

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

Address:	949 Wenso Rd.	Date:	May 4, 2016
Perm. Parcel No:	814-28-027	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	John E. Peters	Maximum Occupancy:	6 persons
Agent:	Patrick Lambert	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 water, gas and/or electrical services were off at the time of inspection. A re-inspection at a later date SHALL BE required to inspect these items.**

**HEALTH/SAFETY ITEMS (Items 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.

**REQUIRED MAINTENANCE ITEMS:**

1. Remove all trash, rubbish, garbage or debris on property, especially in backyard.
2. Remove all unused, unlicensed or inoperable motor vehicles. License # EWP 3445 – **Exp. 12/2012**
3. All siding must be present, in good condition and properly painted. Repaint the house or install new, vinyl siding throughout. Repair/ replace missing/damaged aluminum/vinyl siding. Replace all rotten T11 wood siding.
4. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal or vinyl.
5. All porches must be properly maintained and painted and equipped with handrails if more than 30” high. Make all necessary repairs to the rear porch accordingly. Stain/paint the porch assembly.
6. 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 the roof.
7. Fences must be plumb, structurally sound, free of deterioration, and painted. Repair fence accordingly.
8. Tuck-point the foundation masonry and repaint to match existing.

**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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**REQUIRED MAINTENANCE ITEMS – (continued):**

9. Tuck-point both chimneys 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.
10. Install address numbers on the premises. Numbers shall be 4-inch high block numbers and be of a color contrasting to the substrate onto which they are being installed.

**GARAGE:**

1. Roofs must be free of holes, deterioration or leakage. Completely replace the garage roof.
2. Replace the overhead door with a new door.

**EXTERIOR ITEMS:**

1. Clean, repair or replace any missing and damaged gutters and downspouts on house and garage 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. Replace all obsolete windows with new, replacement windows.
4. Completely remove and reconstruct the front porch with new, like materials.
5. All doors must open and close properly. Replace the man door accordingly.
6. All exterior light fixtures must be properly maintained and operate normally.
7. All exterior receptacles must be GFCI protected and weather-proof.
8. Remove the dead tree, including the stump, [Remove the tree stumps] in the side and rear yard.
9. Replace the front exterior door and frame with a new door assembly.
10. Trim all trees, bushes and/or shrubbery on the property, especially around house.
11. Remove or replace the landscape timbers on the front and side of the house.
12. Remove shed, pool and pool deck.

**GENERAL GARAGE ITEMS:**

1. All electrical outlets in walls must be GFCI protected (except freezers).

**DRIVEWAYS, SIDEWALKS, AND STAIRS:**

1. Replace all front service/entry sidewalk. Service walks shall be a minimum of 4-inches in thickness.
2. Repair asphalt driveway and sealcoat driveway.

**GENERAL ELECTRICAL ITEMS:**

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

**GENERAL 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.

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**BASEMENT ITEMS:**

1. Clean and disinfect the basement.
2. A smoke detector is required: 110 v. type for open joist ceiling.
3. Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
4. 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. All plumbing fixtures must be in good working condition and free of leaks. Find cause of leaks in the (water) (drain) piping and correct.
4. Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
5. Clean, repair and disinfect the kitchen cabinets.
6. Install new flexible gas connectors behind the stove.
7. Install a new gas valve on the stove supply line.

**BATH ITEMS – ALL 3 BATHROOMS:**

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 an openable window or an exhaust fan. Install an exhaust fan.
3. Flooring must be smooth and water-tight. Install a new tile floor.
4. Install a new watertight enclosure around the tub & shower unit after making necessary repairs to walls.
5. Repair the tub surround to make it sanitary and water tight.
6. All plumbing fixtures must be in good working order and free of leaks and defects. Repair the leaking water piping/faucets lavatory and tub. Repair the leaking drain lines.
7. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
8. Properly install the lavatory and tub drain assembly.
9. Caulk or Grout the base of toilet leaving ½” in rear without caulk. (Install toilet bowl bolt caps)
10. Caulk backsplash of sink.

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**INTERIOR ITEMS:**

1. Patch all minor/major 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. Repair and/or replace all missing or damaged interior doors, door frames, closet doors, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.
5. Ensure that all fireplace dampers are intact and that they open and close properly.

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)*