Village of Northfield Building Department

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

POINT OF SALE/PROPERTY MAINTENANCE VIOLATION INSPECTION

Requested by: ALEX KOPAS
Address Inspected: 260 SUNSET ST NORTHFIELD OH 44067
Property Owner: ALEX KOPAS
Phone: 330 626 2371
Date Inspected: 6/17/13
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***
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

EXTERIOR ELECTRICAL NOT TO CODE-MANY 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

MANY ISSUES – HOME IS NOT BUILT TO CODE

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***

MANY ROOF ISSUES

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***

PATIO DOOR NEED REPAIRED/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 VIOLATIONSMOST WINDOWS HAVE BEEN REPLACED – SOME IN POOR SHAPE, NEED TO REPLACE UPPER LEVEL WIDOW. PATIO SLIDING DOOR WINDOW AS WELL – REPLACE BASEMENT/CRAWL SPACE WINDOW

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

TREE ARE WAY OVERGROWN – TRIM ALL TREES AWAY FROM HOME AS THEY ARE CAUSING DAMAGE TO HOME.

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***

ADD STONE TO DRIVEWAY – WALK WAY HAS MANY SECTIONS THAT NEED REPLACED. CONCRETE PATIO ENTRANCE ALSO NEED 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
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***

NEEDS ADDRESS NUMBER PLACED ON THE HOME THAT CAN BE READ FROM THE STREET.

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***

ALL WOOD AREAS NEED TO BE PREPPED AND PAINTED.

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	Replace or repair
G. Siding soiled	***Needs washed***
H. Aluminum Siding	Faded/oxidized-wash/paint

SECTIONS OF SIDING NEED REPAIRED/REPLACED-WASHED.

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

****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.***

NO VIOLATIONS

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, unsecure railing	Replace/repair

FOUNDATION IS POOR-OOLD SECTIONS OF HOME - BOTH HOME ENTRANCE WALLS NEED REPLACED-COMPLETE REBUILD

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***

NEEDS REPAIRED/REPLACED

16. SCREENING: 1422.05 Commercial; 1490.05 Residential

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

NEED REPAIRED

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
D. Inadequate structural support	Install proper support

NO VIOLATIONS

19. DETATCHED STRUCTURES: ***SHED - WASH; OLD WELL TYPE STRUCTURE – HAS PLYWOOD COVER NEED TO REPAIR/FIL***

20. OVERALL PROPERTY CONDITION AND ADDITIONAL COMMENTS:

THIS HOME NEEDS MAJOR 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: 6/17/13 Date of Approval:

H. Jason Walters
Harold J. Walters, Building Inspector

NOT APPROVED