

December 13, 2021

City of Bloomfield
Attn: Tomi Jo Day
111 W. Franklin St.
Bloomfield, Iowa 52537

RE: Brett Warning
607 W. Walnut St.
Bloomfield, Iowa 52537

Tomi Jo,

On December 13th, 2021 I performed a Certificate of Occupancy Inspection on the home owned and built by Brett Warning located at 607 W. Walnut Bloomfield Iowa. Upon Inspection of 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 to sign the Certificate of Occupancy.



Jeff McClure
Bloomfield, Fire chief and Code Enforcement Officer

Rental Housing Inspection Form

Inspection Date: Rental Address:
 Inspector Name: Unit Number:
 Owner/Rep Name: Initial/Re-Inspection/Complaint:

A. EXTERIOR PROPERTY/AREA

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

A. EXTERIOR PROPERTY/AREA

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

B. INTERIOR AREAS/STRUCTURE

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

C. PLUMBING

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

Inspection Notes

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.

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Property Owner/Representative Signature

Brett A. Williams

12/13/21 Date

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

This property requires a re-inspection. _____

Inspector Signature Jeff McClure /

Jeff McClure

Date 12-13-2021

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.