

**CERTIFICATE OF INSPECTION**  
**VALID FOR ONE YEAR**

Address:	748 High St.	Date:	January 11, 2016
Perm. Parcel No:	813-24-031	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Bob Lintz	Maximum Occupancy:	3 persons
Mail to:		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:

**NOTE: The sidewalks, driveway, yards, porches and/or roofs were covered with snow on the date of the inspection. A re-inspection SHALL BE required to look at these things at a later date.**

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

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. A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.
3. Install a new smoke detector on the first and second floor levels and in all sleeping rooms.

**REQUIRED MAINTENANCE ITEMS:**

1. Remove all trash, rubbish, garbage or debris on property, especially behind garage.
2. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal.
3. All porches must be properly maintained and painted and equipped with handrails if more than 30" high. Make all necessary repairs to the front and rear porch accordingly. Stain/paint the porch assembly.
4. Fences must be plumb, structurally sound, free of deterioration, and painted. Repair fence accordingly.
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.

**GARAGE:**

1. Scrape and paint the entire garage or install new vinyl siding on garage.
2. Replace the overhead door with a new door.

**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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**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.
3. All windows must be intact, operable, glazing putty in good condition and painted. Replace all missing screens.
4. All doors must open and close properly. Repair or replace the side and back door accordingly.
5. All exterior light fixtures must be properly maintained and operate normally.
6. All exterior receptacles must be GFCI protected and weather-proof.

**GENERAL GARAGE ITEMS:**

1. Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims.
2. All electrical outlets in walls must be GFCI protected (except freezers).
3. Scrape and paint the door, window and/or roof trims on this garage.

**GENERAL ELECTRICAL ITEMS:**

1. The panel must be grounded to the street side of water meter with #4 solid copper wire.
2. Any holes in the panel from missing breaker knock-outs, etc. must be plugged with correct appliance.
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. (washer/dryer)
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.

**GENERAL PLUMBING ITEMS:**

1. Hot water tanks must be equipped with T & P relief valve with  $\frac{3}{4}$ " copper or galvanized discharge piping terminating 2" – 6" from floor.
2. Hot water tanks must be equipped with a listed  $\frac{1}{4}$ -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.
3. 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.
4. Install an air admittance valve and p-trap under kitchen sink.

**GENERAL HVAC ITEMS:**

1. Install a dirt leg on the gas line to the hot water tank.

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**BASEMENT ITEMS:**

1. Clean and disinfect the basement.
2. Install a handrail on the basement stairs.
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.
5. 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.

**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. Install an additional outlet on the (left) (right) side 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. Replace the dilapidated kitchen cabinets.
6. Install a new gas valve on the stove supply line.

**BATH ITEMS:**

1. Bathrooms must be equipped with at least one GFCI outlet. Install an outlet adjacent to the bathroom sink.
2. Flooring must be smooth and water-tight. Carpeting is not permitted. Install a new tile floor.
3. Showers and tubs must have water repellant walls. Seal all gaps between tub/floor.
4. Install a new watertight enclosure around the tub unit after making necessary repairs to walls.
5. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
6. Properly install the lavatory and tub drain assembly.
7. Caulk base of toilet leaving 1/2" in rear without caulk.
8. Caulk backsplash of sink.
9. Replace vanity.

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**INTERIOR ITEMS:**

1. Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
2. Clean and disinfect the entire house, including the basement.
3. Remove the worn and soiled carpeting throughout and disinfect the floor surfaces.
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.
5. Correct kitchen floor where out of plane between original kitchen and kitchen addition.

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)***