



## 1272 E 4TH ST - IPMC Inspections - Sales

Location: 1272 E 4TH ST  
Address: 1272 E 4TH ST ,Active,Ward:17-Block5,  
BETHLEHEM, PA-18015-2036

Inspected by: Glen Burcin  
Inspection Created: 16-Oct-2020 10:12:28 AM  
Inspection Saved: 16-Oct-2020 05:12:21 PM  
Next Inspection Date:

Area: Ward - 17  
Inspection Group: IPMC Inspections - Sales  
Checklist: IPMC Inspections - Sales

**"YES" EQUALS ACCEPTABLE | "NO" EQUALS NOT TO CODE - VIOLATION | N/A EQUALS NOT APPLICABLE**

### FINAL RESULT S AND ACTIONS REQUIRED FOR THIS INSPECTION

HAS THE RENTAL INSPECTION BEEN COMPLETED WITH NO VIOLATIONS FOUND?

No ▲

Dear Property Owner, An inspection of the property has revealed conditions which require corrections representing violations of the 2009 International Property Maintenance Code. Article 1733 of the Codified Ordinances of the City of Bethlehem. This office will allow thirty (30) days to comply with this order. Any questions regarding this notice may be made by calling 610.865.7091. Aggrieved parties may appeal within 20 days to the Code Board of Appeals. All items listed below must comply within thirty (30) days in accordance with Article 1733 Sub Section PM 106.0 of the Codified Ordinance of the City of Bethlehem. If extended time past the thirty (30) days is needed to complete items listed below, please contact the Housing Department at 610.865.7091.

Has the fault been repaired? No



### CURRENT LICENSE


DOES THIS PROPERTY HAVE A CURRENT LICENSE?


IF YES, RECORD THE LICENSE NUMBER

## EXTERIOR

### DOORS / WINDOW / PORCH / DECK

304.3 PROPERTY ID NUMBERS 4" ARE PROVIDED: FRONT, BACK Yes 

402.2 PERMANENT LIGHT FIXTURE TO EXTERIOR OF DOOR/STEP IS PROVIDED: FRONT, BACK, SIDE Yes 


304.2 PAINT CONDITION ON EXTERIOR: WALLS, FOUNDATION, WINDOWS, DOORS, SOFFIT/FASCIA | PORCH: CEILING, RAILING/POST, FLOOR, STEPS | DECK: RAILING/POST, STEPS IS ACCEPTABLE No 


Above rear porch exterior siding is peeling and needs repainting

**Has the fault been repaired? No**

**Priority: Medium**




304.15 ALL EXTERIOR LOCKS WORK PROPERLY: FRONT, BACK. SIDE (DOUBLE KEY LOCKS NOT PERMITTED) Yes 


304.18 A DEADBOLT LOCK WITH A THROW 1" HAS BEEN INSTALLED ON ENTRY DOORS (RENTALS):FRONT, BACK, SIDE No 

Reward door needs a deadbolt if it is to be a rental unit,keyless fliplock

**Has the fault been repaired? No**

**Priority: Low**


304.1 THE GLASS IS INTACT IN ALL WINDOWS? Yes 


304.14 SCREENS ARE INSTALLED ON ALL WINDOWS (ADJUSTABLE SCREENS ACCEPTED) No 

Torn screen east side window 2nd floor top of steps and 2nd floor bathroom missing screen

**Has the fault been repaired? No**

**Priority: Medium**

304.18 ALL WINDOWS WITHIN 6' OF WALKING SURFACES HAVE LOCKS Yes 

304.18.2 ALL WINDOWS MUST FUNCTION AS DESIGNED-OPEN, STAY OPEN, & SHUT TIGHTLY. No 

Second floor top of the steps window balancers and second-floor bathroom window balancers not holding windows in position

**Has the fault been repaired? No**

**Priority: Medium**

304.4 ALL STRUCTURAL MEMBERS DO NOT REQUIRE REPAIR: STAIRS, POSTS, RAILINGS, DECK

No 

front porch first step post lower bracket not attached and where the porch railing meets the house the wood and railing need to be anchored

Has the fault been repaired? No


Priority: Medium



304.12 GRIPPABLE HANDRAILS W/ RETURNS ARE IN PLACE WHERE REQUIRED: FRONT, BACK, SIDE

Yes 

304.12 FALL GUARDS ARE IN PLACE WHERE REQUIRED - ALL WALKING SURFACES ARE NOT 30" ABOVE GRADE: FRONT, BACK, SIDE


Yes 

**FOUNDATION / WALLS / ROOF / CHIMNEY / GUTTERS**

304.6 NO REPAIR OF EXTERIOR WALLS REQUIRED: CRACKS, MORTAR, HOLES

Yes 


304.5 FOUNDATION WALL IS FREE OF: CRACKS, FAILING MORTAR, HOLES

Yes 

304.7 ROOF IS IN GOOD CONDITION - NO REPAIRS ARE REQUIRED: MAIN, PORCH, GARAGE, SHED - PERMIT REQUIRED FOR REPAIRS

Yes 


304.7 ROOF CONDITION DOES NOT REQUIRE REPLACEMENT: MAIN, PORCH, GARAGE, SHED - PERMIT REQUIRED FOR REPLACEMENT

Yes 

304.7 FLASHING IS IN GOOD CONDITION: MAIN, PORCH, GARAGE, SHED

Yes 

304.7 DOWNSPOUTS ARE IN GOOD CONDITION: FRONT, BACK, SIDE


No 


Rear downspout is not connected and must drain water away from home


Has the fault been repaired? No

Priority: Medium




304.11 CHIMNEY IS IN GOOD CONDITION. (NO REPOINT OR REPLACEMENT) Yes   
 PERMIT REQUIRED FOR REPOINT / REPLACE

304.7 GUTTERS ARE IN GOOD CONDITION Yes 


302.2 PROPERTY IS ADEQUATELY GRADED TO DIRECT WATER TO THE No   
 STREET:FRONT, BACK, SIDE


Once rear downspout is connected direct water away from the home  
 Has the fault been repaired? No Priority: Medium

**EXTERIOR ELECTRICAL**


605.2.1 ALL EXTERIOR OUTLETS ARE GFCI PROTECTED AND ARE ENCLOSED IN Yes   
 WEATHER PROOF BOXES WITH COVERS


604.3 WEATHERHEAD IS IN PLACE AND PROPERLY ATTACHED Yes 


604.3 MAIN ELECTRICAL CABLE IS SECURELY ATTACHED WITH APPROVED Yes   
 BRACKETS


604.3 MAIN ELECTRICAL CABLE IS IN GOOD CONDITION - PERMIT IS REQUIRED Yes   
 FOR REPLACEMENT

**LANDSCAPE / SIDEWALKS / TRASH**

302.4 WEEDS & GRASS ARE PROPERLY MAINTAINED: FRONT, BACK, SIDE Yes 

302.3 PRIVATE WALKWAYS ARE IN GOOD CONDITION: FRONT, BACK, SIDE Yes 

302.4 SHRUBS ARE PROPERLY TRIMMED ALONG ALL PRIVATE SIDEWALKS: Yes   
 FRONT, BACK, SIDE

302.1 PROPERTY IS CLEAR OF ANY GARBAGE / TRASH: FRONT, BACK, SIDE, No   
 PORCH

Front porch has bags of garbage on it and occupant said garbage didn't pick up  
 Has the fault been repaired? No Priority: Low



**POOLS / ACCESSORY STRUCTURES / GARAGE / ABANDONED VEHICLE(S)**

302.7 ALL ACCESSORY STRUCTURES ARE PROPERLY MAINTAINED: GARAGE, SHED, FENCE, WALL

No 

Rear fence has deteriorated and needs to be replaced or repaired or removed

Has the fault been repaired? No

Priority: High



303.1 POOL / SPA IS PROPERLY MAINTAINED AND IN SANITARY CONDITION

NA


303.2 A BARRIER 48" TALL IS IN PLACE AROUND THE POOL / SPA AND IS IN GOOD CONDITION

NA

604.3 THE GARAGE DOOR OPENER IS CONNECTED DIRECTLY TO A HARDWIRED OUTLET WITH OUT AN EXTENSION CORD

NA

302.8 NO ABANDONED VEHICLES ARE PRESENT

Yes 

ADDITIONAL NOTES / PHOTO'S REGARDING EXTERIOR






Notes

Westside second-floor window sill is pulling away from wall.






Front porch landing by front door floorboards are sinking repair as needed.




**INTERIOR**

Number of bedrooms	3
705 CARBON MONOXIDE DETECTORS ARE INSTALLED: BASEMENT, 1ST FLOOR, 2ND FLOOR, 3RD FLOOR	No 
Basement first floor second floor and third-floor or require a carbon monoxide alarm installed	
<b>Has the fault been repaired?</b> No	<b>Priority: High</b>
704.2 SMOKE DETECTORS ARE INSTALLED 6" FROM CEILING: BASEMENT, 1ST FLOOR, 2ND FLOOR, 3RD FLOOR	No 
A smoke alarm is needed on all floors	
Patient first floor second floor and third-floor need smoke alarms on each level	
<b>Has the fault been repaired?</b> No	<b>Priority: High</b>
704.2 SMOKE DETECTORS ARE INSTALLED IN ALL BEDROOMS 6" FROM CEILING	No 
All three bedrooms need smoke alarms installed	
<b>Has the fault been repaired?</b> No	<b>Priority: High</b>
307.1 GRIPPABLE HANDRAILS W/RETURN ARE INSTALLED: BASEMENT, 1ST FLOOR, 2ND FLOOR, 3RD FLOOR	No 
Pack out basement handrail in the middle as you cannot grip it	
<b>Has the fault been repaired?</b> No	<b>Priority: Medium</b>
602.1 HEAT IS PROVIDED: BASEMENT, 1ST FLOOR, 2ND FLOOR, 3RD FLOOR	Yes 


**GENERAL ELECTRICAL**


402.2 ALL 3-WAY LIGHT SWITCHES IN HABITABLE AREAS ARE WORKING PROPERLY	No 
Second-floor hallway has no bulb or cover to test three-way ensure lights working for recheck	
<b>Has the fault been repaired?</b> No	<b>Priority: High</b>
402.2 ALL 3-PRONG OUTLETS ARE GROUNDED	No 
Third-floor outlet by the east window is not grounded	
<b>Has the fault been repaired?</b> No	<b>Priority: Medium</b>
403.1 APPROVED GLOBE COVERED LIGHT FIXTURES ARE INSTALLED (LED SHATTERPROOF BILBS ARE PERMITTED): CLOSET(S), HALL(S), BEDROOM(S), KITCHEN, BATH / POWDER ROOM(S)	No 
Several lights are missing bulbs and covers, have covers on or led shatterproof bulbs installed.	
<b>Has the fault been repaired?</b> No	<b>Priority: Medium</b>
604.3 PLATE COVERS ARE INSTALLED ON ALL JUNCTION BOXES / OUTLETS: BASEMENT, 1ST FLOOR, 2ND FLOOR, 3RD FLOOR	Yes 
604.3 ALL SPLICED WIRE CONNECTIONS MUST BE ENLOSED IN A JUNCTION BOX WITH COVER: BASEMENT, 1ST FLOOR, 2ND FLOOR, 3RD FLOOR	Yes 

**GENERAL PLUMBING**

504.1 ALL DRAIN LINES ARE SOLID PIPE (FLEXIBLE PIPE IS NOT ACCEPTABLE): KITCHEN, BATH, POWDER ROOM, BASEMENT SINK Yes 


**GENERAL SANITATION**


308.1 NO ACCUMULATIONS OF RUBBISH OR GARBAGE ARE PRESENT: BASEMENT, KITCHEN, BATH, BEDROOM(S), HALL, 3RD Yes 


309.1 NO SIGNS OF INFESTATION REQUIRING EXTERMINATION ARE PRESENT Yes 

**KITCHEN**

605.2.1 ALL EXISTING KITCHEN COUNTER TOP HEIGHT RECEPTACLES MUST BE GROUNDED 15 OR 20 AMP GFCI PROTECTED. NA

504.1 ALL PLUMBING IS FREE OF LEAKING: LINES, SINK, ALL OTHER SOURCES Yes 


605.2.1 ALL KIT. AREAS SHALL HAVE (2) 15 OR 20 AMP GFCI PROTECTED RECEPTACLES AT COUNTER TOP HEIGHT. Yes 

504.1 STOVE HAS ANTI-TILT BRACKET INSTALLED No 


Add anti tip bracket to stove  
 Has the fault been repaired? No Priority: Medium


504.1 DISHWASHER DISCHARGE LINE HAS REQUIRED LOOP ABOVE TRAP AND IS SECURED NA


**BATHROOM**

605.2.1 ALL BATHROOM / POWDER ROOM OUTLETS ARE 15 OR 20 AMP GFI TYPE No 


Second-floor bathroom GFCI outlet not working  
 Has the fault been repaired? No Priority: High

605.2.1 ALL OUTLETS ON LIGHT FIXTURES / BATH CABINETS ARE GFI TYPE OR THEY ARE DISCONNECTED Yes 


403.2 ALL BATHROOM / POWDER ROOMS HAVE FANS INSTALLED THAT ARE VENTED TO OUTSIDE Yes 


504.1 ALL PLUMBING IS FREE OF LEAKING: LINES, SINK, TOILET Yes 

**BASEMENT**

304.3 AN APPROPRIATE GUARD HAS BEEN INSTALLED MIDWAY BETWEEN THE EXISTING BASEMENT HANDRAIL AND THE TOP OF THE STAIR TREADS No 

Install guard between handrail and stringer on basement steps  
 Has the fault been repaired? No Priority: Medium

605.1 A WATER METER "JUMP" USING GROUND WIRE (#6 - 100 AMP SERVICE, #4 - 200 AMP SERVICE) HAS BEEN INSTALLED Yes 

505.4 IS THERE A 3/4" DISCHARGE PIPE @ TP VALVE INSTALLED & EXTENDED FROM FLOOR: H2OHEATER6" , BOILER18" Yes 

505.4 IS THERE A PROPER SEAL AROUND FLUE(S) TO CHIMNEY WITH HIGH-HEAT CEMENT/SEALANT. Yes ●

403.5 IS ALL DRYER VENT MATERIAL OVER 8' RUN FROM DRYER FLEXIBLE/SOLID METAL DUCT. No ▲

Dryer not exhausting to the exterior of the home

Has the fault been repaired? No

Priority: Medium



504.1 IS THE AREA CLEAR OF ANY PLUMBING LEAKS: LINES, FIXTURES, OTHER No ▲

Washing machine discharge is on the basement floor

Has the fault been repaired? No

Priority: Medium



504.1 ARE ALL SUMP PUMPS CONNECTED TO EXTERIOR DRAINS OR ACCEPTABLE DRAIN FIELDS NA

504.3 IS THE AREA CLEAR OF ANY SEWAGE CONTAMINATION Yes ●

605.2.1 ARE ANY RECEPTACLES LOCATED WITHIN 6' ON EITHER SIDE OF AN AUXILIARY SINK GROUNDED AND 15 OR 20 AMP GFCI PROTECTED NA

604.2 IS THE ELECTRICAL SERVICE A MINIMUM OF 100 AMPS AND REWIRED TO MEET NEC. - 200 AMPS. Yes ●

605.1 DO ALL KNOCK OUT SLOTS IN THE ELECTRICAL SERVICE PANEL HAVE BLANK COVERS Yes ●

703.1 IS ALL INSULATION FREE OF KRAFT PAPER	Yes <span style="color: green;">●</span>
ADDITIONAL NOTES - INTERIOR	Notes

Inspection was done as best as possible due to no access to wall outlets and windows in some rooms and on recheck any additional violations will need to be corrected if found.  
 Selling as is and old owner must present list of violations to the new owner Nd new owner agrees to repair all violations within 30 days if it is rented, 90 days from closing if owner occupied.



**\*\*\*NOTE - ALL RENTALS AND RRU PLUMBING / ELECTRIC MUST BE DONE BY A LICENSED PROFESSIONAL**

**INSPECTOR MUST HAVE ACCESS & ADDITIONAL VIOLATIONS MAY APPLY AT RE-CHECK: GARAGE, BEDROOM, OTHER**

ALL OPEN PERMITS MUST HAVE FINAL INSPECTION SCHEDULED AND CLEARED PRIOR TO RELEASE OF CLEAR CERTIFICATE OF OCCUPANCY. CALL 610-865-7091 TO SCHEDULE INSPECTOR.	No Notes
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HAVE ALL PERMITS CLEARED FINAL INSPECTION	Yes <span style="color: green;">●</span>
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OPEN COMPLAINTS MUST BE RESOLVED:	No Notes
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ARE ALL OPEN COMPLAINTS RESOLVED	Yes <span style="color: green;">●</span>
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**RECOMMENDATIONS**

603.1 HAVE FIREPLACE/CHIMNEY INSPECTED BY QUALIFIED 3RD PARTY PRIOR TO USING.	No Notes
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INSTALL 5.7 EGRESS WINDOW IN THIRD FLOOR BEDROOM	No Notes
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ADDITIONAL RECOMMENDATIONS	Notes
Front retaining wall is starting to list towards the street It may need repairing in the near future	



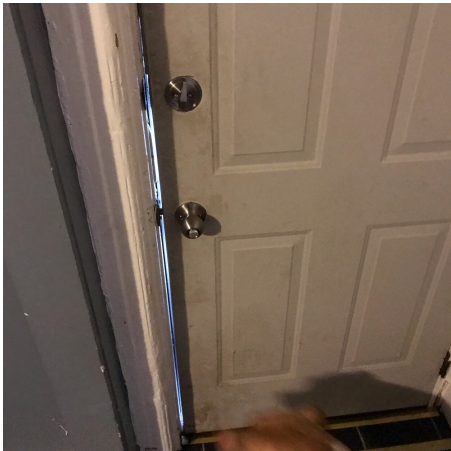


ADDITIONAL NOTES	No Notes
ADDITIONAL BUILDINGS	No Notes
LEVEL OF OBSTRUCTED VISIBILITY IN HOUSE	EXCESSIVE
WEATHER CONDITIONS	RAIN

**ADDITIONAL VIOLATIONS NOT YET NOTED ABOVE:**

IS THE PROPERTY CLEAR OF ANY ADDITIONAL VIOLATIONS? No ▲

Front door weatherstripping allows visible light on three sides install new weatherstripping also kitchen ceiling tiles are sagging and need to be secured to ceiling  
 Steps to second floor broken nosing on 6th tread from bottom replace  
 Has the fault been repaired? No



<b>ALL OUTSTANDING ISSUES TO BE CORRECTED BY:</b>	16-Nov-2020
INSPECTORS NAME	Glen Burcin
DATE SIGNED:	16-Oct-2020

INSPECTORS SIGNATURE

Signature Entered



**NOTE TO BUYER: SIGN COPY AND PRINT NAME ALONGSIDE, RETURN COPY IN ORDER TO OBTAIN A CERTIFICATE OF OCCUPANCY. INSPECTION REPORT VALID FOR ONE YEAR FROM ABOVE DATE.**

Signature of Buyer

Signature Entered



Buyers Name P

LIST RESIDENCE ADDRESS IF DIFFERENT FROM ABOVE NOTED PROPERTY

P

Telephone number 0

Email P

**Notice: If this property listed above will be used as a rental property, please note that in March of 2020 the City enacted Article 1738 relating to Residential Rental Units. The Article requires that all residential rental units be licensed annually and inspected every three years. Please contact our office if you are considering renting your property.**

**Prior to transfer of ownership, the current owner of any dwelling unit or structure shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed statement from the grantee, transferee, mortgagee or lessee acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation. All violations shall be abated within 90 days of transfer. If said property is occupied as a rental property, violations must be abated within 30 days. The only exception to the time limits would be if special arrangements are agreed upon with the code official.**