

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

Address:	207 John St.	Date:	October 13, 2015
Perm. Parcel No:	814-12-006	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Robert K. Hill Sr.	Maximum Occupancy:	6 persons
Mail to:	Carol Orr	Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []
	207 John St. Bedford, OH 44146		

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. Tuck-point the foundation masonry and repaint to match existing.

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.
3. Scrape and paint or completely replace the overhead door. Repair windows in the overhead door (as needed).

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.
4. All exterior light fixtures must be properly maintained and operate normally.
5. All exterior receptacles must be GFCI protected and weather-proof.
6. Scrape and paint shed in backyard.

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
207 John St.
Robert K. Hill
October 13, 2015

DRIVEWAYS, SIDEWALKS, AND STAIRS:

NOTE: Unable to inspect driveway due to pile of wood.

1. Replace 2 squares of public sidewalk. Public sidewalk must be constructed of reinforced concrete in the minimum thickness of 4-inches, except in the driveway area the minimum thickness shall be the same thickness as the apron.
2. Level 1 squares of public sidewalk.
3. Replace 3 squares of rear service/entry sidewalk. Service walks shall be a minimum of 4-inches in thickness.

GENERAL ELECTRICAL ITEMS:

1. 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).
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. Exposed wiring must be properly secured. Wiring in open stud walls in not permitted.

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.

GENERAL HVAC ITEMS:

NOTE: Fireplace tied into gas fired chimney.

BASEMENT ITEMS:

1. A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.

BATH ITEMS:

1. Install a new watertight enclosure around the tub & shower unit after making necessary repairs to walls.
2. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings and window trim.
3. Caulk backsplash of sink.

INTERIOR ITEMS:

1. Patch all minor cracks and holes in interior walls and ceilings and repaint the interior.
2. Repair and/or secure or replace the handrail to the 2nd floor stairs.
3. Install a new smoke detector on the second floor level and in all sleeping rooms.
4. 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**