

**CERTIFICATE OF INSPECTION**  
**VALID FOR ONE YEAR**

Address:	53 South Circle	Date:	May 9, 2016
Perm. Parcel No:	812-31-083	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Michael Evans	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. Remove all trash, rubbish, garbage or debris on property, especially at back of house.
2. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal or vinyl.
3. Scrape and paint/stain back deck.

**EXTERIOR ITEMS:**

1. Replace all missing or damaged screens.
2. Trim all trees, bushes and/or shrubbery on the property, especially off house.
3. Remove old antenna strap from chimney.

**GENERAL PLUMBING ITEMS:**

1. Install an air admittance valve and p-trap under kitchen sink.

**BASEMENT ITEMS:**

1. Install a handrail on the basement stairs.

**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  
**53 South Circle**  
Michael Evans  
May 9, 2016

**INTERIOR ITEMS:**

1. Patch all minor/major cracks and holes in interior walls and ceilings and repaint as needed.
2. Repair and/or secure or replace the handrail to the 1<sup>st</sup> floor/main level and to basement stairs.

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)*