped with a window or an exhaust fan. Install an exhaust fan. Replace or remove window in shower.
3. Flooring must be smooth and water-tight. Carpeting is not permitted. Remove the carpeting. Install a new tile floor.
4. Install a new watertight enclosure around the tub & shower unit after making necessary repairs to walls.
5. 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.

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BATH ITEMS (continued):

6. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings
7. Re-glaze tub or replace.
8. Caulk base of toilet leaving 1/2" in rear without caulk. Install toilet bowl bolt caps.
9. Caulk backsplash of sink.

INTERIOR ITEMS:

1. Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
2. Repair and/or secure or replace the handrail to the second floor stairs.
3. Remove the keyed deadbolt on the side and front door and install a thumb-turn device in its place.
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.

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 SIX (6) occupants (total of both adults and children)