

Village of Northfield Building Department

H. JASON WALTERS, BUILDING & ZONING SUPERINTENDENT
68 Houghton Rd.
Northfield, OH 44067
Phone: 330-467-7139, Ext. 20
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POINT OF SALE/PROPERTY MAINTENANCE VIOLATION INSPECTION

Requested by: SCOTT COHARA
Address Inspected: 259 LEDGE RD NORTHFIELD OH 44067
Property Owner: FANNIE MAE
Phone: 440 842 0999 X170; FAX KEN GAILEY 440 292 0281
Date Inspected: 5/1/13
Certificate Approval Date:

NOT APPROVED

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
<u>B. Outlets improperly installed</u>	<u>Correct or remove</u>
C. Improper overhead clearance	Adjust proper clearance
D. Devices not weatherproof	Replace or remove
E. Yard or area lights	Remove or install per code
<u>F. Light fixtures</u>	<u>Replace protective globe/fixture</u>
<u>G. Code violation</u>	<u>Update/repair/replace</u>
<u>H. Door Bell</u>	<u>Repair/replace</u>

**REPLACE ALL EXTERIOR LIGHT FIXTURES – REAR NORTHWEST CORNER FIXTURE
OK-EXTERIOR OUTLET BOXES WIRING EXPOSED—REPLACE MAIN ELECTRICAL
SERVICE LINE AT WEST SIDE OF HOME-MUST HAVE A REGISTERED ELECTRICIAN
AND A SUMMIT COUNTY ELECTRICAL PERMIT.**

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
<u>I. Mortar joints not weather tight</u>	<u>Rake and properly repoint</u>
J. Deteriorated fascia/trim	Replace
K. Deteriorated sash/trim/sill	Replace

FOUNDATION MORTAR JOINTS NEED REPLACED.

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

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

**REAR DOWNSPOUTS MISSING-CORRECT EASTSIDE DOWNSPOUTS-SHINGLES
MIMSSING AND MULTIPLE LAYERS- REMOVE & REPLACE**

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
<u>C. Improperly installed hardware</u>	<u>Replace/repair</u>
D. <i>Non-functioning hardware</i>	<i>Replace/repair</i>
E. Damaged overhead/service doors	Replace/repair
<u>F. Damaged or missing storm door</u>	<u>Install or repair</u>

**FRONT STORM DOOR NEEDS REPLACED/FRONT DOOR – DOOR KNOB-REAR GLASS
DOOR HARDWARE NEEDS REPLACED.**

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 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

NO VIOLATIONS

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 unlevelled	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

FRONT PATIO/WALK ENTRANCE PAD SEVER CRACK-NEEDS REPLACED.

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 |
| <u>E. Chain link fence</u> | <u>Paint/Repair/Replace</u> |

REPAIR CHAIN LINK FENCES

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 |

INSTALL NUMBERS

10. PAINTED SURFACES: 1422.05 Commercial; 1490.05 Residential

- | | |
|-------------------------------------|-------------------------------------|
| <u>A. Alligatored finish</u> | <u>Prepare/prime/re coat</u> |
| <u>B. Severely blistered</u> | <u>Prepare/prime/re coat</u> |
| <u>C. Cracked or peeling</u> | <u>Prepare/prime/re coat</u> |
| D. Bare Wood | Prep/Paint |

PREP & PAINT ALL WOOD SURFACES.

11. SIDING AND TRIM:

1422.05 Commercial; 1490.04 Residential; 1422.05 Commercial; 1490.05 Residential

- | | |
|--|---------------------------------|
| <u>A. Broken/bent/dented/cracked siding</u> | <u>Replace or repair</u> |
| B. Deteriorated or rotted siding | Replace or repair |
| C. Broken trim (corner boards) | Replace or repair |
| D. Deteriorated easing, jambs, sill | Replace or repair |
| E. Deteriorated/damaged shutter | Replace or repair |
| <u>F. Deteriorated/damaged/missing fascia/sofit</u> | <u>Replace or repair</u> |
| <u>G. Siding soiled</u> | <u>Needs washed</u> |

**REPAIR/REPLACE SOFIT ON OVERHANGS – REPLACE OR REPAIR CRACKED SIDING-
WASH SIDING ON HOUSE AND SHED.**

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 to ensure there are no root or separation and blockage issues.

***If camera inspection reveals the homes sanitary main line has issues, you will be required to repair/or replace the homes main sanitary sewer lateral. 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 |

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 |

REPAIR CHIMNEY

16. SCREENING: 1422.05 Commercial; 1490.05 Residential

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

NO VIOLATIONS

17. PORCHES: 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 |

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 |
| E. Inadequate structural support | Install proper support |

NO VIOLATIONS

19. DETACHED STRUCTURES:

SHED-REPAIR DAMAGED SIDING AND PAINT WOOD TRIM AND DOOR

20. OVERALL PROPERTY CONDITION AND ADDITIONAL COMMENTS:

FAIR-BUT NEEDS WORK!

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: 5/1/13

Date of Approval:

NOT APPROVED

H. Jason Walters

Harold J. Walters, Building Inspector