

**CERTIFICATE OF INSPECTION**  
**VALID FOR ONE YEAR**

Address:	366 Kenyon Ave.	Date:	March 24, 2016
Perm. Parcel No:	811-18-089	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Michael Yalch	Maximum Occupancy:	8 persons
Mail to:		Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []

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

**HEALTH/SAFETY ITEMS (Items need to be done PRIOR to occupancy):**

1. Install a new smoke detector on the first and second floor levels and in all sleeping rooms.

**REQUIRED MAINTENANCE ITEMS:**

1. Remove all trash, rubbish, garbage or debris on property, especially behind shed and along fence.
2. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal or vinyl.

**EXTERIOR ITEMS:**

1. Clean, repair or replace any missing and damaged gutters and downspouts on (house) (garage) as needed.
2. All windows must be intact, operable, glazing putty in good condition and painted. Replace all missing screens.
3. Remove the tree stumps in the rear yard.
4. Trim all trees, bushes and/or shrubbery on the property, especially off house and garage.
5. Remove the landscape timbers on the rear of the house and far backyard.
6. Replace the rotten wood siding, trim, roof sheeting, install new roof on shed.
7. Replace wood ramp to shed.

**GENERAL ELECTRICAL ITEMS:**

1. All lights, outlets and switches must operate properly. Electrical devices may not be painted, broken or damaged.

**GENERAL PLUMBING ITEMS:**

1. Repair leak on hot water tank, hot water side. Replace all missing shut-off valve handles.

**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 **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. 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  
366 Kenyon Ave.  
Michael Yalch  
March 24, 2016

**GENERAL HVAC ITEMS:**

1. Boiler, must be clean and in serviceable condition and generally free of rust and corrosion. Have the boiler cleaned and serviced by a qualified technician. Or Replace the furnace with a new appliance.
2. Replace the flue piping at the hot water tank and gauge exhaust flue piping. Rusted and piped against copper plumbing.
3. Insure that the flue piping from the furnace and hot water tank is sealed tightly @ chimney. Flu piping must be secured by using sheet metal screws or rivets 3 per joint.

**BASEMENT ITEMS:**

1. Clean and disinfect the basement.
2. 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.

**KITCHEN ITEMS:**

1. Replace the dilapidated kitchen cabinet floor under kitchen sink.
2. Install new flexible gas connectors under the stove and oven.

**1<sup>ST</sup> FLOOR 1/2 - BATH ITEMS:**

1. Bathrooms must be equipped with at least one GFCI outlet. Install an outlet adjacent to the bathroom sink.
2. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.

**FULL BATH OFF HALL 2<sup>ND</sup> FLOOR 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. Re-install the tub faucets to be tight against and flush with the waterproof wall of the tub or shower.
4. Caulk or Grout the base of toilet leaving 1/2" in rear without caulk. (Install toilet bowl bolt caps)

**INTERIOR ITEMS:**

1. Patch all minor/major 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 throughout house and disinfect the floor surfaces.

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.**