



11/4/2009

Owner:.....  
Address: .....

### Point Of Sale Inspection Report

Location:..... **2163 BROCKWAY ROAD**

The point of sale inspection of this property revealed housing code violations. In accordance with ordinance 89-10 of the housing code of the City of University Heights, the violations listed on the following pages of this report must be corrected in compliance with the housing code.

Neither the City of University Heights, nor its representatives, assumes any liability or responsibility for failure to report any violation(s). Inspection by the city does not guarantee that all defects have been discovered. Furthermore, violations may develop after the inspection.

The purpose of this inspection is for the city at large and is not intended to protect the interest of any individual, owner or successor owner or occupant of real property.

Title of this property may not transfer until all violations have been corrected or an agreement of assumption is filed with the building department and all requirements are met. **This inspection is valid for one year from the date of the initial inspection; transfer of title must occur within that one year period.**

Violations found must be corrected within **THIRTY (30)** days of the date of this notice. Requests for extensions should be made in writing to the building department. This extension is subject to the building commissioner's approval.

- Permits are required for the correction of certain violations. Please check with the building department if you have any questions or concerns.
- It is the responsibility of the homeowner to make arrangements for re-inspections. Call the building department at 216-932-7800 between the hours of 8:00am and 4:00pm to schedule an appointment.

---

Inspector, Zachary Hayek

**City Of University Heights  
Building Department**

Date: 11/4/2009

Inspection Number: **9004570**

Type of Inspection: **POS**

Date of Inspection: **10/27/2009**

Plot: **722-06-080**

Owner:

Site Address: **2163 BROCKWAY ROAD**

Inspector: **ZACHARY HAYEK**

**Violations**

The following conditions shall be corrected to comply with Ordinance 89-10. Title may not transfer until all department requirements are met.

- Permits are required for the correction of many violations. Please check with the building department to see what permits may be needed prior to starting work.

**EXTERIOR**

1. 1060.04 RESURFACE ASPHALT DRIVEWAY
2. 1060.04 REPLACE DETERIORATED & CRACKED PUBLIC SIDEWALK BLOCK(S)  
#5 COUNTING FROM THE NORTH LOT LINE.
5. 1060.04 REPLACE FRONT SERVICE WALK
6. 1060.04 RELEVEL PUBLIC SIDEWALK BLOCKS  
#3 COUNTING FROM THE NORTH LOT LINE  
NO RAMPING
7. 1478.20 SEAL DOWNSPOUT(S) TO SEWER CROCK(S)
8. 1478.20 REPAIR OR REPLACE GUTTERS & DOWNSPOUTS ON HOUSE
9. 1478.20 CLEAN AND CLEAR ALL BLOCKAGE AND DEBRIS FROM  
GUTTERS AND DOWNSPOUTS
10. 1478.21 SCRAPE & PAINT DECK & REPAIR
11. 1478.20 REPLACE ALL MISSING/DETERIORATED ROOF COVERING
12. 1478.24 REPAIR FRONT STEPS  
AND RISER
13. 1084.02 TRIM BUSHES/TREES AWAY FROM HOUSE
14. 1084.02 TRIM BUSHES/TREES AWAY FROM GARAGE
15. 1084.02 REMOVE EXISTING AND CONTROL THE SPREAD  
OF WEEDS THROUGHOUT PROPERTY AREA

---

Inspection # **9004570**

2

*2300 Warrensville Center Road \* University Heights, Ohio 44118  
Phone: 216-932-7800 \* FAX: \* 216-932-5239*

- 16. 1478.24 REPLACE BROKEN HOUSE WINDOWS  
AS NEEDED
- 17. 1478.21 REPAIR SIDING ON HOUSE
- 18. 1478.21 REMOVE STUMP BY FRONT STEPS

**EXTERIOR - GARAGE**

- 19. 1478.25 RE-INSTALL GUTTERS & DOWNSPOUTS ON GARAGE
- 20. 1478.21 SCRAPE & PAINT ALL CHIPPING AND FLAKING AREAS  
OF GARAGE AS NEEDED
- 21. 1478.25 MAKE GARAGE DOOR(S) OPERABLE
- 22. 1478.25 REPLACE BROKEN WINDOW(S) ON GARAGE
- 23. 1478.25 REPLACE DETERIORATED SIDING/TRIM ON GARAGE
- 24. 1478.25 REPAIR OR REPLACE ROOF ON GARAGE
- 25. 1478.25 REPAIR OR REPLACE DOOR(S) ON GARAGE
- 26. 1060.04 REPLACE GARAGE FLOOR  
CHECK CURBING ALSO

**INTERIOR**

- 27. 1478.18 REPAIR/REPLACE DOOR(S)
- 28. 1478.16 STRAP ELECTRICAL WIRING  
PER CODE
- 29. 1478.18 VACANT HOUSE AT TIME OF INSPECTION WITH NO UTILITIES  
ON. ALL PLUMBING, HEATING AND ELECTRIC SHALL BE TO CODE.
- 30. 1478.18 VERIFY THE OPERATIONAL USE OF THE FURNACE
- 31. 1478.18 VERIFY THE OPERATIONAL USE OF THE HOT WATER TANK
- 32. 1478.18 VERIFY THE OPERATIONAL USE OF FIREPLACE(S)

**INTERIOR - KITCHEN**

- 33. 1478.16 INSTALL GROUNDED RECEPTACLE OUTLET FOR REFRIGERATOR
- 34. 1478.16 INSTALL GROUNDED RECEPTACLE OUTLET FOR  
MICROWAVE
- 35. 1452.02 RE-INSTALL GARBAGE DISPOSAL
- 36. 1478.22 REPAIR, REPLACE OR REMOVE DAMAGED WOOD PANELING
- 37. 1478.22 EVIDENCE OF WATER DAMAGE IN CEILING; INVESTIGATE  
CAUSE AND CORRECT
- 38. 1478.21 INVESTIGATE CAUSE OF WATER DAMAGE AND CORRECT

**INTERIOR - BASEMENT**

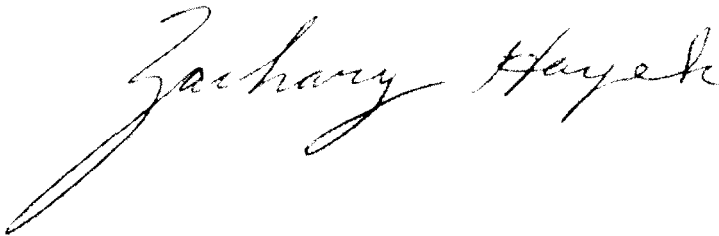
- 39. 1478.18 REPLACE WATER METER
- 40. 1478.18 CLEAN ASH PIT(S)
- 41. 1478.18 SEAL ALL FLUE CONNECTIONS AT CHIMNEY
- 42. 1478.18 REPAIR/REPLACE DUCTWORK AS NEEDED  
BY PANEL
- 43. 1478.16 LABEL ALL PANEL FUNCTIONS
- 44. 1478.16 PROPERLY BOND MAIN ELECTRICAL PANEL  
AND ALL SUB-PANELS
- 45. 1478.16 INSTALL OR IDENTIFY MAIN GROUNDING ELECTRODE  
CONDUCTOR
- 46. 1478.16 INSTALL BONDING JUMPER ON WATER METER
- 47. 1478.16 INSURE PROPER TERMINATION AND OVERCURRENT  
PROTECTION OF ALL FEEDER AND BRANCH CIRCUITS IN ALL  
PANEL BOARDS

**INTERIOR - THROUGHOUT**

- 48. 1478.16 REPAIR/REPLACE RECEPTACLE(S)
- 49. 1478.16 SUPPLY COVER(S) FOR OUTLET(S)
- 50. 1478.16 REPLACE MISSING SWITCH COVER(S)
- 51. 1478.16 SUPPLY COVER(S) FOR LIGHT(S)

- 52. 1478.16 MAKE RECEPTACLE OPERABLE
  - 53. 1478.16 PROPERLY GROUND THREE PRONG RECEPTACLE OR CHANGE TO G.F.C.I.
  - 54. 1478.16 PROPERLY GROUND THREE PRONG RECEPTACLE OR CHANGE TO TWO PRONG
  - 55. 1478.16 MAKE LIGHT(S) OPERABLE
  - 56. 1478.16 REPLACE DEFECTIVE SWITCH(S)
  - 57. 1478.18 INSTALL SASH CORD(S) OR CLIP(S)
  - 58. 1478.28 INSTALL SMOKE DETECTOR(S)
  - 59. 1478.18 REPAIR HOLE IN WALL
- INTERIOR - AS NEEDED**
- 60. 1478.16 MAKE EXHAUST FAN OPERABLE

If you have any questions regarding this report, contact your Inspector.



Date: 11/4/2009

\_\_\_\_\_  
*Inspector*

- **This inspection is valid for one year from the date of the initial inspection; transfer of title must occur within that one year period.**

Neither the City of University Heights nor its representatives, assume any liability or responsibility for failure to report any violations. Inspection by the city does not guarantee that all defects have been discovered. Furthermore, violations may develop after the inspection.

As a homeowner, you may qualify for low interest home improvement loans through Cuyahoga County. For more information, please call the County Department of Development at 216-443-7260, or the County Treasurer's Office at 216-443-7400.



University Heights Building Department Mailing Address  
2300 Warrensville Center Road  
University Heights, OH 44118

Phone #: (216)932-7800  
Fax #: (216)932-5239

### Statement of Assumption of Violations

\_\_\_\_\_  
*Address of Property in University Heights*

To the Building Commissioner:

In accordance with Ordinance 89-10, Section 2 of the Housing Code of the City of University Heights; I (*Print Buyers Name*)

\_\_\_\_\_, being the buyer of the above captioned property, do hereby agree to assume all remaining violation(s) at that property.

I hereby acknowledge that I am aware of what violations remain and accept the responsibility of correcting them. I also understand that inspection by the City does not guarantee that all property defects and/or code violations have been discovered, and I hereby hold the City of University Heights harmless from all acts or omissions. By accepting responsibility for these violation(s), I understand that all violation(s) must be corrected in THIRTY DAYS (30 days) after the signing date of this statement, or I will complete an extension request form, available at the Building Department.

I have provided evidence which states that there is an escrow account with sufficient funds to cover the cost of repairs for existing violations. (If the amount of funds being held is \$5,000.00 or less, all funds will be released when a clear inspection is performed. In instances when more than \$5,000.00 must be held, one partial release may be authorized by the Building Department when significant progress is shown.) I understand that the release of these funds is subject to the authority of the University Heights Building Department.

Buyer's Current mailing Address \_\_\_\_\_  
*(Please Print) Street City/State/Zip*

Buyers Home Phone #: \_\_\_\_\_ Office / Cell #: \_\_\_\_\_

Please indicate if this property will be owner occupied. Check one.  Yes  No

I affirm that this statement is correct and agree to the terms and requirements.

Signature(s) \_\_\_\_\_  
*Signature of Buyer Date*

*(Revised 4-1-06)*