

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

Address:	124 Southwick & 162 Grand	Date:	February 10, 2016
Perm. Parcel No:	811-17-001	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	2 Dwelling Units
Owners Name:	Trinity Real Estate	Maximum Occupancy:	4 persons per unit
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: No permits were ever pulled for HVAC system, hot water tanks, electrical, plumbing or carpentry – All remodeled work requires permits and inspections prior to covering up.

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

1. Install a new smoke detector on the first, second and third floor levels and in all sleeping rooms.
2. Repair and replace fire partitions in attic.
3. Install a new watertight enclosure around the tub & shower unit after making necessary repairs to walls.

124 SOUTHWICK

KITCHEN ITEMS:

NOTE: Obtain permits and inspections.

BATH ITEMS:

NOTE: Finish remodel after obtaining permits and inspections.

REQUIRED MAINTENANCE ITEMS:

1. Remove all trash, rubbish, garbage or debris on property, especially behind garage.
2. All siding must be present, in good condition and properly painted. Repaint the house or install new, vinyl siding throughout. Replace missing/damaged aluminum/vinyl siding. Power wash house and garage.
3. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal or vinyl.
4. Tuck-point or completely reconstruct (the chimney) (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.

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 on house and garage.
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.
4. All doors must open and close properly. Repair or replace the front and back door accordingly. **162 GRAND**
5. Trim all trees, bushes and/or shrubbery on the property, especially off house and garage.

GENERAL GARAGE ITEMS:

1. Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims.

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GENERAL ELECTRICAL ITEMS:

1. Install a 100-Amp panel and consolidate all other panels/disconnects into the new panel.
2. 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).
3. All unused or defective electrical fixtures or equipment must be completely removed throughout.
4. All taps and splices must be enclosed in work box with correct cover.
5. All lights, outlets and switches must operate properly. Electrical devices may not be painted.
6. Exposed wiring must be properly secured. Wiring in open stud walls or on block walls is not permitted.
7. All receptacles in unfinished basements must be GFCI protected, except sump, laundry, freezer, furnace (they are to be grounded only).
8. The following receptacle outlets show an open ground and either must be grounded or replaced with two-prong receptacle outlets, check all 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 correct size and gauge exhaust flue piping sealed tightly @ chimney.
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. Remove Furnco no-hub adaptor and install an approved steel back no-hub adaptor on sink drain.
5. Secure laundry tub to floor.

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GENERAL HVAC ITEMS: BOTH UNITS

NOTE: Remove un-used gas piping and correct the installation of the system, to include but not limited to sizing, supports and testing. Correct the return air to furnace duct system.

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. 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.

BASEMENT ITEMS: 124 SOUTHWICK

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. The basement floor must be concrete, in good general condition and free of hazards/serious cracks. Repair or replace the basement floor as needed.
5. Tuck-point the mortar joints in the basement walls as needed. Repair all wall cracks.
6. Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
7. Scrape and paint the basement walls with block-filler paint.
8. 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. Or replace the basement windows with new, vented glass block assemblies.

BASEMENT ITEMS: 162 GRAND BLVD.

1. Replace damaged back block wall.

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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 (water) (drain) piping and correct.
3. Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
4. Replace the dilapidated kitchen cabinets and counter tops.

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INTERIOR ITEMS:

1. Patch all minor cracks and holes in interior walls and ceilings and repaint.
2. Clean and disinfect the entire house, including the basement.
3. Floors must not have any weak, loose, or decayed sections or boards. Repair the damaged floor in the main level.
4. 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.
5. Repair and/or secure or replace the handrail to the 2nd floor and attic stairs.
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.

162 GRAND BLVD.

GENERAL ELECTRICAL ITEMS:

1. Install a 100-Amp panel and consolidate all other panels/disconnects into the new panel.
2. 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).
3. All unused or defective electrical fixtures or equipment must be completely removed throughout.
4. All taps and splices must be enclosed in work box with correct cover.
5. All lights, outlets and switches must operate properly. Electrical devices may not be painted.
6. Exposed wiring must be properly secured. Wiring in open stud walls or on block walls is not permitted.
7. All receptacles in unfinished basements must be GFCI protected, except sump, laundry, freezer, furnace (they are to be grounded only).
8. The following receptacle outlets show an open ground and either must be grounded or replaced with two-prong receptacle outlets, check all throughout house.

GENERAL PLUMBING ITEMS:

NOTE: Obtain required permits and inspections.

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 4" cap for open sewer in basement

KITCHEN ITEMS:

1. All plumbing fixtures must be in good working condition and free of leaks.
2. Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
3. Clean, repair and disinfect the kitchen cabinets.

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BATH ITEMS:

1. Bathrooms must be equipped with a window or an exhaust fan. Install an exhaust fan.
2. Flooring must be smooth and water-tight. Install a new tile floor.
3. All plumbing fixtures must be in good working order and free of leaks and defects. Repair the leaking faucets at tub.
4. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
5. Re-glaze tub.

INTERIOR ITEMS:

1. Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
2. 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. If this cannot be met then new replacement windows will need to be installed.
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.

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 FOUR (4) occupants PER UNIT (total of both adults and children)