

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

Address:	127 Wandle Ave.	Date:	January 27, 2016
Perm. Parcel No:	811-20-053	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Jayrich Holdings, LLC	Maximum Occupancy:	5 persons
Mail to:		Property:	Legal Conforming <input checked="" type="checkbox"/> Legal Non-Conforming <input type="checkbox"/> Illegal <input type="checkbox"/>

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. Replace electric conduit along house with metal EMT to protect from damage.
2. Install a new smoke detector on the first floor level and in all sleeping rooms.

REQUIRED MAINTENANCE ITEMS:

1. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal. Scrape and paint wood trim around front door and repair all loose soffits.
2. All porches must be properly maintained and painted and equipped with handrails if more than 30” high. Make all necessary repairs to the front porch accordingly. Paint the porch assembly.

EXTERIOR ITEMS:

1. Clean, repair or replace all gutters and downspouts as needed.
2. Remove sapling tree in front yard.

GENERAL ELECTRICAL ITEMS:

1. All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses. (Using a permanent marker)
2. All unused or defective electrical fixtures or equipment must be completely removed throughout. 220 volt line to old stove.
3. Replace broken electric outlet in kitchen.

GENERAL HVAC ITEMS:

1. Replace the flue piping at the furnace with the correct size and gauge exhaust flue piping.
2. 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.

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**

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Jayrich Holdings, LLC
January 27, 2016

KITCHEN ITEMS:

1. Replace the dilapidated kitchen cabinet floor under kitchen sink.

BATH ITEMS:

1. Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bowl caps.

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)