

# CERTIFICATE OF INSPECTION

VALID FOR ONE YEAR AFTER VIOLATIONS CORRECTED

Address:	101 Talbot Drive	Date:	August 9 <sup>th</sup> , 2019
Perm. Parcel No:	811-37-020	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Wells Fargo Bank	Maximum Occupancy:	7 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 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 that need to be done PRIOR to occupancy):**

- 1) Install smoke alarm(s) in each sleeping room.
- 2) Furnace must be clean and in serviceable condition and generally free of rust and corrosion. Have the appliance cleaned and serviced by a qualified technician. Or Replace the appliance with a new appliance.

**REQUIRED MAINTENANCE ITEMS:**

- 1) Remove all trash, rubbish, garbage or debris on property, especially behind the garage and in the rear yard.
- 2) All siding must be present, in good condition and properly painted. Repair the damaged or missing siding corners and paint to match existing.
- 3) All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal.
- 4) All porches must be properly maintained and painted and equipped with handrails if four or more risers and guardrails if 30” or more high. Make all necessary repairs to the front porch with broken stairs and broken handrail/guards accordingly. Stain/paint the porch assembly as needed.
- 5) Roofs must be free of holes, deterioration, leaks or missing shingles and be structurally sound. 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.
- 6) Fences must be plumb, structurally sound, free of deterioration, and painted. Repair fence accordingly.

**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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**GARAGE:**

- 1) Clean, repair or replace all gutters and downspouts as needed.
- 2) All siding must be present, in good condition and properly painted. Repair exterior siding including missing siding or replace to match existing or install new throughout.
- 3) Roofs must be free of holes, deterioration or leakage. Repair or completely replace the garage roof.
- 4) Exterior walls and trim materials must be good condition and properly painted. Repair exterior soffit and fascia siding or replace to match existing or install new throughout.
- 5) Replace the man door with a new door.

**EXTERIOR ITEMS:**

- 1) 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.
- 2) All windows must be intact, operable, good condition and painted.
- 3) Replace all obsolete windows with new replacement windows. Front picture window appears to have a rotted frame and sash.
- 4) All exterior receptacles must be GFCI protected and weather-proof. This includes those in the rear yard.
- 5) All stairs/steps must be sound, free of cracked or loose sections and equipped with handrails.
- 6) Trim all trees, bushes and/or shrubbery on the property.
- 7) Cut and maintain the grass on a regular interval on this property.

**GENERAL GARAGE ITEMS:**

- 1) Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims.
- 2) All electrical outlets in walls must be GFCI protected.
- 3) Exterior light fixtures must be properly maintained and operate normally. Fixture shall be installed on code complaint box.
- 4) All taps and splices must be enclosed in work box with correct cover.
- 5) All wires entering light fixtures must have the correct connectors.
- 6) Consolidate and replace the various panels in the garage to meet the minimum requirements of the NEC.

**GENERAL ELECTRICAL ITEMS:**

- 1) All circuits in the main load-center must be identified/labeled on the panel cover or next to breaker.
- 2) All lights, outlets and switches must be complete and operate properly.
- 3) Replace missing light fixtures at ceiling fan units.
- 4) Electrical devices may not be painted. Replace painted receptacles.
- 5) Exposed wiring must be properly secured. This occurs at the ceiling in the large room and at the conductors occurring in the small room.
- 6) All receptacles in unfinished basements must be GFCI protected, except sump, laundry, freezer, furnace (they are to be grounded only).
- 7) Receptacle outlets showing an open ground shall be either grounded or replaced with two-prong receptacle outlets.

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**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.

**GENERAL HVAC ITEMS:**

- 1) Furnace must be clean and in serviceable condition and generally free of rust and corrosion. Have the furnace cleaned and serviced by a qualified technician registered with the City of Bedford Building Department.

**BASEMENT ITEMS:**

- 1) Clean and disinfect the basement.
- 2) Install a handrail on the basement stairs.
- 3) Basement waterproofing system is in failure. Repair system.
- 4) Several floor joist have major saw cuts and are supported with short stud walls (covered with paneling) and adjustable-post bearing only on the concrete floor. Correct these structural joist to re-establish the first floor structural system. Submit plans for approval and obtain permit.
- 5) Replace the DWV drainage piping at the laundry tray with piping that meets code. Not that ABS and PVC may not be joined as indicated.
- 6) Replace the Fernco fitting in the DWV piping joint under the stairs with a code complaint fitting. Properly hang the DWV piping.
- 7) Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
- 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.

**KITCHEN ITEMS:**

- 1) Flooring must be sanitary. Clean the kitchen flooring or install new floor in the kitchen.
- 2) Install an air admittance valve (or other approved venting method) and p-trap under kitchen sink.
- 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.

**BATH ITEMS: FIRST FLOOR**

- 1) Repair the tub surround to make it sanitary and water tight.
- 2) All plumbing fixtures must be in good working order and free of leaks and defects. Install missing shower head, toilet bolt(s) and cap covers, tub drain assembly and lavatory drain assembly

**BATH ITEMS: SECOND FLOOR: Note that this bathroom was gutted to studs and there are no permits.**

- 1) Bathrooms must be equipped with at least one GFCI outlet. Install an outlet adjacent to the bathroom sink. Electrical junction box installed by there is no electric to this area. Obtain permit for electrical.
- 2) Flooring must be smooth and water-tight. Install a new water-tight floor over the existing plywood.

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**BATH ITEMS: SECOND FLOOR: Note that this bathroom was gutted to studs and there are no permits (Cont).**

- 3) Showers and tubs must have water repellant walls. Tub/shower was removed and only an open drain line exist in area where tub/shower would be installed. Obtain permit for plumbing.
- 4) Wall and ceiling surfaces must be free of cracks and properly painted. Many walls are just studs and require that a gypsum board product be installed.
- 5) Install the (tub spigot, tub/shower faucets. Obtain permit. .

**INTERIOR ITEMS:**

- 1) Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
- 2) Repair first floor bedroom ceiling with water damage probably caused by missing shingles on roof. Paint to match existing.
- 3) Floors must not have any weak, loose, or decayed sections or boards. Repair the damaged floor in the first floor kitchen, first floor bedroom and the second floor bathroom.
- 4) Exterminate the structure for insects and/or rodents. See space off closet in second floor.
- 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) Provide a handrail at the basement stairs and at the first floor to second floor stairs.
- 7) Provide a guard at stairs with open sides.
- 8) 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.

**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 MINIMUMCHARGE 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 SEVEN (7) occupants (total of both adults and children)*