

November 23, 2021

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

RE: Mike and Sheri Guter
#7 Early Bird Drive
Bloomfield, Iowa 52537

Tomi Jo,

One November 23, 2021 I performed a Certificate of Occupancy Inspection on the home of Mike and Sheri Guter located at #7 Early Bird Drive 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 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

A. EXTERIOR PROPERTY/AREA

C. PLUMBING

Approved? Description (Ref.)
Yes No NA

Approved? Description (Ref.)
Yes No NA

Approved? Description (Ref.)
Yes No NA

1 House numbers clearly visible from the street. BMC

11 Known cisterns, wells, or other hazards are fenced, covered, or filled. BMC

1 Rental unit has use of operable kitchen sink, toilet, and bathtub or shower. BMC

2 Roof and walls are not deteriorated and do not have peeling paint in excess of 50% of the area. BMC

12 Property does not have an accumulation of weeds or brush. Yard is properly mowed. BMC

2 All applicable plumbing fixtures have hot/cold water and are connected to sewer system with proper clearance for usage and cleaning. BMC

3 Accessory buildings and fences in good repair. BMC

13 Property does not have an accumulation of garbage, junk, or debris. BMC

3 Bathrooms provide adequate privacy and ventilation. BMC

4 Doors are operable and able to be locked. BMC

14 Property is not providing habitation for rodents, wild animals, or other vermin. BMC

4 Clothes dryer properly vented to the outside with metal vent pipes.

5 Windows and skylights are operable and in good repair. BMC

15 Property does not have any illegal vehicles on site. BMC

Inspection Notes

6 Chimneys appear to be structurally safe and in good repair. BMC

16 Property does not have unsafe storage of combustible material. BMC

New Home inspection with no deficiencies or issues to report

B. INTERIOR AREAS/STRUCTURE

7 Foundation appears to be adequate and in good repair. BMC

1 Walls, ceilings, and floors appear to be structurally sound and in good repair. BMC

8 Property does not have broken, rotten, split, or buckled walls. BMC

2 The building appears to be maintained in a safe and sanitary condition. BMC

9 Stairways, porches, decks, and balconies have flooring, supports, and handrails in good condition. BMC

3 All stairs are in sound condition and good repair. No fall hazards exist. BMC

10 Site appears to have adequate grading and drainage. BMC

4 Handrails firmly fastened and in good repair for all stairs. BMC

5 All habitable rooms are provided with adequate electrical service for proper illumination. BMC

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: This home passes all requirement and ready for Cert. of occupancy from the City of Bloomfield.	
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

Will Galt

11/23/2021

Date

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

This property requires a re-inspection.

Inspector Signature

Jeff M. Clark

Date

11/23/21

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.