

# CERTIFICATE OF INSPECTION

VALID FOR ONE YEAR AFTER VIOLATIONS CORRECTED

Address:	718 High Street	Date:	February 16, 2018
Perm. Parcel No:	813-24-037	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	US Bank National Association	Maximum Occupancy:	10 persons
Agent:	% Cutler Real Estate	Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []
Phone:			

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

**NOTE:** The water, and/or gas were off at the time of inspection. A re-inspection at a later date **SHALL BE required to inspect these items.**

**NOTE:** The electrical service consist of an overhead service drop to a meter located about ten feet above the exterior grade, through the exterior wall to a service disconnect switch hidden inside a kitchen cabinet, and then above the ceiling to a drop to a sub-panel located in the mechanical/laundry area about seven feet above the floor. It is suggested that consideration occur regarding the replacement of the service to locate items to provide access to the meter, disconnect and panel. Search of the building department records does not show any record of a permit being issued for the newer GE sub-panel.

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

- 1) Install smoke alarm(s) on all floor levels and in each sleeping room. Photoelectric and ionization technologies required on every level. Smoke alarm(s) may be separate or dual technologies.
- 2) Install smoke detectors in each bedroom. See item above.
- 3) Boiler must be clean and in serviceable condition and generally free of rust and corrosion. Have the appliance cleaned and serviced by a qualified technician and in operation. Or Replace the appliance with a new appliance. Plans, permit and inspections required for new appliance.
- 4) Water service shall be on and all plumbing fixtures to be operational including sinks, toilets, hot water heater, etc.

**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 100% 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:

Richard Hickman

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**REQUIRED MAINTENANCE ITEMS:**

- 1) Remove all trash, rubbish, dead tree limbs, block, construction materials, garbage or debris on property.
- 2) Remove the dead trees, including the stumps, in the side and rear yards.
- 3) All wood trims, metal gable vents, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal.
- 4) All porches must be properly maintained and painted. Make all necessary repairs/replacements to both porches facing Taft Avenue accordingly. Replace the wood porch assembly (Plans, permit & inspection required) to the breezeway exterior door entry and repair the porch masonry with the sign "718 HIGH" above it including painting the guard rails.
- 5) Roofs must be free of holes, deterioration, leaks or missing shingles and be structurally sound. Clean roofs of moss and other growth. 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. Repair the garage roof with loose and missing shingles and clean of moss and other growth.
- 6) Tuck-point the foundation masonry and brick veneer to match existing.
- 7) Replace damage spouting and downspout at back side of attached garage.

**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. This issue occurs at round windows and metal frame windows.

**GENERAL GARAGE ITEMS:**

- 1) Exterior walls must be free of cracks, holes, damaged or missing trims.
- 2) All electrical outlets in garage must be GFCI protected.
- 3) Remove receptacle adapter from garage loft area porcelain lamp holder.
- 4) Remove multi-plug adapters from garage ceiling receptacle. Receptacle to have GFCI protection.
- 5) Replace/repair the floor of the stair landing to the garage loft. .
- 6) Repair/replace the man door including missing glazing that occurs between the breezeway and the garage.
- 7) Make all necessary repairs to the garage window(s) and related frames and trims. Replace broken glass, re-glaze, and paint all metal window sash.

**PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS:**

- 1) Replace two squares (approx.100square feet) of public sidewalk that occurs at the driveway. Public sidewalk must be constructed of reinforced concrete in the minimum thickness of 4-inches, except in the driveway area the minimum thickness shall be the same thickness as the apron.

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

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**GENERAL ELECTRICAL ITEMS:**

- 1) Replace the Challenger MFR breaker in the GE sub-panel with a breaker listed for use in GE panels.
- 2) All wires entering the electric sub-panel (in mechanical/laundry room and junction boxes must have the correct connectors. Replacement connector to be MC type at MC Cable connections.
- 3) Surface mounted ceiling lamp holder shall not be recessed into the mechanical room ceiling.
- 4) All circuits in the load-center must be identified/labeled on the panel cover.
- 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/junction box with correct cover.
- 7) All lights, outlets and switches must be complete and operate properly.
- 8) Electrical devices may not be painted. Painted devices shall be replaced.
- 9) Exposed wiring must be properly installed/secured in laundry room/mechanical room.

**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) 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. Properly secure the laundry sink and make operational.
- 3) Provide clearance between CPVC plastic water piping and the boiler and hot water heater flues adjacent the masonry chimney.

**GENERAL HVAC ITEMS:**

- 1) Boiler must be clean and in serviceable condition and generally free of rust and corrosion. Have the boiler cleaned and serviced by a qualified technician. Or Replace the boiler with a new appliance.
- 2) Repair or replace damaged fin tube covers for the radiant heating system.
- 3) Repair/replace fin tube radiator covers were missing or damaged.

**KITCHEN ITEMS:**

- 1) Install an air admittance valve under kitchen sink and install code compliant p-trap.
- 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) Clean, repair and disinfect the kitchen cabinets OR replace.
- 5) Replace kitchen counter tops.
- 6) Replace electrical wiring to garage disposal using code compliant wiring systems.

**BATH ITEMS: FIRST FLOOR**

- 1) Bathrooms must be equipped with a window or an exhaust fan. As window is not operational; install an exhaust fan.
- 2) 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.
- 3) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.

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**BATH ITEMS: SECOND FLOOR**

- 1) 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.
- 2) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
- 3) Flooring must be smooth and water-tight.
- 4) Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bolt cap covers.

**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.
- 3) Repair and/or secure or replace the handrail to the second floor stairs. Handrail to be mounted with the top at 34" to 38" above the read nosing.
- 4) Provide handrail at the stairs between the kitchen and the laundry room floor. Handrail to be mounted with the top at 34" to 38" above the read nosing for the full run of the stairs.
- 5) 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.
- 6) Fireplace damper shall be intact and shall open and close properly.
- 7) Remove trash and debris from crawl space.

**MAXIMUM OCCUPANCY**

First floor Bedroom #1	120sf	2
First floor Bedroom #2	101sf	2
Second floor Bedroom #3	199sf	2
Second floor Bedroom #4	201sf	2
Second floor Bedroom #4	102sf	2
<b>TOTAL Occupancy</b>		<b>10</b>

**NOTE: PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: *Ordinance 1305.16(d)(2)(N): The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUM CHARGE OF TWO HOURS (2) for any such work.***

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**