

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

Address:	64 Santin Circle	Date:	July 20, 2016
Perm. Parcel No:	812-31-011	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Robert Lintz	Maximum Occupancy:	6 persons
		Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []

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

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

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

EXTERIOR ITEMS:

1. Clean, repair or replace all gutters and downspouts as needed on house and garage as needed.
2. All masonry 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.

GENERAL GARAGE ITEMS:

1. Scrape and paint the door, window and/or roof trims on this garage.

GENERAL ELECTRICAL ITEMS:

1. All lights, outlets and switches must operate properly. Electrical devices may not be painted, broken or damaged.

GENERAL PLUMBING ITEMS:

1. Hot water tanks must be equipped with correct size and gauge exhaust flue piping sealed tightly @ chimney.

GENERAL HVAC ITEMS:

1. Have the furnace cleaned and serviced by a qualified technician.
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.
3. Remove duct tape from flue pipe

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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BASEMENT ITEMS:

1. Clean and disinfect the basement.
2. A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.
3. 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. All plumbing fixtures must be in good working condition and free of leaks. Find cause of leaks in the drain piping and correct.
3. Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint.
4. Clean, repair and disinfect the kitchen cabinets. Or replace the filthy and greasy kitchen cabinets.
5. Install new flexible gas connectors behind the stove.

FULL BATH ITEMS:

1. Bathrooms must be equipped with a window or an exhaust fan. Repair the exhaust fan.
2. Install a new tile floor.
3. Caulk all gaps between tub and floor. After replacing flooring.
4. Install a new watertight enclosure around the tub & shower unit after making necessary repairs to walls. (Damaged wall tiles)
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 drain assembly.
7. Caulk or grout base of toilet leaving 1/2" in rear without caulk. Install toilet bowl bolt caps

1/2 BATH ITEMS:

1. Install a new tile floor.
2. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls and ceilings.
3. Caulk or grout base of toilet leaving 1/2" in rear without caulk. (Install toilet bowl bolt caps.)

INTERIOR ITEMS:

1. Patch all minor cracks and holes in interior walls and ceilings and repaint the entire interior.
2. Clean and disinfect the entire house, including the basement.
3. Remove the worn and soiled carpeting throughout and disinfect the floor surfaces.
4. Exterminate the structure for insects and/or rodents and **bed bugs**. **NOTE:** Need to see a report and receipt from a licensed exterminator.
5. 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.
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.

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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)