

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

Address:	333 Northfield Road	Date:	April 29 th , 2016
Perm. Parcel No:	814-10-021	Use District:	B-2
Present Occupancy:	1 Commercial Unit	Permitted Occupancy:	1 Commercial Unit
Owners Name:	John Diezic	Maximum Occupancy:	
Agent:		Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []
Phone:			

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

Note: The two main buildings on this property have had portions of the interior finish, structural members, walls, mechanical, electrical and plumbing system removed, installed incorrectly or are not operational condition. This space is not permitted for occupancy and may not be used. Therefore, future occupant shall submit complete plans for the proposed construction including possible change of use & occupancy, obtain all plan approvals, permits, inspections and final approvals before occupancy can be approved.

Note: The zoning for this parcel is B-2 (General Business Districts) with uses as permitted in BCO 1937.02 or conditional uses defined in BCO 1937.02.

REQUIRED MAINTENANCE ITEMS: ENTIRE SITE

- 1) Remove all trash, rubbish, garbage or debris, scrap materials, barrels, used conduit, plastics, etc. both inside and outside the buildings.
- 2) All brick siding, vinyl siding and wood siding must be present, clean and in good condition. Complete brick siding installation, repair missing or damaged brick siding. All wood siding must be present, in good condition and properly painted. Repair the gable end siding and repaint, or install new, vinyl siding this area. All vinyl siding must to be present, clean and in good condition.
- 3) All masonry block exterior walls to be scraped and painted.
- 4) All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal. All vinyl soffit must be properly maintained. Repair or replace to match existing.

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:

Richard Hickman

Certificate of Inspection
333 Northfield Road
John Diezic
April 29, 2016

REQUIRED MAINTENANCE ITEMS: ENTIRE SITE (Cont):

- 5) 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.
- 6) Scrape and paint the entire shed building.
- 7) Fences must be plumb, structurally sound, free of deterioration, and painted. Repair fence accordingly.
- 8) Exterior sign is leaning. Straighten the exterior sign and repair as necessary.

EXTERIOR ITEMS:

- 1) Clean, repair or replace all gutters and downspouts as needed.
- 2) All exterior electrical conduit to be complete and properly supported plus weather-proof junction boxes covers being installed properly.
- 3) Trim all trees, bushes and/or shrubbery on the property, especially in rear of main building and along fence line.

PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS:

- 1) Remove and replace (approx. 60 square feet) of driveway concrete located at main building in area outside first overhead door from inside corner of building. Driveway concrete shall be a minimum of 4-inches in thickness.

NOTE: Reinforced concrete may be installed with either 6 X 6 #10 welded wire fabric or with fiber mesh.

MAXIMUM OCCUPANCY

Occupancy to be determined once plans submitted and approved for construction of interior alterations for proposed occupancy.

NOTE: PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: *Ordinance 1305.16(d)(2)(N): The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUM CHARGE OF TWO HOURS (2) for any such work.*

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**