

CERTIFICATE OF INSPECTION

VALID FOR ONE YEAR AFTER VIOLATIONS CORRECTED

Address:	439 Center Road	Date:	October 8 th , 2019
Perm. Parcel No:	811-13-064	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	3 rd Federal Savings & Loan	Maximum Occupancy:	6 persons
	% On Target Realty	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:

REQUIRED MAINTENANCE ITEMS:

- 1) Fences must be plumb, structurally sound, free of deterioration, and painted. Repair fence accordingly.
- 2) Tuck-point 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.

EXTERIOR ITEMS:

- 1) Clean, repair or replace all gutters and downspouts as needed. Gutter at the rear corner joint by the driveway is leaking.
- 2) Repair or replace all missing or damaged screens.
- 3) All doors must open and close properly. Repair or replace the side door storm door closer hardware accordingly.
- 4) Repair or replace the handrails at the front stair to be structurally sound. If repaired, scrap and paint existing rusty metal surfaces.
- 5) Remove the tree/shrub stump in the front yard adjacent the shrubbery area.

GENERAL GARAGE ITEMS:

- 1) Scrape and paint man door.
- 2) All electrical outlets in walls must be GFCI protected. Receptacle for the garage door opener located at ceiling is not protected.
Note that the GFCI protection needs to occur at an accessible level and not at this receptacle.
- 3) Light fixture wired with extension cord directly into the garage door opener to be removed and the electric equipment in the opener restored.
- 4) Repair the garage underground electric riser where the riser occurs at the house.

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 (Correction 10/15/19)**

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PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS:

- 1) Clean grass areas growing in concrete paved area so that the condition can be determined.
- 2) Clean the area drain in the concrete driveway and make operational.

GENERAL ELECTRICAL ITEMS:

- 1) The panel must be grounded to the street side of water meter with #4 solid copper wire. The connection to the water line is to the meter nipples and not to the water piping. It is required to be connected to the water piping so if the meter is removed that the grounding remains operational. Note that this department has no record showing this newer style electric panel had a permit or inspection.
- 2) The sub panel in the laundry room area requires a proper feeder from the main panel. Additionally the breakers for this panel shall all be a MFR permitted by the sub-panel UL Listing.
- 3) All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses. Obtain approval, permit and inspections to show code compliance.

GENERAL PLUMBING ITEMS:

- 1) Hot water tanks must be equipped with correct size and gauge exhaust flue piping sealed tightly @ chimney. Permit was obtained for the hot water heater by New Phoenix Enterprise (APPC) but no inspections were requested to establish code compliance was met. The flue for the hot water heater requires a flue liner be installed in the masonry chimney as the furnace is no longer vented through the masonry chimney. The existing flue is oversized and therefore requires that a liner be installed to properly size for the hot water heater. Obtain approval, permit and inspections to show code compliance.
- 2) Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections at laundry tub, 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 City of Bedford registered HVAC contractor and provide inspection report. Or Replace the furnace with a new appliance.
- 2) Replace the obsolete gas valve at the furnace with the listed ¼-turn gas shut-off valve.

BASEMENT ITEMS:

- 1) Install smoke alarm.
- 2) Remove screw in plug adapter at ceiling lamp holder.
- 3) The basement floor must be in good general condition, smooth (free of tripping hazards) and free of loose or missing floor tile. Repair or replace the basement floor tile as needed to restore a smooth floor surface.

KITCHEN ITEMS:

- 1) Flooring must be sanitary. Clean and repair the kitchen flooring or install new floor covering in the kitchen.
- 2) Install cover plate at electric wall switch.
- 3) Properly install receptacle at refrigerator area that is recessed into the wall. This receptacle has an open ground. Therefore replace with a two pin receptacle, install the required circuit ground for a three pin receptacle or install a GFCI and label as no ground.

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KITCHEN ITEMS (Cont):

- 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 or replace.
- 6) All plumbing fixtures must be in good working order and free of leaks and defects. Replace the taped drain line with the correct DWV ridged piping.

BATH ITEMS: FULL BATHROOM OFF HALL

- 1) Outlets in light fixtures or medicine cabinets must be disconnected.
- 2) Repair the tub surround to make it sanitary and water tight.
- 3) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
- 4) Re-install the tub spigot and tub faucets to be tight against and flush with the waterproof wall of the tub or shower.
- 5) Replace the damaged lavatory countertop.
- 6) Properly install the tub drain stop assembly.
- 7) Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bolt cap covers.

BATH ITEMS: HALF BATH OFF BEDROOM

- 1) 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) Install smoke detectors in each bedroom.
- 3) Install smoke alarm on the first floor level.
- 4) 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 SIX (6) occupants (total of both adults and children)