

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

Address:	79 Ellenwood Ave.	Date:	July 21, 2015
Perm. Parcel No:	811-21-004	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Linda Koller	Maximum Occupancy:	6 persons
Mail to:	Debra Miller	Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []
	4626 Walker Ave. N/W Warren, OH 44483		

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

**EXTERIOR ITEMS:**

1. Trim all trees, bushes and/or shrubbery on the property, especially off garage, garage roof and off of house.
2. Remove weeds behind and beside garage.

**GENERAL ELECTRICAL ITEMS:**

1. Exposed wiring must be properly secured. Install wire staples on Romex in basement and garage.
2. Remove all six-way electrical outlets.

**GENERAL PLUMBING ITEMS:**

1. Install an air admittance valve and p-trap under kitchen sink. Properly support kitchen sink drain and correct the "T" in the sanitary stack downstream.
2. Correct the installation of the shower drain, no-hub fitting and open laundry drain to back room (3 season room).
3. Permits required for new drains under kitchen sink, and shower drain. Inspections required.

**BATH ITEMS:**

1. Patch and repaint the bathroom wall above medicine cabinet.
2. Caulk base of toilet leaving 1/2" in rear without caulk.
3. Caulk backsplash of sink.

**INTERIOR ITEMS:**

1. Install a new smoke detector on the first floor level and in each bedroom.

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**

**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**