

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

Address:	91 Forest Drive	Date:	August 5 th , 2015
Perm. Parcel No:	812-27-030	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Cuyahoga Co Land Reutilization Corp	Maximum Occupancy:	2 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 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.

NOTE: The GARAGE was not accessible at the time of inspection. A re-inspection at a later date SHALL BE required to inspect the garage prior to establishment of any escrow amounts.

REQUIRED MAINTENANCE ITEMS:

- 1) Remove all trash, rubbish, garbage or debris on property, especially around garage and in rear yard.
- 2) All siding must be present, in good condition and properly painted. Repaint the house or install new, vinyl siding throughout.
- 3) All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal.
- 4) All porches must be properly maintained and painted and equipped with handrails if more than 30” high. Make all necessary repairs to the front porch accordingly. Stain/paint the porch assembly.
- 5) Front stairs to have equal dimension treads and risers. Repair or replace.
- 6) Roofs must be free of holes, deterioration, leaks or missing shingles and be structurally sound. 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.
- 7) Fences must be plumb, structurally sound, free of deterioration, and painted. Repair fence accordingly.
- 8) Tuck-point the foundation masonry and repaint to match existing.

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

Certificate of Inspection
91 Forest Drive
Cuyahoga Co Land Reutilization Corp.
August 5, 2015

REQUIRED MAINTENANCE ITEMS (Cont):

- 9) Completely reconstruct the chimney above the roof line. 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.

GARAGE:

The GARAGE was not accessible at the time of inspection. A re-inspection at a later date SHALL BE required to inspect the garage prior to establishment of any escrow amounts.

- 1) Roofs must be free of holes, deterioration or leakage. Repair the garage roof.
- 2) Exterior walls and trim materials must be painted and in good repair. Scrape and repaint the garage.
- 3) Scrape and paint or completely replace the overhead door.
- 4) Replace the overhead door with a new door.

EXTERIOR ITEMS:

- 1) Clean, repair or replace all gutters and downspouts as needed.
- 2) Exterior columns and trim materials must be painted and in good repair.
- 3) 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.
- 4) All windows must be intact, operable, glazing putty in good condition and painted. Replace all missing screens.
- 5) All doors must open and close properly. Repair or replace the front and back door accordingly.
- 6) Repair or replace the front screen door accordingly.
- 7) All exterior light fixtures must be properly maintained and operate normally.
- 8) Trim all trees, bushes and/or shrubbery on the property, especially at front porch, rear porch, adjacent house and back yard.
- 9) Cut and maintain the grass on a regular interval on this property.
- 10) Remove/replace the landscape timbers on the side and rear of the house.

GENERAL GARAGE ITEMS:

The GARAGE was not accessible at the time of inspection. A re-inspection at a later date SHALL BE required to inspect the garage prior to establishment of any escrow amounts.

- 1) Exposed electric and open electrical boxes are not permitted as they occur on the exterior of the garage.
- 2) Scrape and paint the door, window and/or roof trims on this garage.
- 3) Make all necessary repairs to the garage window(s) and related frames and trims.

Certificate of Inspection
91 Forest Drive
Cuyahoga Co Land Reutilization Corp.
August 5, 2015

GENERAL ELECTRICAL ITEMS:

- 1) Due to the extensive electrical work that has occurred without permits or inspections, a Bedford registered electrical contractor shall obtain a permits, correct installation, obtain all inspections and approvals.
- 2) Electrical work has occurred where new electric receptacles and switches were installed without approval or permits.
- 3) Repair/replace electric service standoff insulator securely into house wall.
- 4) Newer 100 amp disconnect has been installed without permit on existing 60 amp electrical service riser/meter. Upgrade the exterior electrical service to 100 amp and consolidate the numerous panels and fuse boxes into a single panel.
- 5) 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).
- 6) Any holes in the panel from missing breaker knock-outs, etc. must be plugged with correct appliance.
- 7) Breaker and fuses must be the correct size for the gauge of the wiring on each circuit. Fuses cannot be larger than 20amp (#12wire); 15amp (#14 wire) – All knob/tube systems (15amp).
- 8) All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
- 9) All unused or defective electrical fixtures or equipment must be completely removed throughout.
- 10) All taps and splices must be enclosed in work box with correct cover.
- 11) All lights, outlets and switches must operate properly. Electrical devices may not be painted.
- 12) Exposed wiring must be properly secured. Wiring in open stud walls is not permitted.
- 13) Exposed wiring on back wall and in rear porch area is not code compliant. Remove electric or have a Bedford register electrical contractor obtain permits, inspections and approvals.
- 14) All receptacles in unfinished basements must be GFCI protected, except sump, laundry, freezer, furnace (they are to be grounded only).

GENERAL PLUMBING ITEMS:

- 1) Install new hot water tank.
- 2) Repair/replace HVAC ductwork.
- 3) 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.

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) Insure that the flue piping from the furnace and hot water tank is sealed tightly @ chimney.
- 3) Provide code compliant, smooth interior, ductwork for the dryer.
- 4) Properly install grilles and registers and repair wall and ceiling finishes.

Certificate of Inspection
91 Forest Drive
Cuyahoga Co Land Reutilization Corp.
August 5, 2015

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) The basement floor must be concrete, in good general condition and free of hazards/serious cracks. Repair or replace the basement floor as needed.
- 5) Tuck-point the mortar joints in the basement walls as needed. Repair all wall cracks.
- 6) Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
- 7) Scrape and paint the basement walls with block-filler paint.
- 8) Provide ridged piping for the drain line at the laundry sink to meet DWV requirements of plumbing code.
- 9) All basement windows must be weather-tight, free of broken glass, glazing putty in good condition and equipped with working window locks. All wood frames and sash must be free of decay, splits, deflection and properly painted. Make repairs to windows as required.

KITCHEN ITEMS: Kitchen area is a gutted room.

- 1) Flooring must be sanitary. Install new floor tile in the kitchen.
- 2) GFCI-protected electrical outlets must be present on both sides of the sink. Install an additional outlet on the (left) (right) side of the sink.
- 3) All plumbing fixtures must be in good working condition and free of leaks. Find cause of leaks in the (water) (drain) piping and correct.
- 4) Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
- 5) Install new kitchen cabinets and countertops.
- 6) Add GFCI protection to all kitchen countertop outlets.

BATH ITEMS: First Floor

- 1) Bathrooms must be equipped with a window or an exhaust fan. Install an exhaust fan.
- 2) Clean, repair and disinfect the bathroom sink cabinets.
- 3) Flooring must be smooth and water-tight. Install a new tile floor.
- 4) Showers and tubs must have water repellent walls. Seal all gaps between tub/floor or tub/wall.
- 5) Repair the tub surround to make it sanitary and water tight.
- 6) 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.
- 7) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
- 8) Properly install the lavatory drain assembly.
- 9) Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bolt covers.
- 10) Caulk backsplash of sink.

Certificate of Inspection
91 Forest Drive
Cuyahoga Co Land Reutilization Corp.
August 5, 2015

INTERIOR ITEMS:

- 1) Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
- 2) The interior front wall of the house has a separation at the ceiling of approximately eight feet on each side of the front door. Structurally review this area and correct framing to tie back into house main framing system. Repair wall and ceiling in this area.
- 3) Floors must not have any weak, loose, or decayed sections or boards. Repair the damaged floor in the kitchen and dining room area.

INTERIOR ITEMS (Cont):

- 1) 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.
- 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.

***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 TWO (2) occupants (total of both adults and children)