

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

Address:	110 Avalon Dr.	Date:	May 10, 2016
Perm. Parcel No:	811-34-057	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Donald Petak	Maximum Occupancy:	6 persons
		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, second floor levels and in all sleeping rooms.

REQUIRED MAINTENANCE ITEMS:

1. All decks must be properly maintained and painted or stained and equipped with handrails if more than 30” high. Make all necessary repairs to the rear deck accordingly. Stain/paint the deck assembly.
2. Install spindles around railing and guards. Install a graspable handrail on steps.

EXTERIOR ITEMS:

1. Clean, repair or replace any missing and damaged gutters and downspouts on (house) (garage) as needed.
2. Trim all trees, bushes and/or shrubbery on the property, especially off house roof.

DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Replace the upper half (left side) 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 8 squares of driveway concrete. Driveway concrete shall be a minimum of 4-inches in thickness.
3. Replace 3 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.

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
110 Avalon Dr.
Donald Petak
May 10, 2016

GENERAL ELECTRICAL ITEMS:

NOTE: Install 100amp service.

1. All taps and splices must be enclosed in work box with correct cover.
2. Exposed wiring must be properly secured. Wiring in open stud walls is not permitted.
3. The following receptacle outlets show an open ground and either must be grounded or replaced with two-prong receptacle outlets check all electric outlet.

GENERAL PLUMBING ITEMS:

1. Hot water tanks must be equipped with a listed ¼-turn gas shut-off valve and dirt leg on gas line. Replace the gas valve at the hot water tank. Install a dirt leg on the gas piping to the hot water tank.
2. 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.
3. Install an air admittance valve under kitchen sink.
4. Remove Furnco no-hub adaptor and Install an Approved Steel back no-hub adaptor tub drain.

KITCHEN ITEMS:

1. Clean, repair and disinfect the kitchen cabinets.
2. Install new flexible gas connectors behind the stove.
3. Install a new gas valve on the stove supply line (behind stove).

1ST FLOOR - BATH ITEMS:

1. Caulk or Grout the base of toilet leaving ½” in rear without caulk. (Install toilet bowl bolt caps)

2ND FLOOR - BATH ITEMS:

1. Caulk backsplash of sink.

INTERIOR ITEMS:

1. Ensure that all fireplace dampers are intact and that they open and close properly.

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 SIX (6) occupants (total of both adults and children)