

CERTIFICATE OF INSPECTION

VALID FOR ONE YEAR

Address:	837 High St.	Date:	June 10, 2015
Perm. Parcel No:	813-22-004	Use District:	R-2
Present Occupancy:	2 Dwelling Units	Permitted Occupancy:	2 Dwelling Unit
Owners Name:	Herb Twitt	Maximum Occupancy:	4 persons front house / 2 rear house
Mail to:	213 Union St. #6 Bedford, OH 44146	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. All siding must be present, in good condition and properly painted. Repaint the house or install new, vinyl siding throughout.
2. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal.
3. Tuck-point or completely reconstruct the chimney. 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:

1. Scrape and paint the entire garage or install new vinyl siding on garage.
2. Scrape and paint or completely replace the overhead door. Repair windows in the overhead door.

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. Replace all obsolete windows with new replacement windows for garage.
4. Remove the dead tree, including the stump, [Remove the tree stumps] in the side and rear yard.
5. Trim all trees, bushes and/or shrubbery on the property, especially off house and roof.
6. Replace support post and footer for front porch and back porch roof, to include a sill plate, concrete pad and steps etc.

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

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DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Replace the lower half 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. Remove and replace all squares of driveway concrete. Driveway concrete shall be a minimum of 4-inches in thickness. Entire driveway.
3. Replace entire front service/entry sidewalk. Service walks shall be a minimum of 4-inches in thickness.

GENERAL ELECTRICAL ITEMS:

NOTE: New panel, wiring, outlets and switches installed without required permit and inspections.

1. The panel must be grounded to the street side of water meter with #4 solid copper wire.
2. Any holes in the panel from missing breaker knock-outs, etc. must be plugged with correct appliance.
3. All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
4. All lights, outlets and switches must operate properly. Electrical devices may not be painted.

GENERAL PLUMBING ITEMS:

NOTE: The 1st floor bathroom remodeled without permits and inspections (plumbing, electric, and HVAC).

1. Install an air admittance valve and p-trap under kitchen sink and bathroom sink. (permit required)
2. Correct plumbing to 1st floor bath, no vent to tub or lavatory and I don't know about toilet. Wrong size drain to tub and lav. Also incorrect no-hub fitting are being used. – You will need a licensed plumber

BASEMENT ITEMS:

1. Install a handrail on the basement stairs.
2. A smoke detector is required: 110 v. type for open joist ceiling.
3. Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
4. 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.

BATH ITEMS: - Obtain permits and inspections.

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

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INTERIOR ITEMS:

1. Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
2. Floors must not have any weak, loose, or decayed sections or boards. Repair the damaged floor as needed.
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 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.
6. Ensure that all fireplace dampers are intact and that they open and close properly.

837 HIGH ST. – BACK HOUSE

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. This house and garage are in very bad condition and will require a total rehab. REHAB to include but not limited to; diverting water runoff away from structure, replace roof, sheathing, floor joists, floor sheathing, drywall, furnace, hot water tank, and location of furnace and HWT, electric service, porch and porch roof, foundation block, plumbing, HVAC, system, windows, concrete, etc. on house and garage Or if not possible, raze both house and garage.*

REQUIRED MAINTENANCE ITEMS:

1. Remove all trash, rubbish, garbage or debris on property, especially around house and garage.
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. 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.
5. Completely reconstruct the chimney. 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.
6. Install address numbers on the premises. Numbers shall be 4-inch-high block numbers and shall be of a color contrasting to the substrate onto which they will be installed.

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GARAGE:

1. Replace the overhead door with a new door.
2. Repair/replace block on garage to include foundation, block walls and soffits, roof rafters and roof.

EXTERIOR ITEMS:

1. Clean, repair or replace all damaged or missing gutters and downspouts.
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. Replace all obsolete windows with new replacement windows.
4. Completely remove and reconstruct the front and side porch with new, weather-resistant materials. Install correct header.
5. All doors must open and close properly. Repair or replace the front and side door accordingly.
6. All exterior light fixtures must be properly maintained and operate normally.
7. All exterior receptacles must be GFCI protected and weather-proof.
8. Trim all trees, bushes and/or shrubbery on the property, especially off all structures.

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 (except freezers).
3. Electrical wiring in walls must be in conduit.
4. Electrical outlets for overhead door opener must be grounded and within 3'0" from opener.
5. Floors must be concrete material and be free of serious or misaligned cracks. Replace the garage floor.

GENERAL ELECTRICAL ITEMS:

1. Move electric service a minimum of 10" up in the air. Replace damaged electrical wiring, exterior lights, outlets, switches, junction boxes, breaker/fuse boxes in garage and house.

GENERAL PLUMBING ITEMS:

1. Install new hot water tank, drains and water lines – permit required.

GENERAL HVAC ITEMS:

1. Replace the furnace with a new appliance.

GENERAL KITCHEN ITEMS:

1. Install new floor tile in the kitchen.
2. Replace the dilapidated kitchen cabinets.

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BATH ITEMS:

1. Flooring must be smooth and water-tight. Carpeting is not permitted. Remove the carpeting. Install a new tile floor.
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 bolt caps.

INTERIOR ITEMS:

1. Patch all major/minor cracks and holes in interior walls and ceilings and repaint.
2. Clean and disinfect the entire house, including the basement.
3. Remove the worn and soiled carpeting in the throughout and disinfect the floor surfaces.
4. Floors must not have any weak, loose, or decayed sections or boards. Repair the damaged floor in the throughout.
5. Install a new smoke detector on the first floor.
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.

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**