

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

Address:	87 Eldred Ave.	Date:	February 3, 2016
Perm. Parcel No:	811-17-013	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Shawn Payne	Maximum Occupancy:	6 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 that 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 in the backyard.
2. All siding must be present, in good condition. Replace damaged vinyl siding on back corner of house.
3. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal or vinyl around side door.
4. Stain the lattice around front deck.

EXTERIOR ITEMS:

1. Clean, repair or replace all gutters and downspouts on house and garage as needed.
2. Repair the damage to the rear lawn using top soil if necessary and seed the area.

GENERAL ELECTRICAL ITEMS:

1. All taps and splices must be enclosed in work box with correct cover.
2. Install all missing or damaged electric outlets and switch covers.

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.
2. Secure laundry tub to floor.

BASEMENT ITEMS:

1. Clean and disinfect the basement.

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
87 Eldred Ave.
Shawn Payne
February 3, 2016

BATH ITEMS:

1. Install toilet bowl bolt caps.

INTERIOR ITEMS:

1. Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
2. Clean and disinfect the entire house, including the basement.

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)