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: JOAN SHINKARUK
Address Inspected: 9322 MILFORD AVE NORTHFIELD OH 44067
Property Owner: JOAN SHINKARUK
Phone: 440 263 4478; FAX 440 945 6694 JOAN; STEPHANIE 330 668 2706
Date Inspected: 7/2/13
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
I. Main service line	***Replace/Summit County Permit***

MAIN SERVICE LINE IN POOR CONDITION; GARAGE ELECTRICAL NOT UP TO CODE

ELECTRICAL PERMITS AND INSPECTIONS MUST BE OBTAINED THROUGH THE SUMMIT COUNTY BUILDING DEPT.

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***

REAR PATIO ROOM AND DETATCHED GARAGE HAVE STRUCTURAL ISSUES,

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***

ROOFING STRUCTURES OF HOME, PATIO AND GARAGE ARE ALL QUESTIONABLE.

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***

DOOR ISSUES ON HOME, PATIO AND DETATCHED GARAGE.

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***

WINDOW VIOLATIONS, HOME, PATIO ENCLOSURE AND DETATCHED GARAGE.

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 & MAINTAIN SHRUBS AND LANDSCAPING.

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 maintenance	***crack fill & seal***

CONCRETE AREA IN FRONT OF HOME HAS GAP BETWEEN CONCRETE AND HOME NEEDS FILLED WITH EPOXY OR APPROVED PRODUCT. ASPHALT IS IN NEED OR REPAIR IN MORE THAN 50% OF DRIVEWAY-REMOVE & 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

OLD FENCING IS LEANING ON THE GARAGE, NEEDS TO BE REMOVED.

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

MAKE SURE ADDRESS IS LEGIBLE 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***

MAINTAIN ALL WOOD SURFACES.

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

SIDING, FASCIA AND SOFIT ON BOTH THE HOME AND THE GARAGE NEED REPAIRED OR REPLACED. VINYL SIDING ON HOME NEEDS 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

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.***

FILM BOTH SANITARY AND STORM LINES.

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

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

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***

REPAIR ALL SCREENING ISSUES.

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***

REAR PATIO ENCLOSURE IS STRUCTURALLY UNSOUND.

19. DETATCHED STRUCTURES: ***DETATCHED GARAGE IS STRUCTURALLY UNSOUND.***

20. OVERALL PROPERTY CONDITION AND ADDITIONAL COMMENTS:
PROPERTY HAS MANY VIOLATIONS.

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: 7/2/13 Date of Approval:

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

NOT APPROVED