
CERTIFICATE OF OCCUPANCY

This certificate is to certify that at the time of issuance, this structure was inspected. This Certificate of Occupancy also serves as documentation for payment of \$15,000 to the owner of record for the parcel at the time of the certificate issuance.

Building Use: Residential

Type of Construction: New Construction

Use Zone: R-2 One and Two Family Residence District

Owner of the Building: Andy and Brandy Summers

Address of the Owner: 407 North Jones Ave., Bloomfield, IA 52537

Address/Location of the Building: 407 North Jones Ave., Bloomfield, IA 52537

The above listed property is approved for occupancy as of this date.

City Official

Date

October 15th, 2021

City of Bloomfield
Attn: Tomi Jo Day
111 W Franklin
Bloomfield, IA 52537

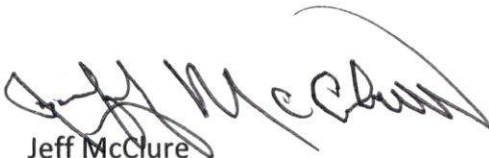
Re: Andy and Brandy Summers
407 N. Jones St.
Bloomfield, Iowa 52537

Dear Tomi Jo:

On October 15th, 2021, I performed a Certificate of Occupancy inspection on Andy and Brandy Summers home located at 407 N. Jones St. Bloomfield, Iowa. Upon inspection of the property, I found the home to be completed to the standard set forth by the City of Bloomfield for occupancy.

Based upon my inspection, I would recommend the Authority Having Jurisdiction sign the Certificate of Occupancy.

Thank you for your business,



Jeff McClure
Bloomfield Fire Chief and Code Enforcement Officer

City of Bloomfield

Rental Housing Inspection Program Administrative Policy Appendix C:

Rental Housing Inspection Form

Inspection Date: 10-15-2021

Rental Address: 407 N James

Inspector Name: Jeff McPherson Unit Number: N/A

Owner/Rep Name: Andy & Brandy Summer Initial/Re-Inspection/Complaint:

A. EXTERIOR PROPERTY/AREA

Approved? Yes No NA	Description (Ref.)
1 <u>Y</u>	House numbers clearly visible from the street. BMC
2 <u>Y</u>	Roof and walls are not deteriorated and do not have peeling paint in excess of 50% of the area. BMC
3 <u>Y</u>	Accessory buildings and fences in good repair. BMC
4 <u>Y</u>	Doors are operable and able to be locked. BMC
5 <u>Y</u>	Windows and skylights are operable and in good repair. BMC
6 <u>Y</u>	Chimneys appear to be structurally safe and in good repair. BMC
7 <u>Y</u>	Foundation appears to be adequate and in good repair. BMC
8 <u>Y</u>	Property does not have broken, rotten, split, or buckled walls. BMC
9 <u>Y</u>	Stairways, porches, decks, and balconies have flooring, supports, and handrails in good condition. BMC
10 <u>Y</u>	Site appears to have adequate grading and drainage. BMC

A. EXTERIOR PROPERTY/AREA

Approved? Yes No NA	Description (Ref.)
11 <u>Y</u>	Known cisterns, wells, or other hazards are fenced, covered, or filled. BMC
12 <u>Y</u>	Property does not have an accumulation of weeds or brush. Yard is properly mowed. BMC
13 <u>Y</u>	Property does not have an accumulation of garbage, junk, or debris. BMC
14 <u>Y</u>	Property is not providing habitation for rodents, wild animals, or other vermin. BMC
15 <u>Y</u>	Property does not have any illegal vehicles on site. BMC
16 <u>Y</u>	Property does not have unsafe storage of combustible material. BMC

B. INTERIOR AREAS/STRUCTURE

1 <u>Y</u>	Walls, ceilings, and floors appear to be structurally sound and in good repair. BMC
2 <u>Y</u>	The building appears to be maintained in a safe and sanitary condition. BMC
3 <u>Y</u>	All stairs are in sound condition and good repair. No fall hazards exist. BMC
4 <u>Y</u>	Handrails firmly fastened and in good repair for all stairs. BMC
5 <u>Y</u>	All habitable rooms are provided with adequate electrical service for proper illumination. BMC

C. PLUMBING

Approved? Yes No NA	Description (Ref.)
1 <u>Y</u>	Rental unit has use of operable kitchen sink, toilet, and bathtub or shower. BMC
2 <u>Y</u>	All applicable plumbing fixtures have hot/cold water and are connected to sewer system with proper clearance for usage and cleaning. BMC
3 <u>Y</u>	Bathrooms provide adequate privacy and ventilation. BMC
4 <u>Y</u>	Clothes dryer properly vented to the outside with metal vent pipes.

Inspection Notes

House has passed state inspections

D. ELECTRICAL/MECHANICAL (cont.)		E. FIRE SAFETY	
Approved? Yes No NA	Description/Detail	Approved? Yes No NA	Description/Detail
1 <u>Y</u>	Electrical service is properly maintained and is sufficient to support the electrical load.	1 <u>Y</u>	Each sleeping room, immediately outside of sleep areas, and each floor has an operable smoke alarm.
2 <u>Y</u>	Adequate clearance for service is provided on the control side of all HVAC and utility appliances.	2 <u>Y</u>	All sleeping rooms have safe and appropriate access to an operable window for egress.
3 <u>Y</u>	Each unit has proper heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit in all habitable rooms and bathrooms.	3 <u>Y</u>	Each unit has access to an appropriately-sized, ABC-rated fire extinguisher. 1-A 5-BC for single family homes, 2-A 10BC for multifamily
4 <u>Y</u>	All electrical equipment, wiring, lighting, and appliances properly installed and maintained in a safe and approved manner.	4 <u>Y</u>	Carbon monoxide detectors are installed immediately outside of sleeping rooms and on each floor. (Only applies to properties with a potential carbon monoxide source.)
5 <u>Y</u>	Electrical panels are accessible, clearly marked, and circuits are properly labeled.	5 <u>Y</u>	Fire alarm and suppression systems properly installed and operational where required.
6 <u>Y</u>	Fuel fired equipment has appropriate and operable flues and shutoff valves.	6 <u>Y</u>	Two clear and passable egress routes exist for each floor above the first floor.
7 <u>Y</u>	Every habitable room and every bathroom contains at least one (1) properly installed electrical outlet.	7 <u>Y</u>	All means of egress doors and windows are operable without need to for keys, special knowledge or effort.
8 <u>Y</u>	Every laundry room contains at least one (1) grounded type receptacle or a ground-fault circuit interrupter (GFCI).	8 <u>Y</u>	All fire resistance rating of walls, fire stops, shaft enclosures, floors and doors are properly maintained.
9 <u>Y</u>	There are cover plates on all outlets, switches and junction boxes.	Notes:	
10 <u>Y</u>	GFCI outlets installed for all outlets within six (6) feet of a water source.		
11 <u>Y</u>	Water heaters have a properly installed pressure relief valve (PRV) with the discharge pipe reaching to within six inches of the floor.		

I, as the authorized representative or owner of this property, understand the inspection deficiencies that have been identified during this inspection and what I need to do to correct the deficiencies prior to the scheduled re-inspection. Should I not be able to complete the repairs needed by the reinspection date, I understand and agree that I will be subject to a Municipal Infraction for each day thereafter in which the deficiencies are not repaired. In addition, I agree that I will be responsible for any re-inspection fees as identified in the Rental Housing Inspection Program Administrative Plan. I understand that if I need to re-schedule the inspection, I must provide a request at least two business days prior to the date of the re-inspection listed below.

Should I fail to show up (on time or at all) for a scheduled re-inspection I understand and agree that I will be subject to the payment of a No-show Fee in the amount of \$50 per event. Failure to pay any fees or penalties may result in legal action being taken by the City of Bloomfield.

Andy & Brandy Summers

Property Owner/Representative Signature

207 W. Jones Ave

10-15-2021
Date

This property passes the inspection and DOES NOT require a re-inspection. PASSED

This property requires a re-inspection. N/A

Inspector Signature [Handwritten Signature]

10/15/21
Date

The Rental Housing Inspection Program is for the City of Bloomfield to determine compliance with city ordinances. An inspection shall not constitute a certification by the city for any third parties as to the condition of the premises, and any tenant should undertake an independent inspection of the premises prior to entry of any lease arrangement to ascertain the condition thereof.