

CERTIFICATE OF INSPECTION

VALID FOR ONE YEAR

Address:	55 Grandmere Rd.	Date:	June 9, 2015
Perm. Parcel No:	812-29-029	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Jason Levy	Maximum Occupancy:	4 persons
Mail to:	Pam Rybka	Property:	Legal Conforming [X]
	880 Center Rd.		Legal Non-Conforming []
	Hinckley, OH 44233		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 around and behind garage.
2. All wood trims, fascia, and soffits must be properly maintained and not damaged. Replace damaged aluminum break-metal on fascia plates around windows, front porch post, front and back door trim, overhead door and man door etc.
3. 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.
4. Scrape and paint metal chimney.
5. Replace damaged and broken vinyl siding on house and garage.
6. Power wash house and garage.

EXTERIOR ITEMS:

1. Clean, repair or replace all gutters and downspouts on house and garage.
2. All windows must be intact, operable, glazing putty in good condition. Replace all damaged, torn and missing screens.
3. All exterior light fixtures must be properly maintained and operate normally.
4. Replace the rear exterior door and frame with a new door assembly.
5. Trim all trees, bushes and/or shrubbery on the property, especially off garage and roof.

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
55 Grandmere Rd.
Jason Levy
June 9, 2015

GENERAL GARAGE ITEMS

1. All electrical outlets in walls must be GFCI protected.
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 door and trim.

DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Replace the right side of the driveway apron. Aprons must be replaced with reinforced concrete in the minimum thickness of 6-inches for residential property and 8-inches for commercial property. Asphalt aprons shall not be approved. NOTE: If the curb is broken or missing, either in whole or in part, in the apron area, then the curb will have to be replaced or repaired along with the apron work. New curb sections must be excavated to a depth of 18-inches and must be dowelled in to adjacent curb sections. Call the Building Department for more direction on this work.
2. Level 1 square of public sidewalk.
3. Replace 2 squares of front service/entry sidewalk. Service walks shall be a minimum of 4-inches in thickness.
4. Remove and replace the broken and deteriorated asphalt drive from public sidewalk to garage.

GENERAL ELECTRICAL ITEMS: Permits and inspections required.

1. Extension cords are permitted only for temporary uses. Remove cords used as permanent wiring. (Garage)
2. Replace all damaged, broken or painted electric outlets and switches.
3. Replace all damaged/broken outlet and switch cover plates.
4. Replace electric mast and service cable to obtain required clearance over roof.
5. Make all necessary repairs to the panel to include but not limited to:
 - a) Install bonding bushing on service raceway.
 - b) Replace all non-listed circuit breakers.
 - c) Neutrals to grounds under same binding screw.
 - d) Install main bonding jumper.
 - e) Correct/update grounding to comply with 2011NEC.

GENERAL PLUMBING ITEMS:

1. Hot water tanks must be equipped with T & P relief valve with 3/4" copper or galvanized discharge piping terminating 2" – 6" from floor.
2. Hot water tanks must be equipped with a listed 1/4-turn gas shut-off valve and dirt leg on gas line. Replace the gas valve at the hot water tank. Install a dirt leg on the gas piping to the hot water tank.
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.
4. Remove copper gas line in mechanical room.

GENERAL HVAC ITEMS

1. Install new boiler.

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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. Scrape and paint.
3. Clean, repair and disinfect the kitchen cabinets. Replace damaged doors.
4. Replace counter tops and backsplash.
5. Install missing cabinet floor under kitchen sink.
6. Install gas line cap or plug.

BATH ITEMS:

1. Showers and tubs must have water repellant walls. Seal all gaps between tub/floor and tub/wall.
2. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
3. Properly install the lavatory drain assembly.
4. Caulk base of toilet leaving 1/2" in rear without caulk. Install toilet bowl bolt caps.
5. Caulk backsplash of sink.

INTERIOR ITEMS:

1. Patch all minor cracks and holes in interior walls and ceilings and repaint entire interior.
2. Remove the worn and soiled carpeting throughout and disinfect the floor surfaces.
3. 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.
4. Install a new smoke detector on the first floor level and in both sleeping rooms.
5. 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.

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 FOUR (4) occupants (total of both adults and children)