

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

Address:	31 Eldred Ave.	Date:	July 14, 2015
Perm. Parcel No:	811-18-067	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Evelyn Majercik	Maximum Occupancy:	6 persons
Mail to:	Ricky Smith	Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []
	21031 Wilmore Ave. Euclid, OH 44123		

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

NOTE: The water, gas and/or electrical services were off at the time of inspection. A re-inspection at a later date SHALL BE required to inspect these items.

REQUIRED MAINTENANCE ITEMS:

1. All siding must be present, in good condition and properly painted. Repaint the house or install new, vinyl siding throughout. Replace damaged/missing siding.
2. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal. Scrape and paint existing or replace with new.
3. All porches must be equipped with handrails if more than 30" high. Secure handrails on front porch.
4. Roofs must be free of holes, deterioration, leaks or missing shingles and be structurally sound. Remove the existing roofing shingles and install a new roof on the dwelling (and adjacent garage). Use Ice and water Shield where required. Make all necessary repairs to the existing roof. Materials used for repairs must match the existing in type, quality and color. A maximum of two layers of roofing are permitted on roof. Replace chimney flashing that is leaking and look to see if there are any other areas of concern.
5. Tuck-point or completely reconstruct the chimney above the roof line (Both fire and gas chimneys). Repaint to match existing if applicable. 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.
6. Install address numbers on the premises. Numbers shall be 4-inch-high block numbers and shall be of a color contrasting to the substrate onto which they will be installed.

GARAGE:

1. Scrape and paint the entire garage or install new vinyl siding on garage.

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: Robert Brown

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EXTERIOR ITEMS:

1. Clean, repair or replace all gutters and downspouts as needed.
2. All masonry (block, brick, etc. – chimneys, foundations, brick steps, brick fronts, veneers, 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 windows must be intact, operable, glazing putty in good condition and painted. Replace all damaged or missing screens as needed.
4. All exterior light fixtures must be properly maintained and operate normally.
5. Power wash back and side awnings.

GENERAL GARAGE ITEMS:

1. Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims.
2. Electrical wiring in walls must be in conduit.
3. Electrical outlets for overhead door opener must be grounded and within 3'0" from opener.
4. Scrape and paint the door, window and/or roof trims on this garage.
5. Make all necessary repairs to the garage windows, man door and overhead door and related frames and trims.

GENERAL ELECTRICAL ITEMS:

1. Knob and Tube wiring must be in its original condition. Knob and Tube wiring that has been tampered with must be removed and upgraded to non-metallic sheathed cable (Romex).
2. Any holes in the panel from missing breaker knock-outs, etc. must be plugged with correct appliance.
3. All wires entering main panel must have the correct connectors.
4. All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
5. All unused or defective electrical fixtures or equipment must be completely removed throughout.
6. All taps and splices must be enclosed in work box with correct cover.
7. All lights, outlets and switches must operate properly. Electrical devices may not be painted.
8. Exposed wiring must be properly secured. Wiring in open stud walls or block walls is not permitted.
9. Extension cords are permitted only for temporary uses. Remove cords used as permanent wiring. (Garage)

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. Install an air admittance valve and p-trap under kitchen sink and replace kitchen sink drain.

GENERAL HVAC ITEMS:

1. Have the furnace cleaned and serviced by a qualified technician. Or Replace the furnace with a new appliance.

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BASEMENT ITEMS:

1. Clean and disinfect the basement.
2. Install a handrail on the basement stairs.
3. A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.
4. Tuck-point the mortar joints in the basement walls as needed. Repair all wall cracks.
5. Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
6. Scrape and paint the basement walls with block-filler paint.
7. Remove shower and toilet from basement and cap drains and water lines.

KITCHEN ITEMS:

1. GFCI-protected electrical outlets must be present on both sides of the sink.
2. Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
3. Clean, repair and disinfect the kitchen cabinets.

BATH ITEMS:

1. Bathrooms must be equipped with a window or an exhaust fan. Install an exhaust fan that exhausts to the exterior. Remove painted block window frame drywall, finish and paint.
2. Repair the tub surround to make it sanitary and water tight. Re-grout tub tiles.
3. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings. Replace damaged drywall.
4. Caulk base of toilet leaving 1/2" in rear without caulk.
5. Caulk backsplash of sink.

BASEMENT BATH ITEMS:

1. Remove shower and toilet.

INTERIOR ITEMS:

1. Patch all minor cracks and holes in interior walls and ceilings and repaint.
2. Clean and disinfect the entire house, including the basement.
3. Remove the worn and soiled carpeting on 2nd floor and 3rd floor, stairway to 2nd and 3rd floor and disinfect the floor surfaces. Exception there is new carpeting in the right front bedroom at top of stairs.
4. Repair and/or secure or replace the handrail to the 2nd and 3rd floor stairs to include a guard on 3rd floor.
5. Install a new smoke detector on the first, second floor levels and in all sleeping rooms.
6. 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.
7. Ensure that all fireplace dampers are intact and that they open and close properly.

NOTE: 3rd floor cannot be used as a sleeping room.

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**