

Village of Northfield Building Department

H. JASON WALTERS, BUILDING & ZONING SUPERINTENDENT

68 Houghton Rd.

Northfield, OH 44067

Phone: 330-467-7139, Ext. 20

Fax: 330-468-4270

POINT OF SALE/PROPERTY MAINTENANCE VIOLATION INSPECTION

Requested by: BRIAN FLAUTO

Address Inspected: 9037 CRANBROOK DR NORTHFIELD OH 44067

Property Owner: BRIAN FLAUTO

Phone: 330 554 1156; FAX LEE VARNER 330 467 3700

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 |
| 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 |

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. <i>Roofing/structure is questionable</i> | <i>Contractor Inspection</i> |

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. <i>Non-functioning hardware</i> | <i>Replace/repair</i> |
| E. Damaged overhead/service doors | Replace/repair |
| F. Damaged or missing storm door | Install or 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 |
| <u>F. Outdated/inefficient</u> | <u>Replace</u> |
| G. Improper/unfinished installation | Finish/repair |

ORIGINAL WINDOWS EXTREMELY INEFFICIENT-REPLACE. NEW OWNER HAS UP TO 24 MONTHS TO REPLACE.

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 |
| <u>B. Concrete cracks over 1"</u> | <u>Repair</u> |
| 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 |
| <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 |
| <u>K. Driveway 50% or more in need of repair</u> | <u>Remove and replace</u> |
| <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 |

DRIVEWAY HAS 7 OF THE 14 SECTIONS NEEDING REPLACED. I WILL ALLOW SECTIONS TO BE REPLACED, EVEN THOUGH I KNOW IT MEETS THE 50% OR MORE SPALLED RULE. ALSO ALL GAPS MUST BE SEALED. FRONT PATIO/WALK AREA 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 |

NO VIOLATIONS

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 |

NO NUMBERS ON HOUSE – INSTALL

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>
<u>D. Bare Wood</u>	<u>Prep/Paint</u>

PREP & PAINT ALL BARE AND OR PEELING WOOD AREAS.

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 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
<u>G. Siding soiled</u>	<u>Needs washed</u>

WASH SIDING

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

- | | |
|--|--|
| <u>A. Mortar joints not weather tight</u> | <u>Rake and properly repoint</u> |
| B. Deteriorated protective cap | Repair/replace |
| <u>C. Broken, flaking spalled brick</u> | <u>Replace where deteriorated</u> |
| 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:

N/A

20. OVERALL PROPERTY CONDITION AND ADDITIONAL COMMENTS:
FAIR-WOULD BE WILLING TO WORK WITH NEW OWNER ON A PLAN & TIME
FRAM TO MAKE REPAIRS OVER A 60 DAY PERIOD.

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 BY:
NORTHFIELD VILLAGE BUILDING
INSPECTION - H. JASON WALTERS**

H. Jason Walters

Harold J. Walters, Building Inspector