

EXHIBIT 5

CE Case Number: *

CE Case Type: *

Status: *

Assigned To:

Submitted On: *

✓

No inspections.

✓

\$0.00 paid (100%), \$0.00 due.

Case Description:

CE25-001196

SSC 410 HOUSING

CLOSED

User BERNARD LYNCH

11/26/2025

✓

\$0.00 paid (100%), \$0.00 due.

DOWNSTAIRS BATHROOM IS NOT FUNCTIONAL, ROOF IS LEAKING. TENANT CONTACTED THE LANDLORD AND THEY HAVE NOT FIXED ANYTHING. HE IS RENTING A ROOM IN A ONE FAMILY.

Case Request:

Parent CE Case:

Last Worked On:

Closed:

REQ25-03104

02/05/2026 08:40 AM

02/05/2026

Site Address

General Location:

Closest Intersection:

Site Address:

Site City:

State:

Inspection Area:

Primary Parcel:

UPSTAIRS BEDROOM

26 SANDERSON AVE

LYNN

MA

Site Zip: 01902

Latitude:

Longitude:

094-535-046

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Main

Notes

Contacts

Details

Workflow

Violations

Citations

Reporter

Parcels

Associations

Case Number: CE25-001196

Case Type: SSC 410 HOUSING

Status: CLOSED

Reporter: CHAD PHILLIPS

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Reports

Display Notes For: --All--

Notes						
Type ^	Id	Note Type	Code	Text	Begin	End
Case	CE25-001196	PROJECT REMARK		ROOF REPAIRED ON MONDAY 1/12 BEDROOM CEILING BEING FIXED ON 1/13	01/12/2026	
Case	CE25-001196	PROJECT REMARK		1/9 WENT TO PROPERTY WITH JOEL(BUILDING) AND CHRIS(ZONING) CONFIRMED ILLEGAL ROOMING HOUSE. SOMEONE SLEEPING IN THE BASEMENT AND WALLS THAT WERE BUILD WITHOUT PERMITS	01/09/2026	
Case	CE25-001196	PROJECT REMARK		EMAILED COMPLAINT	01/08/2026	
Case	CE25-001196	PROJECT REMARK		SPOKE WITH TENANT 1/7 WHEN RETURNED FROM VACATION. COORDINATING WITH ZONING FOR POSSIBLE ILLEGAL ROOMING HOUSE	01/08/2026	
Case	CE25-001196	REPORT		CE Inspection Report - BOH	12/15/2025	
Case	CE25-001196	REPORT		CE Inspection Report - BOH TENANT	12/15/2025	
Violations	410.500	VIOLATION CORRECTION		REPAIR CEILING IN THE BEDROOM THAT IS DAMAGED FROM WATTER LEAKING. FIND THE SOURCE OF THE LEAK AND GET IT REPAIRED ASAP.	12/12/2025	

Add



CITY OF LYNN

INSPECTIONAL SERVICES DEPARTMENT
Room 405, Lynn City Hall, Lynn, MA 01901 Tel: (781) 598-4000

December 15, 2025

JOSEPH BERLINE
26 SANDERSON AVE
LYNN, MA 01902

Este es un document legal importante. Este es un document legal importante. Deberias traducirlo.

RE: 26 SANDERSON AVE (Parcel ID 094-535-046)

To Whom It May Concern:

An inspection was conducted at the above-described property pursuant to M.G.L. c. 111, the state sanitary code and all local ordinances and regulations. As the owner/agent for the property you are hereby ORDERED to correct the attached violations prior to 01/09/2026. A re-inspection is scheduled to take place on or about 01/09/2026.

Failure to correct these violations within the specified time-frame may result in daily fines and/or criminal or civil proceedings. Upon conviction, a court may impose a fine of up to five hundred dollars (\$500.00). Each day that a violation remains uncorrected shall constitute a separate offense. Failure to remedy violations may entitle tenants to exercise one or more statutory remedies.

Required repairs may require permits from the building, plumbing, electrical, fire or other city departments. You must obtain all necessary approvals before work is commenced.

You have the right and the responsibility to request a hearing if you wish to be heard concerning the reason(s) why this order should not be enforced. To do so, you must file a written request for hearing before the Board of Health with the Director of Public Health within seven (7) days of receipt of this notice. Requests for hearing shall be addressed to:

City of Lynn
ATTN: Director of Public Health
3 City Hall Square, Room 105
Lynn, MA 01901

You have the right to inspect all documents to this case prior to hearing and to be represented by legal counsel.

NOTICE:

Conveyance of Real Estate with Intent to Evade Nuisance Provisions

Any person who conveys a parcel of real estate with the intent to evade a notice or order, issued pursuant to sections one hundred and twenty two to one hundred and twenty seven B, inclusive, and sections one to three A, inclusive, of chapter one hundred and thirty nine, section six to nine, inclusive, of chapter one hundred and forty three, the state sanitary code, the state building code, or chapter forty A, shall be punished by a fine of not more than two thousand dollars or by imprisonment in a house of correction or jail for not more than one year, or both. The amount of consideration or the relationship of the grantor to the grantee shall be evidence of such intent to evade a notice or order under the provisions of this section. M.G.L. c. 111 § 127O.

Access for Repairs and Alterations

Every occupant of a dwelling, dwelling unit, or rooming unit shall give the owner thereof, or his agent or employees, upon reasonable notice, reasonable access, if possible by appointment, to the dwelling, dwelling unit, or rooming unit for the purpose of making such repairs or alterations as are necessary to...

Sincerely,

Bernard Lynch

Sanitary Inspector

781-732-0623

blynch@lynnma.gov

INSPECTION REPORT

REPORT DATE: 12/15/2025
PARCEL NUMBER: 094-535-046

INSPECTOR: Bernard Lynch
blynch@lynnma.gov
781-732-0623

CASE NUMBER: CE25-001196
CASE TYPE: SSC 410 HOUSING

PROPERTY ADDRESS: 26 SANDERSON AVE LYNN MA 01902

OWNER NAME: JOSEPH BERLINE
OWNER ADDRESS: 26 SANDERSON AVE LYNN, MA 01902

VIOLATION TYPE: Non-Emergent Other Housing Violation

COMPLIANCE DUE BY: 01/09/2026 12:00:00 AM

PRIORITY LEVEL: Standard

VIOLATION SUMMARY

<u>Code Reference</u>	<u>Code Description</u>
410.235	Owner's Installation, Maintenance and Repair Responsibilities

Inspector Comment:

REPAIR CEILING IN THE BEDROOM THAT IS DAMAGED FROM WATTER LEAKING. FIND THE SOURCE OF THE LEAK AND GET IT REPAIRED ASAP.

<u>Code Reference</u>	<u>Code Description</u>
410.5	Owner's Responsibility to Maintain Building and Structural Elements

Inspector Comment:

ACTIVITY HISTORY

<u>ACTIVITY</u>	<u>STATUS BY</u>	<u>CURRENT STATUS</u>	<u>LAST UPDATED</u>
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INITIAL INSPECTION

Bernard Lynch

NON-COMPLIANCE

12/12/2025

Bernard Lynch

Health Inspector