



HANOVER TOWNSHIP  
Northampton County  
3630 Jacksonville Road, Bethlehem, PA 18017  
Phone 610.866.1140 Fax: 610.758.9116

# *Resale Property - Conditional Certificate*

CERTIFICATE No.: 22-0276

Date Issued: June 21, 2022

Date Expires: **June 21, 2023**

Inspection No.: 22-1290

Parcel No.: M6-23-0004-0040

A Conditional Resale Certificate is hereby issued to Bedics, Joseph S & Dorothy B, for the property located at 1132 Mica Cr, Bethlehem, PA. two-story single family dwelling, 4 bedrooms 2-1/2 bathrooms with an attached garage. with unfinished basement and an enclosed heated deck. (permitted to have one storage shed)  
Waste container no. EO155802

Inspection Report: 5/21/2022

1. Zoning Violation: only one storage shed is permitted on the property. must remove 2nd storage shed in 30 days.
2. Replace missing smoke detector on second floor (can be combination smoke and C.O. detector)
3. Install smoke detector on 1st floor.
4. Install smoke detector in each sleeping room.
5. Install a Carbon Monoxide Detector in the 2nd floor hallway (see note on item 2)
6. Replace ground fault receptacle to the left of the kitchen sink (does not test)
7. Receptacle to the right of the kitchen sink shall be ground fault protected.
8. Install Smoke detector in basement
9. Receptacle next to utility sink in laundry area in basement not Ground fault protected.
10. Paint wood deck, rail and guards (has loose and peeling paint).
11. Install address numbers on the dwelling; must be a minimum of 4-inches high, contrasting color and visible from the street/road.
12. Address the above-mentioned items; call for a reinspection and pay reinspection fee in the amount of \$75.00.

NOTE: Operable smoke detectors & Carbon monoxide detectors shall be installed prior to moving in.

The afore-mentioned property has been duly inspected with the findings that the buyer accepts violations as outlined in the inspection report.

**CONDITIONS:**

The SELLER shall abate violations prior to the transfer of ownership and, in such event, the seller shall request a re-inspection to determine that the violations have been fully abated and a Resale Certificate can be issued (without conditions); or

The BUYER shall execute a notarized statement acknowledging the receipt of the Property Inspection Report and that the buyer shall begin to abate the violations within thirty (30) days of taking possession of the Property and shall fully abate violations prior to taking Owner/Tenant Occupancy and schedule a re-inspection.

NOTE: No invasive procedures or tests have been conducted. This inspection is not a substitute for an extensive and thorough Property Inspection. Current or future owner(s) is responsible to maintain improvements as per the Land Development Plan such as plantings, easements etc.

A handwritten signature in black ink, appearing to read 'Yvonne D Kutz', with a stylized flourish at the end.

Yvonne D Kutz

BCO, Zoning Officer

NOTE: This certificate does not take the place of any license required by the law and is not transferable.