

CERTIFICATE OF INSPECTION

VALID FOR ONE YEAR

Address:	345 Grand Blvd.	Date:	April 24, 2015
Perm. Parcel No:	811-07-007	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Chandra Colton	Maximum Occupancy:	6 persons
Mail to:	same	Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []

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

REQUIRED MAINTENANCE ITEMS:

1. Remove all trash, rubbish, garbage or debris on property, especially at the back of property.
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. Tuck-point or 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.
5. Power wash window and door awnings and scrape and paint.

GARAGE:

1. Scrape and paint the entire garage or install new vinyl siding on garage.
2. Roofs must be free of holes, deterioration or leakage. Completely replace the garage roof and sheathing.
3. Exterior trim materials must be painted and in good repair. Scrape and repaint the garage trim.
4. Scrape and paint or completely replace the overhead door. Repair windows in the overhead door.
5. Make both doors operate correctly.

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

Certificate of Inspection
345 Grand Blvd.
Chandra Colton
April 24, 2015

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 missing screens. Or replace all obsolete windows with new replacement windows.
4. Completely reconstruct the rear porch with new, weather-resistant materials.
5. All doors must open and close properly. Repair or replace the back door accordingly.
6. All stairs/steps must be sound, free of cracked or loose sections and equipped with handrails.
7. Repair the damage to the tree lawn using top soil if necessary and seed the area.
8. Trim all trees, bushes and/or shrubbery on the property, especially off garage.
9. Cut and maintain the grass on a regular interval on this property.
10. Install steps and landing to back door.

GENERAL GARAGE ITEMS:

1. Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims.
2. All electrical outlets in walls must be GFCI protected.
3. Electrical outlets for overhead door opener must be grounded and within 3'0" from opener.(2nd door or backdoor)
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.
6. Repair or replace man door.
7. Remove trash and debris.

GENERAL ELECTRICAL ITEMS: **NOTE:** New panel no permit or inspection.

1. The panel must be grounded to the street side of water meter with #4 solid copper wire.
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 taps and splices must be enclosed in work box with correct cover.
4. All lights, outlets and switches must operate properly. Electrical devices may not be painted.
5. Extension cords are permitted only for temporary uses. Remove cords used as permanent wiring.
6. The following receptacle outlets show an open ground and either must be grounded or replaced with two-prong receptacle outlets.

Certificate of Inspection
345 Grand Blvd.
Chandra Colton

April 24, 2015

GENERAL PLUMBING ITEMS: NOTE: New bathroom in basement no permits and new kitchen sink in basement – get permits and inspections.

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 bathroom sink.
3. Install $\frac{3}{4}$ fall port valve on both sides of water meter.
4. Repair old gas valve in storage area in basement.

GENERAL HVAC ITEMS:

1. Install metal vent pipe for dryer. Vinyl in not permitted, fire hazard.

BASEMENT ITEMS:

1. Clean and disinfect the basement.
2. Tuck-point the mortar joints in the basement walls as needed. Repair all wall cracks.
3. Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
4. Scrape and paint the basement walls with block-filler paint.
5. 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. Or replace the basement windows with new, vented glass block assemblies.

KITCHEN ITEMS:

1. Flooring must be sanitary. Clean the kitchen flooring or install new floor tile in the kitchen.
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.
4. Install new flexible gas connectors behind the stove and new gas valve behind stove..

1ST FLOOR - BATH ITEMS:

1. Install a new watertight enclosure around the tub & shower unit after making necessary repairs to walls.
2. Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bowl caps.
3. Caulk backsplash of sink.

2ND FLOOR - BATH ITEMS:

1. 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.
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 and install toilet bowl caps.
4. Caulk backsplash of sink.
5. Replace vanity.

April 24, 2015

INTERIOR ITEMS:

1. Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
2. Clean and disinfect the entire house, including the basement.
3. Remove the worn carpeting in the 2nd floor bedroom and disinfect the floor surfaces.
4. 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.
5. Install a new smoke detector on the first and 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.

NOTE: Plumbing and electric will need to be looked at by a licensed contractor at some point prior to title transfer.

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)