

# Village of Northfield Building Department

H. JASON WALTERS, BUILDING & ZONING SUPERINTENDENT  
199 LEDGE RD  
Northfield, OH 44067

Phone: 330-467-7139, Ext. 20  
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**NOT APPROVED**

## POINT OF SALE/PROPERTY MAINTENANCE VIOLATION INSPECTION

Requested by: TONY HAVLICEK  
Address Inspected: 60 BIRCH AVE  
Property Owner: TONY AVLICEK  
Phone: 216 926 9418; EMAIL: anthonyhavlicek.com  
Date Inspected: 7/18/13  
Certificate Approval Date:

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

<u>DESCRIPTION</u>	<u>WORK ORDER</u>
1. <u>EXTERIOR ELECTRICAL</u> : 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
<b><u>D. Devices not weatherproof</u></b>	<b><u>Replace or remove</u></b>
E. Yard or area lights	Remove or install per code
<b><u>F. Light fixtures</u></b>	<b><u>Replace protective globe/fixture</u></b>
<b><u>G. Code violation</u></b>	<b><u>Update/repair/replace</u></b>
H. Door Bell	Repair/replace
I. Main service line	Replace/Summit County Permit

**GFI BACK DOOR NOT FUNCTIONING PROPERLY. OUTLET ON DRIVEWAY SIDE IS NOT GFI OUTLET, FRONT DOOR IS NOT GFI. ELECTRICAL IS NOT TO CODE. LIGHT POST OUTLET CODE VIOLATION.**

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
<b><u>G. Unprotected exterior surface</u></b>	<b><u>Replace/prime/coat all wood</u></b>
H. Deteriorated brick or stone	Replace/repair
<b><u>I. Mortar joints not weather tight</u></b>	<b><u>Rake and properly repoint</u></b>
J. Deteriorated fascia/trim	Replace
K. Deteriorated sash/trim/sill	Replace

**FASCIA BOARD UNPROTECTED.**

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

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F. Outdated/inefficient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

WINDOWS ARE POOR

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

CLUTTERED

7. DRIVEWAY/PRIVATE & PUBLIC WALKS/APRONS/PATIOS:

1422.05 Commercial; 1490.05 Residential; 1422.075 Commercial; 1490.075 Residential

<u>A. Concrete spalled 50% or more</u>	<u>Replace or repair</u>
<u>B. Concrete cracks over 1"</u>	<u>Repair</u>
<u>C. Trip hazards exceeding 1"</u>	<u>Repair</u>
D. Too severe slope	Repair or replace
E. Obstruction inside walk area	Remove
<u>F. Loose, rocking/un-level/missing walk</u>	<u>Repair or replace</u>
G. Too smooth surface/slippery	Repair or replace
<u>H. Deteriorated asphalt/concrete</u>	<u>Repair cracks/depressions</u>
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
<u>L. Section(s) of concrete with severe cracks</u>	<u>Remove and replace</u>
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

CONCRETE WALK & PATIO – REPAIR/REPLACE

8. FENCING:

1422.05 Commercial; 1490.05 Residential; 1422.075(1) Commercial; 1490.075(1) Residential

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

**WOOD FENCE – POOR, REPLACE & MUST BE 1 FT OFF OF PROPERTY LINES.**

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

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

**INSTALL NUMBER ON THE HOME.**

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

**ALL WOOD AREAS**

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
<u>C. Broken/dented trim (corner boards)</u>	<u>Replace or repair</u>
D. Deteriorated easing, jambs, sill	Replace or repair
E. Deteriorated/damaged shutter	Replace or repair
<u>F. Deteriorated/damaged/missing fascia/soffit</u>	<u>Replace or repair</u>
<u>G. Siding soiled</u>	<u>Needs washed</u>
<u>H. Aluminum Siding</u>	<u>Faded/oxidized-wash/paint</u>

**SIDING POOR**

12. GUTTER/DOWN SPOUTS AND SANITARY MAIN:

1422.04 Commercial; 1490.04 Residential

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

\*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

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

FOUDATION POOR-NEEDS WORK

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

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

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/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. DETACHED STRUCTURES: ***SHED-GUTTERS-STEPS NO RAILING***

20. OVERALL PROPERTY CONDITION AND ADDITIONAL COMMENTS:

**POOR NEEDS SOME 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: 7/18/13

Date of Approval:

**NOT APPROVED**

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