

CERTIFICATE OF INSPECTION

VALID FOR ONE YEAR AFTER VIOLATIONS CORRECTED

Address:	825 McKinley Street	Date:	February 19 th , 2019
Perm. Parcel No:	813-21-097	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Deutsch Bank Trust Company	Maximum Occupancy:	6 persons
Agent:	% ECO Property Management	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 was off at the time of inspection. A re-inspection at a later date SHALL BE required to inspect these items.

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

- 1) After a review of department records, it has been discovered that a new riser and panel has been installed at this residence. No plan approval and no permit was obtained for the new riser and electric panel currently installed. An electrical permit is required to replace the electrical riser and service panel in the dwelling. Submit plans from an electrical contractor registered with the City of Bedford and obtain all applicable approvals and permits.
- 2) Install a new smoke alarm in the basement.
- 3) Install smoke alarms in each bedroom. Master bedroom missing smoke alarm.
- 4) Photoelectric and ionization technologies recommended but not required on every level. Smoke alarm(s) may be separate or dual technologies.
- 5) Furnace must be clean, in serviceable condition, and generally free of rust and corrosion. Have the appliance cleaned and serviced by a HVAC contractor registered with the City of Bedford. Or Replace the appliance with a new appliance.

REQUIRED MAINTENANCE ITEMS:

- 1) All siding must be present, in good condition and properly painted, replace missing and damaged siding. Paint to match existing siding. Scrape and repaint peeling areas and paint to match existing.
- 2) All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal.

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:

Sean Rode

REQUIRED MAINTENANCE ITEMS:

- 3) Tuck-point the front and rear stairways. 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
- 4) Tuck point foundation 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.
- 5) Tuck-point or completely reconstruct the chimney above the roof line. 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.
- 6) Remove birds nest from rear entrance light fixture.

GARAGE:

- 1) Repair siding, flashing and properly secure gutter on right side of garage.
- 2) Repair roof/soffit on right side where open gaps/ holes are present.
- 3) Replace missing window and remove board currently covering window.
- 4) Repair non-operational GFCI outlets in garage.
- 5) Replace missing work box cover above garage door.

PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS:

- 1) Level or replace 1 square(s) of public sidewalk. 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.

GENERAL ELECTRICAL ITEMS:

- 1) Knob and tube wiring entering work box above electrical panel must be installed correctly (hot and neutral together only through one opening).
- 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) Remove Seimans breakers from the GE electric panel and replace with proper GE breakers.
- 4) All wires entering main panel must have the correct connectors.
- 5) All wires entering work boxes must have proper connectors. Add/replace missing or incorrect connectors as necessary throughout work boxes in the basement.
- 6) Remove extension cord wire feeding basement vanity light, switch and overhead lamp holder adjacent to it.
- 7) Breaker and fuses must be the correct size for the gauge of the wiring on each circuit. Fuses cannot be larger than 20amp (#12wire); 15amp (#14 wire) – All knob/tube systems (15amp).
- 8) All unused or defective electrical fixtures or equipment must be completely removed throughout.
- 9) Extension cords are permitted only for temporary uses. Remove cords used as permanent wiring. Remove power strip by sump pump.
- 10) All receptacles in unfinished basements must be GFCI protected, except sump, laundry, freezer, furnace (they are to be grounded only).
- 11) Repair or Replace loose and broken receptacle in kitchen wall.

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GENERAL PLUMBING ITEMS:

- 1) Hot water tanks must be equipped with correct size and gauge exhaust flue piping sealed tightly @ chimney.
- 2) 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.
- 3) Remove and properly cap condensate drain tapped into the side of vent/drain pipe in basement.
- 4) Remove fernco no hub on tub drain in basement and replace with proper stainless steel sleeved no hub.

GENERAL HVAC ITEMS:

- 1) Replace the obsolete gas valve at the furnace with the correct ¼-turn gas shut-off valve.
- 2) Insure that the flue piping from hot water tank is sealed tightly @ chimney. Tightly seal around flue pipe with mortar.

BASEMENT ITEMS:

- 1) A smoke detector is required (see Health and Safety)
- 2) Remove any existing incinerators which may be present in the house or basement. Plug or cap any related wiring or piping. Old incinerator was removed but flue pipe and gas line need to be removed or properly capped.
- 3) No permits or approvals were issued to install the shower, sink and toilet currently installed in the basement. Have a contractor registered with the City of Bedford submit plans and obtain all applicable permits and approvals. Or remove and properly cap these items.

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. (Water was off at time of inspection, re-inspection of this item is needed)
- 3) Clean, repair and disinfect the kitchen cabinets.

BATH ITEMS:

- 1) Clean and disinfect bathroom.
- 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. (Water was off at time of inspection, re-inspection of this item is needed)
- 3) Walk in tub drain is installed incorrectly with flex pipe. Remove flex pipe and properly install with ridged DWV piping.

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) Repair broken window in left side bedroom.
- 4) Replace all painted receptacles throughout home.
- 5) Install smoke detectors in each bedroom. (See Health and Safety)

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MAXIMUM OCCUPANCY

Bedroom #1 9'10" x 11'8"

Bedroom #2 11 x 9'11"

Bedroom #3 11'10" x 13'3"

TOTAL Occupancy 6

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**

This dwelling unit has been measured and determined to be approved for a maximum of SIX (6) occupants (total of both adults and children)