

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

Address:	568 Helper Dr.	Date:	November 3, 2015
Perm. Parcel No:	813-08-079	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Michael Mandich	Maximum Occupancy:	4 persons
Mail to:	1608 Bonnie Rd. Macedonia, OH 44056	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 in driveway and around shed.
2. Fences must be plumb, structurally sound, free of deterioration, and painted. Repair fence accordingly.
3. Power wash house.

EXTERIOR ITEMS:

1. Clean, repair or replace all gutters and downspouts as needed.
2. All exterior receptacles must be GFCI protected and weather-proof.
3. Trim all trees, bushes and/or shrubbery on the property, especially around house and fence.
4. Remove weeds from flower beds.
5. Scrape and paint shed.

GENERAL ELECTRICAL ITEMS:

1. All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
2. The following receptacle outlets show an open ground and either must be grounded or replaced with two-prong receptacle outlets, check all electrical outlets.
3. Remove electric box extension cord/Romex that goes to light fixture.

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.

BASEMENT ITEMS:

1. Clean and disinfect the basement.
2. A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.

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
568 Helper Dr.
Michael Mandich
November 3, 2015

KITCHEN ITEMS:

1. 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.

BASEMENT BATH ITEMS:

1. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.

2ND FLOOR BATH ITEMS:

1. Caulk base of toilet leaving 1/2" in rear without caulk.

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 soiled carpeting throughout and disinfect the floor surfaces.
4. Install a new smoke detector on the first and second floor levels and in all 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. Basement bathroom door.

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)