

**CERTIFICATE OF INSPECTION**  
**VALID FOR ONE YEAR**

Address:	271 Columbus Road	Date:	September 9 <sup>th</sup> , 2015
Perm. Parcel No:	811-36-002	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	CAJ, 1, LLC	Maximum Occupancy:	6 persons
Agent:		Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []
Phone:			

Upon inspection, we find that said property is in need of repairs as follows:

**REQUIRED MAINTENANCE ITEMS:**

- 1) All siding must be present, in good condition and properly painted. Repaint the house or install new, vinyl siding throughout.
- 2) All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal.
- 3) All porches must be properly maintained and clean of all vegetation and growth. Scrap and painted handrail/guard.
- 4) Clean siding on garage and repaint as needed.

**EXTERIOR ITEMS:**

- 1) Clean, repair or replace all gutters and downspouts as needed.

**GENERAL GARAGE ITEMS:**

- 1) Repair/replace damaged or missing trims at overhead door.
- 2) All electrical outlets in walls must be GFCI protected (except freezers).
- 3) Electrical wiring in walls must be in conduit or otherwise covered with a wood or drywall panel.
- 4) Scrape and paint the door, window and/or roof trims on this garage.
- 5) Make all necessary repairs to the garage window(s) and related frames and trims.

**PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS:**

- 1) Level one square of public sidewalk.

**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 **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 150% 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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**GENERAL ELECTRICAL ITEMS:**

- 1) All breakers in the Siemen electric panel to be Siemen breakers per the equipment listing requirements. Replace non-Siemen breakers.
- 2) All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
- 3) All lights, outlets and switches must be complete and operate properly. Electrical devices may not be painted.
- 4) Extension cords are permitted only for temporary uses. Remove cords used as permanent wiring.

**GENERAL PLUMBING ITEMS:**

- 1) Replace corroded union at hot water heater.

**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. Or Replace the furnace with a new appliance.
- 2) Replace the dryer duct with code compliant ductwork that is properly supported.

**BASEMENT ITEMS:**

- 1) A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.
- 2) Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
- 3) Scrape and paint the basement walls with block-filler paint.
- 4) Clean and sanitize the laundry sink.

**KITCHEN ITEMS:**

- 1) Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
- 2) Clean, repair, disinfect and re-stain/refinish the kitchen cabinets.
- 3) Add GFCI protection to all kitchen countertop outlets.

**BATH ITEMS: First Floor**

- 1) Repair the tub surround to make it sanitary and water tight.
- 2) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
- 3) Caulk base of toilet leaving 1/2" in rear without caulk.

**INTERIOR ITEMS:**

- 1) Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
- 2) Install a new smoke detector on the first floor level(s).
- 3) 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.
- 4) Install smoke detectors in each bedroom.

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**\*GRASS/WEEDS MUST BE MAINTAINED ON A REGULAR  
INTERVAL ON THIS PROPERTY\***

**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 MINIMUM CHARGE 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 SIX (6) occupants (total of both adults and children)*