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: CEANNE KERWIN
Address Inspected: 9101 CAMBRIDGE DR
Property Owner: FEDERAL NATIONAL MORTGAGE ASSOCIATION
Phone: CEANNE KERWIN; PHONE: 440 537 2261; FAX: 440 243 3200;
EMAIL:CKERWIN@REMAX.NET

Date Inspected: 9/20/13
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

FRONT DOOR LIGHT FIXTURE NEEDS REPLACED; FRONT YARD LIGHT FIXTURE NEEDS REPLACED; LIGHT FIXTURES ON GARAGE NEED REPLACED.

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

FASCIA & OVERHANGS DETERIORATING – REPAIR/REPLACE; SIDING IS QUESTIONABLE, NEEDS TO BE AT LEAST COMPLETE PREPPED AND RESTORED.

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***

ROOF ON BOTH HOME AND GARAGE NEED REPLACED.

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***

BOTH STORM DOORS – IN NEED OF REPAIR OR REPLACE; PATIO DOOR NOT PROPERLY INSTALLED. GARAGE DOOR NEEDS 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 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***

TRIM AND MAINTAIN ALL LANDSCAPING AREAS.

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

CONCRETE PATIO HAS GAP & CRACKS, VISIBLE SIGN OF WATER DAMAGE, HOLDS WATER. DRIVEWAY CONCRETE MEETS 50% RULE, BUT WILL REVIEW ANY PROPOSED PLAN TO REPAIR. FRONT PATIO SLAB CONCRETE CURB IS BROKEN – REPAIR/REPLACE.

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***

FRENCE-RUSTEDPAINT OR REPLACE.

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***

ALL PAINTED SURFACES WITH ABOVE ISSUES, HOUSE, GARAGE & SHED.

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

WOOD SIDING ON HOME & GARAGE – NEEDS COMPLETE RESTORE OR REPLACE WITH VINYL 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	
J. Evidence of storm sewer issues	***Must be filmed***

****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

BLOCK FOUNDATION ON SOUTHSIDE OF HOME – REPAIR, REPLACE.

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***

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***

ISSUE WITH STRUCTURE AT THE ATTACHMENT TO HOME.

19. DETATCHED STRUCTURES: ***GARAGE IN POOR CONDITION.***

20. OVERALL PROPERTY CONDITION AND ADDITIONAL COMMENTS:
POOR

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: 9/23/13 Date of Approval: ***NOT APPROVED***

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