

AGENT

HOUSING INSPECTION DEPARTMENT  
POINT OF SALE  
CERTIFICATE OF INSPECTION

PAGE: 1

CASE NUMBER.....: 2015-00139123 PROPERTY INSPECTED:: 889 WOODVIEW RD

DATE OF INSPECTION:: 2015-10-15 TYPE OF STRUCTURE.....: SINGLE FAMILY

AUTHORIZED OCCUPANCY.....: ~~TO BE DETERMINED~~  
NAME OF OWNER.....: US BANK NA C/O  
ADDRESS OF OWNER:: 13801 WIRELESS WAY  
OKLAHOMA CITY, OK 73134

NAME OF AGENT.....: SCOTT COHARA  
ADDRESS OF AGENT:: ERA LIENTZ  
5685 RIDGE RD  
PARMA, OH 44129

**CERTIFICATE EXPIRES ON 10/16/16**

**This Certificate of Inspection, however, will continue to be used as the City's instrument for determining code compliance, unless it is replaced by a new Point of Sale inspection. Please note that Point of Sale reinspection notices are NOT to be used in lieu of the Certificate of Inspection.**

### STATEMENT OF PURPOSE

The City of Cleveland Heights has undertaken its Point of Sale inspection program for the benefit of the community as a whole. These inspections are not performed with the intention or purpose of benefiting or assisting any individual. In performing such Point of Sale inspections, and subsequent reinspections, the City is fulfilling its duty to the entire citizenry of Cleveland Heights to protect the health and safety of its citizens and to maintain property values by identifying code violations which create the potential of injury or which adversely affect the value of property. These violations also provide for the minimum, ongoing maintenance of property.

### RELIANCE ON CERTIFICATE OF INSPECTION

In issuing the Certificate of Inspection, the City of Cleveland Heights does not ensure, warrant or guarantee that the Certificate contains all the violations of the Codified Ordinances of the City of Cleveland Heights. The City does not guarantee that all violations have been found nor does it warrant the repairs made pursuant to inspection. The Certificate shall be considered by all parties the City's best effort to make known the violations on the property at the time of the original inspection.

### SCOPE OF INSPECTION

As noted above, the Point of Sale Certificate of Inspection represents the City's best effort to make known the repairs necessary for a safe and well-maintained property. This inspection report does not represent that all violations have been found, or that when repairs are completed, a property is "violation free".

- \* The inspection itself is primarily a visual check of a property's major systems --- electrical, plumbing, heating, and general structural condition (walls, foundations, supports, etc.). Inspectors will physically check outlets with circuit testers, operate light switches and will turn on plumbing fixtures to determine whether these items are operating property.
  - \* Items or areas hidden from view, for example, plumbing and wiring behind walls, above dropped ceilings or in inaccessible crawl spaces are not inspected. Inspectors generally do not move furniture or possessions for inspection purposes nor do they disassemble fuse boxes, circuit breakers, furnaces or other machinery or appliances.
  - \* The inspection does not certify the operation of furnaces, air conditioners, or hot water tanks. Home appliances are not subject to inspection unless their condition represents a safety hazard.
  - \* The inspection is not a guarantee that a roof does not leak or that a foundation is free from a water seepage problem. Where there is positive evidence of roof or foundation leakage problems --- standing water in a basement, water on walls, active leaks in roofs or ceilings --- a violation will be stated and repairs required.
  - \* The inspection does not guarantee that a home is free from vermin infestation.
  - \* The inspection generally will not address minor cosmetic defects involving painting, plastering and wallpapering. It is expected that purchasers will decorate to taste.
  - Prospective purchasers are urged to carefully review the attached inspection report. The City, however, expects that your standards surpass the minimum health, safety and maintenance codes established by the City of Cleveland Heights. If you have questions involving items beyond the scope of the inspection, please pursue them with either the seller or real estate agent.
- USE OF CERTIFICATE OF INSPECTION, CHAPTER 1329, SECTION .05, POINT OF SALE ORDINANCE**
- (a) Title to any property in the City shall not be transferred unless an escrow account with an amount of money equal to at least one hundred twenty-five percent (125%) of the estimated cost of correction of all outstanding Class "A" violations has been established and approved in writing by the Building Commissioner. In lieu of establishment of an escrow account hereunder, a purchaser may present proof of a commitment for a 203K or rehabilitation loan from an recognized lending institution in an amount adequate to correct all Class "A" violations as approved by the Building Commissioner.
- (b) The signed Acknowledgement Form must be deposited in escrow and a copy provided to the Housing Inspection Department as a condition of transfer of title.

PLEASE SEE REVERSE SIDE FOR IMPORTANT INFORMATION ON INSPECTION PROCESS AND PROCEDURES

INSPECTOR: JAMES A PINKNEY

  
HOUSING MANAGER: RICK WAGNER  
NEWPOS01

40 SEVERANCE CIRCLE, CLEVELAND HEIGHTS, OHIO

POINT OF SALE  
CERTIFICATE OF INSPECTION


NOTE TO PURCHASERS: The Certificate of Inspection is comprised of a "cover sheet" detailing important property and inspection information (Page 1), and a page(s) listing violations, beginning with this page. If any of these pages are missing, you have been given an incomplete inspection report. If this occurs, please contact the Housing Inspection Department at 291-5900.

INTERIOR AND EXTERIOR VIOLATIONS      PROPERTY INSPECTED: 889 WOODVIEW RD

All repairs must conform to applicable codes (National Electric Code, Ohio Plumbing Code).  
Contact the Building Department at 291-4900 for PERMIT information.

VIOL. STATUS	SECTION NUMBER	VIOLATIONS
		REGULAR COMPLIANCE
	INTERIOR	* COMPLETE VIOLATIONS BY: 2016-04-13
		889 WOODVIEW RD HOUSE
*NOTE		On violations in which a building permit is required, please make sure the permit is obtained before you start any work.
*NOTE		THIS POINT OF SALE INSPECTION IS VALID FOR TITLE TRANSFER UNTIL - 10/16/16
*NOTE		Allowable occupancy - to be determined
*NOTE		Utilities were off at time of inspection. Electrical, plumbing, and heating systems to be inspected at a later date. **(WATER AND GAS OFF - TO BE INSPECTED AT LATER DATE)**
		BASEMENT
		MAIN ROOM
	1351.27 1369.06	1. Replace damaged area of floor -repair buckled concrete floor by support post.
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 1,000.00
	1351.20 1369.09	2. Replace damaged/missing face plate(s) for receptacle(s) -at ceiling throughout.
	1351.20 1369.09	3. Replace damaged/missing face plate(s) for switch(es) -at ceiling throughout.
		UTILITY ROOM
	1351.20 1369.09	4. Replace missing cover to workbot for furnace at ceiling.
	1351.18 1369.10	5. Mortar seal unused flue opening at chimney from furnace.
	1351.18 1369.10	6. Mortar seal hot water tank flue pipe connection at chimney. (at water heater)

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VIOL. STATUS	SECTION NUMBER	VIOLATIONS
	1351.13 1369.08	7. Replace missing pilot cover on hot water tank. (at water heater)  TO 1ST FLOOR HALL
	1351.27 1369.06	8. Repair damaged area(s) of wall(s) in a workmanlike manner. Area to be finished and painted to match existing wall.
	1351.27 1369.06	9. Replace missing floor tiles
	1351.23 1369.02	10. Properly install handrail
	1351.23 1369.02	11. Replace missing light globe
		FIRST FLOOR KITCHEN
	1351.27 1369.06	12. Replace missing floor tiles
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 500.00
	1351.23 1369.02	13. Replace missing light globe
	1351.27/ 1369.06	14. Replace base under sink.
	1351.27 1369.06	15. Replace damaged/missing baseboard molding
	1351.27 1369.06	16. Replace damaged/missing trim molding -at door to hall.
		TO 2ND FLOOR HALL
	1351.27 1369.06	17. Repair damaged area(s) of wall(s) in a workmanlike manner. Area to be finished and painted to match existing wall.
	1351.23 1369.02	18. Replace missing light globe
		SECOND FLOOR BATHROOM
	1351.23 1369.02	19. Replace missing light globe

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VIOL. STATUS	SECTION NUMBER	VIOLATIONS
	1351.20 1369.09	20. Make receptacle fully operable -GFCI receptacle.
	1351.27 1369.06	21. Repair damaged area(s) of wall(s) in a workmanlike manner. Area to be finished and painted to match existing wall.
	1351.15 1369.10	22. Replace damaged/missing heat vent. (install cover to heat vent)
	1351.23 1369.02	23. Properly repair damaged area of porcelain -at tub.
	1351.13 1369.08	24. Replace missing/damaged faucet handle(s) at sink at tub.
		<b>DRIVESIDE BEDROOM</b>
	1351.23 1369.02	25. Replace missing light globe
	1351.27 1369.06	26. Repair damaged area(s) of wall(s) in a workmanlike manner. Area to be finished and painted to match existing wall.
	1351.26 1369.05	27. Scrape and paint walls and trim.
		<b>FRNT OPP DRIVE BEDROOM</b>
	1351.23 1369.02	28. Replace missing light globe
	1351.27 1369.06	29. Repair damaged area(s) of wall(s) in a workmanlike manner. Area to be finished and painted to match existing wall.
	1351.27 1369.06	30. Repair damaged area(s) of ceiling in a workmanlike manner. Area to be finished and painted to match existing ceiling.
		<b>REAR BEDROOM</b>
	1351.23 1369.02	31. Replace missing light globe
	1351.23 1369.02	32. Replace missing/damaged door at closet.
	1351.27 1369.06	33. Repair damaged area(s) of ceiling in a workmanlike manner. Area to be finished and painted to match existing ceiling.

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VIOL. STATUS	SECTION NUMBER	VIOLATIONS
	1351.29 1369.07	7. Trim tree branches to avoid contact with roof and/or gutter
		DRIVESIDE
	1351.23 1369.02	8. Repair storm door to properly close and latch
	1351.26 1369.05	9. Replace, and paint to conform, damaged/missing siding boards. (under window at 3rd floor)
		REAR
	1351.25 1369.04	10. Replace and paint to conform, missing/damaged soffit board(s)
	1351.25 1369.04	11. Replace and paint to conform, damaged/missing fascia board(s). (gutter boards)
	1351.26 1369.05	12. Replace, and paint to conform, damaged/missing porch floor boards.
	1351.26 1369.05	13. Scrape and paint porch floor.
	1351.26 1369.05	14. Replace all damaged/missing wood members to step unit -replace/secure spindles at porch.
	1351.25 1369.04	15. Replace deteriorated/missing downspout elbow at roof, reconnect.
	1351.29 1369.07	16. Trim tree branches to avoid contact with roof and/or gutter
		GARAGE EXTERIOR
	1351.26 1369.05	17. Scrape and paint entire garage
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 938.00
	1351.25 1369.04	18. Clean out gutter(s)
	1351.25 1369.04	19. Install drip edge to roof.

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VIOL. STATUS	SECTION NUMBER	VIOLATIONS
	1351.26 1369.05	20. Replace, and paint to conform, damaged/missing trim. (Replace damage/deteriorated corner board at rear yardside)
	1351.20 1369.09	INTERIOR 21. Install proper fitting(s) for conductor(s) at install bonding bushing at electric box connection for conductor to hot tub.
	1351.29 1369.07	YARD AREA 22. Resurface asphalt driveway - permit required.
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 3,125.00
	1351.29 1369.07	23. Replace damaged/deteriorated driveway apron. Replacement to be concrete - permit required. (replace 1 block of apron - east block)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 250.00
	1351.29 1369.07	24. Fill depressed area(s) adjacent to driveway/apron and properly landscape. *(at apron)*
	*ESCROW *TOTAL	TOTAL ESCROW AMOUNT REQUIRED: \$ 11,438.00
	*NOTE	Section 1329.051 prohibits the transfer of title to property in the City unless an escrow account is established in an amount equal to at least 125% of the estimated cost of correction of all Class "A" violations. Cost estimates are provided on this certificate for the sole purpose of determining the amount of the required escrow account. Your actual costs of repair may vary substantially depending on the size, age and condition of the house, the method of construction, and other such factors. The City recommends that the party who is to make repairs obtain cost estimates from licensed professionals prior to entering into a purchase agreement.
		* PAGES IN REPORT: 7

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