

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

Address:	24 Dewhurst Avenue	Date:	February 29 th , 2016
Perm. Parcel No:	811-04-034	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Henrya Real Estate	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:

NOTE: The scope of work needed at this dwelling will require that registered City of Bedford contractors shall obtain permits for the Electrical (Garage and three season room with deck) and Building (structural work at garage/siding). The Registered contractor shall schedule all inspection s and obtain all inspections and approvals.

NOTE: Escrow shall be established in accordance with Bedford Codified Section 1311.18 prior to the start of any work.

HEALTH/SAFETY ITEMS (Items that need to be done PRIOR to occupancy):

- 1) Install smoke detectors in each bedroom. (This item dates to June 10, 2013 POS)
- 2) Install a new smoke detector on the basement, first and second floor level(s).
- 3) All structures and exterior property to be free from rodent harborage and infestation. Remove rodents from under front porch and restore damage to the building.

REQUIRED MAINTENANCE ITEMS:

- 1) Remove all trash, rubbish, garbage or debris on property, especially in the basement, garage and rear yards. This includes all tree limbs and branches, lumber, and bricks.
- 2) All siding must be present, in good condition, properly maintained and properly painted. Repaint the house or install new, vinyl siding throughout.

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 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

REQUIRED MAINTENANCE ITEMS (Cont):

- 3) All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal.
- 4) Scrape and paint exterior doors.
- 5) Fences must be plumb, structurally sound, free of deterioration, and painted. Repair fence accordingly.
- 6) Tuck-point and repair or completely reconstruct the chimney above the roof line. Many of the brick faces are broken or missing. 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.
- 7) Exterior walls and trim materials must be painted and in good repair. Scrape and repaint the garage.
- 8) Replace the overhead garage door(s) with a new door(s).
- 9) Install garage man door with proper hardware in place of the plywood closure to meet means of egress requirements.

FREESTANDING THREE SEASON ROOM WITH DECK:

- 1) All siding must be present, in good condition and properly painted. Repaint or install new, vinyl siding throughout.
- 2) Replace all missing or damaged screens.
- 3) Repair, clean and paint/stain deck, stairs, guards and lattice.

EXTERIOR ITEMS:

- 1) Clean interior and exterior, repair or replace all gutters and downspouts as needed.
- 2) All masonry (block, brick, etc. – chimneys, brick steps, etc.) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly.
- 3) All exterior light fixtures must be complete, properly maintained and operate normally.
- 4) All stairs/steps must be sound, free of cracked, holes or loose sections.
- 5) Repair the side exterior storm door and frame or replace with a new door assembly.
- 6) Repair the damage to the tree lawn and front lawn along the driveway using top soil and seed the area.
- 7) Remove downed tree and debris in rear yard. **(This item dates to June 10, 2013 POS)**
- 8) Trim all trees, bushes and/or shrubbery on the property, especially in rear yard.

GENERAL FREESTANDING THREE SEASON ROOM WITH DECK:

- 1) All exterior exposure receptacles must be GFCI protected and weather-proof.
- 2) All exterior light fixtures must be complete, properly maintained and operate normally.
- 3) Provide a handrail full length of stair run.
- 4) Correct all electrical wiring to meet NEC including wiring methods.

GENERAL GARAGE ITEMS:

- 1) Clean interior and exterior, repair or replace all gutters and downspouts as needed.
- 2) Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims.
- 3) Structurally repair exterior rotted wood studs, wood wall plates and rotted siding.
- 4) Regrade at rear exterior wall to move grade away from wood rear exterior wall.
- 5) All electrical outlets in walls and ceilings must be GFCI protected.
- 6) Provide a disconnect means at the incoming service complete with ground.
- 7) Properly install nonmetallic (Romex) conductors per NEC.

Certificate of Inspection
24 Dewhurst Avenue
Henry Real Estate
February 29, 2016

GENERAL GARAGE ITEMS (Cont):

- 8) Floors must be concrete material and be free of serious or misaligned cracks. Repair the garage floor.
- 9) Scrape and paint the door, window and/or roof trims on this garage.
- 10) Make all necessary repairs to the garage window(s) and related frames and trims. **(This item dates to June 10, 2013 POS)**

GENERAL ELECTRICAL ITEMS:

- 1) All taps and splices must be enclosed in work box with correct cover.
- 2) All lights, outlets and switches must be complete and operate properly. Electrical devices may not be painted.
- 3) Extension cords are permitted only for temporary uses. Remove cords used as permanent wiring.

GENERAL PLUMBING ITEMS:

- 1) Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
- 2) Repair leaking plumbing sanitary stack in mechanical equipment space.

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. **(This item dates to June 10, 2013 POS)**
- 2) Replace dryer vent with smooth interior ductwork.
- 3) Combustion air issue in area with hot water heater to be maintained with wall with louvered door and louvered wall openings. Remove all blockages to these items.

BASEMENT ITEMS:

- 1) Clean and disinfect the basement.
- 2) Re-connect drain line at laundry sink.
- 3) Secure handrail to basement. **(This item dates to June 10, 2013 POS)**

KITCHEN ITEMS:

- 1) Repair broken floor tile to match existing.
- 2) Install an air admittance valve under kitchen sink.
- 3) The waste line of a domestic dishwashing machine discharging into a kitchen sink tailpiece or food waste grinder shall connect to a deck-mounted air gap or the waste line shall rise and be securely fastened to the underside of the sink rim or counter.
- 4) Replace the dilapidated kitchen cabinets.
- 5) Replace the dilapidated kitchen countertop.
- 6) Install new flexible gas connectors behind the stove.
- 7) Install a new ¼ turn listed gas valve on the stove supply line.
- 8) Add GFCI protection to all kitchen countertop outlets.

BATH ITEMS: Basement

- 1) Bathrooms must be equipped with at least one GFCI outlet. Install an outlet adjacent to the bathroom sink.
- 2) Flooring must be smooth and water-tight. Carpeting is not permitted. Remove the carpeting. Install a new tile floor.

Certificate of Inspection
24 Dewhurst Avenue
Henry Real Estate
February 29, 2016

BATH ITEMS: Basement (Cont):

- 3) Repair the tub surround to make it sanitary and water tight.
- 4) All plumbing fixtures must be in good working order and free of leaks and defects. Repair the leaking water piping/faucets. Repair the leaking drain lines.
- 5) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings. Replace the bathroom ceiling where water damaged or missing.
- 6) Caulk base of toilet leaving 1/2" in rear without caulk and toilet bolt caps.

BATH ITEMS: First floor

- 1) Flooring must be clean, smooth and water-tight.
- 2) Repair the tub surround to make it sanitary and water tight.
- 3) Properly install the lavatory drain assembly using rigid piping in accordance with the Ohio Plumbing Code.
- 4) Caulk backsplash of sink.

INTERIOR ITEMS:

- 1) Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
- 2) Repair all windows to insure that glass is intact; that windows open and close properly; that windows lock securely; that glazing putty and weather stripping is present in good condition and is effective; and that every window is equipped with a screen.
- 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.

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)