

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

Address:	35 Thames Ave.	Date:	April 14, 2016
Perm. Parcel No:	811-03-025	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	HUD – Matt Martin Real Estate	Maximum Occupancy:	3 persons
Agent:	William Tierney	Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []
Phone:	440.838.6430		

Upon inspection, we find that said property is in need of repairs as follows:

**NOTE: The water, gas and/or electrical services were off at the time of inspection. A re-inspection at a later date SHALL BE required to inspect these items.**

**NOTE: The scope of work needed at this dwelling will require that registered City of Bedford contractors shall obtain permits for the Electrical, and Building. To obtain permits, plans shall be prepared and approved prior to issuance of any permits. Work for which the approved plans and permits are required shall not be started until the approved plans and permits are obtained.**

**NOTE: Escrow shall be established in accordance with Bedford Codified Section 1311.18 prior to the start of any work.**

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

1. Install a new smoke detector on the basement, first and second floor level(s). The detectors are missing or not properly mounted to meet MFR installation instructions.
2. Install smoke detectors in each bedroom in accordance with the MFR installation instructions.
3. Furnace must be clean and in serviceable condition and generally free of rust and corrosion. Have the appliance cleaned and serviced by a qualified technician. Or Replace the appliance with a new appliance.
4. All work requiring permits shall be complete, inspected and approved.

**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

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**REQUIRED MAINTENANCE ITEMS:**

1. Remove all trash, rubbish, construction materials, dead tree limbs/branches, garbage or debris on property, especially in side and rear yards.
2. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal.
3. All porches must be properly maintained and painted and equipped with handrails if four or more risers and guardrails if 30" or more high. Make all necessary repairs to the (front) (rear) (side) porch accordingly. Stain/paint the porch assembly.
4. Tuck-point the foundation masonry and repaint to match existing.

**GENERAL GARAGE ITEMS:**

1. Re-establish basement garage and access or construct new garage. Plans shall be submitted and approved for either method used to establish the garage required by the Bedford Codified Ordinances. The basement garage is confirmed by the Cuyahoga County Auditor property record for parcel 811-03-025.

**EXTERIOR ITEMS:**

1. Clean, repair or replace all gutters and downspouts as needed.
2. All windows must be intact, operable, glazing putty in good condition and painted. Replace all missing screens.
3. All stairs/steps must be sound, free of cracked or loose sections and equipped with handrails.
4. Scrape and paint or completely replace the exterior doors.
5. Remove the tree stumps in the side yard.
6. Repair the damage to the tree lawn along the driveway apron using top soil if necessary and seed the area.
7. Trim all trees, bushes and/or shrubbery on the property, especially in side yard.

**DRIVEWAYS, SIDEWALKS, AND STAIRS:**

1. Level one square of public sidewalk located to the right side of the driveway apron.

**GENERAL ELECTRICAL ITEMS:**

1. The panel must be grounded to the street side of water meter with #4 solid copper wire.
2. 60 Amp services are not approved for 100 amp panel/main disconnect. Provide a new 100 amp electrical service to existing 100 Amp.
3. Significant electrical work done without electrical permits requires electrical permit, inspection and approval.
4. 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). Romex wiring has also been incorrectly installed. Second floor level.
5. PVC conduit raceways shall be secured properly per NEC 352.30(A, B) both inside and outside.
6. All taps and splices must be enclosed in work box with correct cover. Black tape splices or repairs are not code compliant.
7. Multi-plug adapters are not permitted.
8. A bonding jumper wire (#4 solid copper) must be installed from hot to cold at the hot water tank.
9. All lights, outlets and switches must be complete operate properly. Electrical devices may not be painted.
10. All receptacles in unfinished basements must be GFCI protected.

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**GENERAL ELECTRICAL ITEMS (continued):**

11. Exposed wiring must be properly secured. Wiring in open stud walls is not permitted.
12. Extension cords are permitted only for temporary uses. Remove cords used as permanent wiring.

**GENERAL PLUMBING ITEMS:**

1. Hot water tanks must be equipped with T & P relief valve with  $\frac{3}{4}$ " copper or galvanized discharge piping terminating 2" – 6" from floor.
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. Rubber couplings with two bands is not an approved transition fitting for DWV piping. See piping at laundry sink.
4. Install an air admittance valve for laundry sink.

**GENERAL HVAC ITEMS:**

1. Flue piping from the furnace and hot water tank shall be sealed tightly @ chimney.
2. Flu piping must be secured by using sheet metal screws or rivets.

**BASEMENT ITEMS:**

1. Install a code compliant handrail on the basement stairs.
2. The basement floor must be concrete, in good general condition and free of hazards/serious cracks. Repair or replace the basement floor as needed.

**KITCHEN ITEMS:**

1. GFCI-protected electrical outlets must be present on both sides of the sink. Install an additional outlet on the right side of the sink.
2. All plumbing fixtures must be in good working condition and free of leaks. Find cause of leaks in the (water) (drain) piping and correct. Corrugated DWV piping is not permitted.
3. Walls, baseboard and ceiling surfaces must be free of cracks and properly painted (if applicable). Patch and paint as needed.
4. Clean, repair and disinfect the kitchen cabinets.
5. Add GFCI protection to all kitchen countertop outlets.

**BATH ITEMS:**

1. Flooring must be smooth and water-tight. Install a new tile floor.
2. Install a new watertight enclosure around the tub & shower unit after making necessary repairs to walls. Non-absorbent surface shall be a minimum of six feet above the floor level.
3. Replace the tub or replace the entire finish.
4. All plumbing fixtures must be in good working order and free of leaks and defects. Repair the leaking water piping/faucets. Repair the leaking drain lines. Corrugated DWV piping is not permitted.
5. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.

**INTERIOR ITEMS:**

1. Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
2. 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. Screens are missing on many windows.

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**INTERIOR ITEMS (continued):**

3. Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.
4. The handrail to the second floor stairs to be full length of the stair run and mounted at the correct height.

Note that access to the second floor front room (headroom height 7'-5") requires passage from the stair through an area with a headroom height of less than 7'-0" (6'-0") and therefore is considered as storage only. Two bedrooms are confirmed by the Cuyahoga County Auditor property record for parcel 811-03-025.

**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 MINIMUM CHARGE 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 THREE (3) occupants (total of both adults and children)*