

CERTIFICATE OF INSPECTION

VALID FOR ONE YEAR

Address:	461-465 Center Rd.	Date:	April 26, 2016
Perm. Parcel No:	811-13-067	Use District:	R-3
Present Occupancy:	2 Dwelling Units	Permitted Occupancy:	2 Dwelling Units
Owners Name:	Lavonne Chambers	Maximum Occupancy:	5 persons – per unit
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 in all sleeping rooms. (Both units)

GENERAL GARAGE ITEMS:

- 1. Make all necessary repairs to the garage window(s) and related frames and trims.

DRIVEWAYS, SIDEWALKS, AND STAIRS:

- 1. 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.
- 2. Level 4 squares of public sidewalk.

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.

INTERIOR ITEMS:

- 1. Remove the keyed deadbolt on the front, back and screen door and install a thumb-turn device in its place.

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**

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**