Village of Northfield Building Department

H. JASON WALTERS, BUILDING & ZONING SUPERINTENDENT
199 LEDGE RD
Northfield, OH 44067
Phone: 330-467-7139, Ext. 20
Fax: 330-908-7014 or 330-468-4270

NOT APPROVED

POINT OF SALE/PROPERTY MAINTENANCE VIOLATION INSPECTION

Requested by: TINA M CONWAY
Address Inspected: 10296 ELECTRIC BLVD., NORTHFIELD OH 44067
Property Owner: TINA M CONWAY
Phone: 216 210 3536; EMAIL: TINA.CONWAY82YAHOO.COM

Date Inspected: 11/19/13
Certificate Approval Date:

VIOLATIONS WILL BE BOLDED,UNDERLINED ALONG WITH A DESCRIPTION OF VIOLATION IN EACH SECTION.

DESCRIPTION	WORK ORDER
1. EXTERIOR ELECTRICAL: 1422.05 Commercial; 1490.02 Residential	
A. Fixtures improperly installed	Correct or remove
B. Outlets improperly installed	Correct or remove
C. Improper overhead clearance	Adjust proper clearance
D. Devices not weatherproof	Replace or remove
E. Yard or area lights	Remove or install per code
F. Light fixtures	Replace protective globe/fixture
G. Code violation	Update/repair/replace
H. Door Bell	Repair/replace
I. Main service line	Replace/Summit County Permit

NO VIOLATIONS

2. SIDEWALLS: 1422.04 Commercial; 1422.07 Commercial; 1490.05 Residential

A. Deteriorated sill plates	Replace sill plates
B. Buried/missing sill plates	Replace sill plates
C. Deteriorated missing studs	Replace studs
D. Deteriorated missing siding	Replace siding
E. Out of plumb vertically	Replace vertically
F. Out of horizontal alignment	Realign horizontally
G. Unprotected exterior surface	Replace/prime/coat all wood
H. Deteriorated brick or stone	Replace/repair
I. Mortar joints not weather tight	Rake and properly repoint
J. Deteriorated fascia/trim	Replace
K. Deteriorated sash/trim/sill	Replace

NO VIOLATIONS

3. ROOF/ROOFING MATERIAL: 1422.04 Commercial; 1422.05 Commercial; 1490.04 Residential; 1490.05 Residential

A. Multiple layers of shingles	Remove/replace
B. Deteriorated/sagging structural frame	Replace/repair
C. Deteriorated sheathing	Replace/repair
D. Deteriorated missing covering	Replace/repair
E. Down spouts/gutters missing	Replace/repair
F. Gutters improperly connected	Install as required
G. Down spouts not connected	Properly connect to sewer
H. Broken/deteriorated shingles/slates	Replace to match
I. Loose shingles/slates	Fasten properly
J. Missing shingles/slates	Replace to match
K. Loose or missing flashing	Fasten or replace
L. Shingle life expired	Replace
M. Roofing/structure is questionable	Contractor Inspection needed

NO VIOLATIONS

4. DOORS: 1422.05 Commercial; 1490.05 Residential; 1422.02 Commercial; 1490.02 Residential

A. Deteriorated or missing	Replace or install doors
B. Broken missing glass	Replace/repair
C. Improperly installed hardware	Replace/repair
D. Non-functioning hardware	Replace/repair
E. Damaged overhead/service doors	Replace/repair
F. Damaged or missing storm door	Install or repair
G. Patio Door – Damaged/deteriorated	Replace/repair

NO VIOLATIONS

5. WINDOWS: 1422.05 Commercial; 1490.05 Residential

A. Frames loose unsound	Replace/repair
B. Sash broken/loose/unsound	Replace/repair
C. Glass broken missing	Replace
D. Loose missing glazing	Replace
E. Deteriorated frame or sash	Replace
F. Outdated/inefficient	Replace
G. Improper/unfinished installation	Finish/repair

NO VIOLATIONS

6. YARD AREA/SHRUBBERY: 660.17, 660.14(e), 660.17, 660.18; 1024.04 Commercial/Residential

A. Grass Over 8" high	***Mow and Maintain***
B. Noxious Weeds	***Remove and prevent recurrence***
C. Dead/diseased trees	Remove
D. Debris and litter	Remove
E. Overgrown and untrimmed	***Trim and maintain***
F. Overgrown in the right of way	***Trim and maintain***
G. Landscaping	Trim and maintain

REAR FENCED AREA-GRASS/WEEDS OVERGROWN-TRIM & MAINTAIN TREES. REMOVE DISEASED TREES.

7. DRIVEWAY/PRIVATE & PUBLIC WALKS/APRONS/PATIOS:
1422.05 Commercial; 1490.05 Residential; 1422.075 Commercial; 1490.075 Residential

A. Concrete spalled 50% or more	Replace or repair
B. Concrete cracks over 1"	Repair
C. Trip hazards exceeding 1"	Repair
D. Too severe slope	Repair or replace
E. Obstruction inside walk area	Remove
F. Loose, rocking/un-level/missing walk	Repair or replace
G. Too smooth surface/slippery	Repair or replace
H. Deteriorated asphalt/concrete	Repair cracks/depressions
I. Paver stones unleveled	Level or remove/replace
J. Apron poor condition	Remove and replace
K. Driveway 50% or more in need of repair	Remove and replace
L. Section(s) of concrete with severe cracks	Remove and replace
M. Stone driveway insufficient amount of stone	Add stone/or asphalt/concrete
N. Concrete/asphalt with gaps exceeding 1/4"	Repair/fill
O. Asphalt crack/fill & seal maintenance	Crack fill & seal
P. Stone Driveway -Ord#1278.01	***Replace with concrete/asphalt***

STONE DRIVEWAY – REPLACE WITH CONCRETE/ASPHALT.

8. FENCING:
1422.05 Commercial; 1490.05 Residential; 1422.075(1) Commercial; 1490.075(1) Residential

A. Inadequate structural frame	Replace/remove fence
B. Deteriorated and/or broken members	Replace/remove fence
C. Zoning code compliance	Remove/seek variance
D. Gates and hardware non-functional	Remove/repair/replace
E. Chain link fence	Paint/repair/replace

NO VIOLATIONS

9. IDENTIFICATION HOUSE NUMBERS: 1474.01 (house/building); 1475.01 (mailbox)

A. Number missing	Install required numbers
B. Number incomplete	Install missing numbers
C. Not legible	Make readable from street

NO VIOLATIONS

10. PAINTED SURFACES: 1422.05 Commercial; 1490.05 Residential

A. Alligatored finish	Prepare/prime/re coat
B. Severely blistered	Prepare/prime/re coat
C. Cracked or peeling	Prepare/prime/re coat
D. Bare Wood	Prep/paint

NO VIOLATIONS

11. SIDING AND TRIM:
1422.05 Commercial; 1490.04 Residential; 1422.05 Commercial; 1490.05 Residential

A. Broken/bent/dented/cracked siding	***Replace or repair***
B. Deteriorated or rotted siding	Replace or repair
C. Broken/dented trim (corner boards)	Replace or repair
D. Deteriorated easing, jambs, sill	Replace or repair
E. Deteriorated/damaged shutter	Replace or repair
F. Deteriorated/damaged/missing fascia/sofit	Replace or repair
G. Siding soiled	***Needs washed***
H. Aluminum Siding	Faded/oxidized-wash/paint

SIDING IN NEED OF CLEANING/REPAIR.

12. GUTTER/DOWN SPOUTS AND SANITARY MAIN:
1422.04 Commercial; 1490.04 Residential

A. Improper connections/Storm sewer	Properly install at storm sewer
B. Damaged down spouts/gutters	Replace or repair
C. Deteriorated down spouts	Replace or repair
D. Deteriorated gutters	Replace or repair
E. Loose or open	Repair
F. Cross connection recorded	Contact service department
G. Gutters full of debris	Need cleaned
*H. Evidence of sanitary sewer issues	Camera inspection required-needs to be recorded-on DVD only
I. All clay tile sanitary main lines from home to curb – must be filmed	
J. Evidence of storm sewer issues	Must be filmed

was done - call for results

If camera inspection reveals the homes sanitary/storm main line(s) has issues, you will be required to repair/or replace the homes main sanitary sewer lateral or storm lines. All homeowners are responsible for the homes main line, from the home to the connection of the public main sewer lines. This will be determined by the Village of Northfield Building and Zoning Inspector and/or Village Engineer.

13. FOUNDATION ABOVE GRADE: 1422.03 Commercial; 1490.03 Residential

A. Stoops deteriorated/not level	Replace/repair/re level
B. Steps/stoops not secure	Anchor properly
C. Deteriorated brick, stone, and or concrete	Replace/repair
D. Unsafe, missing, unsecured railing	Replace/repair

NO VIOLATIONS

14. WINDOW WELLS: 1422.05 Commercial; 1490.05 Residential

A. Drains blocked	Clean and maintain
B. Deteriorated masonry	Replace/repair
C. General condition	Repair

NO VIOLATIONS

15. CHIMNEY: 1422.05 Commercial; 1490.05 Residential

A. Mortar joints not weather tight	Rake and properly repoint
B. Deteriorated protective cap	Repair/replace
C. Broken, flaking spalled brick	Replace where deteriorated
D. Draft deflector broken/missing	Replace/repair

NO VIOLATIONS

16. SCREENING: 1422.05 Commercial; 1490.05 Residential

A. Deteriorated torn fabric	***Replace fabric***
B. Loose fabric or frame	***Repair***
C. Portions Missing	***Replace***

REPAIR/REPLACE SCREENS

17. PORCHES/DECKS: 1422.05 Commercial; 1490.05 Residential

A. Loose missing floorboards	Replace/repair
B. Loose missing ceiling boards	Replace/repair
C. Deteriorated/loose/missing railings	Replace/repair
D. Deteriorated floor covering	Replace/repair
E. Deteriorated support columns	Replace/repair
F. Deteriorated framing members	Replace/repair
G. Dirty/unprotected	Wash/protect

NO VIOLATIONS

18. CANOPIES/PATIO ENCLOSURES: 1422.05 Commercial; 1490.05 Residential

A. Loose attachment to structure	Anchor properly
B. Loose missing flashing	Replace/repair
C. Deteriorated portions	Replace/repair
D. Inadequate structural support	Install proper support

NO VIOLATIONS

19. DETATCHED STRUCTURES:

20. OVERALL PROPERTY CONDITION AND ADDITIONAL COMMENTS:
FAIR

Repairs may be made by the buyer or the seller. All repairs shall be made within 60 days of the date of inspection unless other arrangements have been approved by the Building Department.

If the BUYER is to assume the responsibility of the repairs, a Letter of Commitment stating that they will assume that responsibility is required.

The BUYER is responsible for obtaining a Certificate of Occupancy from the Building Department.

Date of Inspection: 11/19/13 Date of Approval: ***NOT APPROVED***

H. Jason Walters, Harold J. Walters, Building Inspector