

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

Address:	311 West Glendale Avenue	Date:	February 16 th , 2016
Perm. Parcel No:	812-23-011	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Steven Gorman	Maximum Occupancy:	5 persons
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 dwelling unit was a two unit but, has not used for more than ten years as a two unit and therefore in the R-2 Zoned area, the condition use as a two family no longer exist. Therefore this is a single unit.

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

- 1) A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.
- 2) Install smoke detectors in each bedroom on the first floor.

REQUIRED MAINTENANCE ITEMS:

- 1) All siding must be present, in good condition and properly painted. Repaint the house or install new, vinyl siding throughout.
- 2) All wood trims, fascia, awnings and soffits must be properly maintained and painted.
- 3) Tuck-point the foundation masonry and repaint to match existing.
- 4) Tuck-point or completely reconstruct the chimney above the roof line. Repaint to match existing if applicable. Only masonry mortar materials may be used to tuck-point brick masonry (no caulking), and the mortar color must match the existing mortar. Gray mortar MAY NOT be acceptable.
- 5) Scrape and paint the entire garage areas that are not vinyl sided.
- 6) Exterior trim materials must be painted and in good repair (garage).

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

EXTERIOR ITEMS:

- 1) All windows must be intact, operable, glazing putty in good condition and painted. Replace all missing screens.
- 2) All exterior receptacles must be GFCI protected and weather-proof.

GENERAL GARAGE ITEMS:

- 1) All electrical outlets in walls and ceilings must be GFCI protected.
- 2) Knob and Tube wiring must be in its original condition. Knob and Tube wiring that has been tampered with must be removed and upgraded to non-metallic sheathed cable (Romex).

PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS:

- 1) Replace four squares (approx. 40 square feet marked with green paint dot) of service/entry sidewalk.

GENERAL ELECTRICAL ITEMS:

- 1) Knob and Tube wiring must be in its original condition. Knob and Tube wiring that has been tampered with must be removed and upgraded to non-metallic sheathed cable (Romex).
- 2) Overhead conductors from house entering garage to terminate in a terminal fitting having separately bushed holes for change from overhead service to interior knob and tube. NEC 300.16.
- 3) Any holes in the junction boxes from missing knock-outs, etc. must be plugged with correct appliance.
- 4) All breakers in electrical panel to be same manufacturer as panel or as listed on panel label. Challenger breakers are no listed.
- 5) All taps and splices must be enclosed in work box with correct cover.
- 6) A bonding jumper wire (#4 solid copper) must be installed from hot to cold at the hot water tank(s).
- 7) All lights, outlets and switches must be complete and operate properly.
- 8) Exposed wiring must be properly secured.
- 9) Extension cords are permitted only for temporary uses. Remove cords used as permanent wiring.
- 10) All receptacles in unfinished basements must be GFCI protected.

GENERAL PLUMBING ITEMS:

- 1) Rubber transition fittings between DWV PVC piping or PVC to galvanized shall use the correct full with steel band code compliant transition (required to maintain alignment) fitting(s).
- 2) Replace rusted DWV metal piping at 45 degrees angle fitting located in basement on driveway side of basement.
- 3) 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.

GENERAL HVAC ITEMS:

- 1) Furnace(s) must be clean and in serviceable condition and generally free of rust and corrosion. Have the furnace(s) cleaned and serviced by a qualified technician. Or Replace the furnace(s) with a new appliance. Note that there are two furnaces.
- 2) Replace the obsolete gas valve at the LUXAIRE furnace with a listed ¼-turn gas shut-off valve.
- 3) Electrical devices may not be used to support the dryer ductwork or other items.

Certificate of Inspection
311 West Glendale Avenue
Steven Gorman
February 16, 2016

GENERAL HVAC ITEMS (Cont):

- 4) Replace the flue piping at the hot water tank (using black fittings) with the correct size and gauge exhaust flue piping. Flu piping must be secured by using sheet metal screws or rivets.
- 5) 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.
- 6) Re-connect HVAC ductwork that has come apart back together and seal joint(s). Properly close opening in furnace plenum duct with sheet metal and seal closure panel.

BASEMENT ITEMS:

- 1) Repair, replace, or remove rusty sink.
- 2) Extension cords are permitted only for temporary uses. Remove cords used as permanent wiring.
- 3) The basement floor must be concrete, in good general condition and free of hazards/serious cracks and clean.
- 4) Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct.
- 5) Scrape and paint the basement walls with block-filler paint.

KITCHEN ITEMS:

- 1) Install an air admittance valve under kitchen sink.
- 2) Repair ceiling surfaces with bow and painted as needed.
- 3) Install new flexible gas connectors behind the stove.

BATH ITEMS: First floor

- 1) Properly install the lavatory drain assembly. The use of irrigation PVC fitting does not meet the Ohio Plumbing code. Additionally install an air admittance valve.

BATH ITEMS: Second Floor

- 1) All plumbing fixtures must be in good working order and free of leaks and defects. Remove the AAV fitting located in the floor by installing a flush cleanout fitting. Repair floor tile as needed.
- 2) Repair areas of missing wall tile to match existing or paint to match.

INTERIOR ITEMS:

- 1) 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; and that every window is equipped with a screen.
- 2) Bedrooms must be equipped with a minimum of one switched light fixture and two receptacles. Add an outlet in the first floor 9'x12' bedroom. Add a switched light in the first floor 9'x12' bedroom.
- 3) Flooring must be smooth and water-tight. Repair the floor covering at the entry porch or install a new floor covering.

Certificate of Inspection
311 West Glendale Avenue
Steven Gorman
February 16, 2016

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 MINIMUMCHARGE 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**

This dwelling unit has been measured and determined to be approved for a maximum of FIVE (5) occupants (total of both adults and children)