



No of Violations: 2

Compliance Required by: December 18, 2015

**CERTIFICATE OF EXTERIOR INSPECTION**

Date of Inspection: 10/19/2015

Date of Issuance 10/19/2015

Property Address 62 W. FIFTH BEREA 44017

Name of each owner PRIME STAR -H FUND

Address of each owner if different from above 4600 S. SYRACUSE ST. DENVER CO 80237

**LIST OF VIOLATIONS**

<b>Code Section</b>	<b>Title</b>	<b>Comments</b>
1329.09B	EXT. SURFACE	RESTAIN FRONT AND REAR DECKS. SCRAPE/PAINT FRONT ENTRANCE DOOR.
1329.12C1	APP. STURC.	SCRAPE/PAINT TRIM ON GARAGE, ALSO CLEAN GUTTERS ON GARAGE.

All violations must be corrected within 60 days of the date of the Issuance of this Certificate unless an extension has been granted by the Building Department.

If the owner does not correct the violations prior to the time the title is transferred, the new owner will be required, to correct the described violations, with the allotted time. Buyers of bank owned properties take responsibility for making all repairs.

The owner entering into an agreement to sell a property must present this Certificate or an exact copy to any prospective purchaser prior to the time of transfer of title.

Appeal: Within ten(10) days of the date of issuance of this Certificate, any person affected by the notice may request a hearing before the Municipal Planning Commission by filing a written request with the Secretary of the Commission.

See Chapter 1360 of the Berea codified Ordinances for more information about Exterior Point of Sale Inspections

In issuing a Certificate of Exterior Inspection, the City of Berea does not thereby issue, warrant or guarantee to the holder thereof, to his assignees, or any other interested party that such Certificate of Exterior Inspection all of violations of the Zoning Code and /or Codified Ordinances of the City. Any item omitted from the Certificate shall not be construed to mean that such omitted item is in good working order. Such Certificate should be considered by all parties as the City's best effort to make known to owners and purchasers of real estate known exterior maintenance violations on a given property at the time the exterior inspection is made.

**Such Certificate of Exterior Inspection shall be valid for one (1) year from the date of issuance, unless an extension is approved by a Building Department Official.**



\_\_\_\_\_  
Housing Inspector

Ward                    1                    2                    3                    4                    5



# CITY OF BEREA

*"The Grindstone City"*

**Cyril M. Kleem**

*Mayor*

Dana J. Kavander, CPA  
Director of Finance

11 Berea Commons  
Berea, Ohio 44017  
Phone: (440) 826-5800  
Fax: (440) 826-4598  
Website [www.cityofberea.org](http://www.cityofberea.org)

## Status Report Request

Per Berea Codified Ordinance 311.08 "Property Seller to Supply Statement of Status of Water and/or Sewer Bill(s). No person, agent, firm or corporation shall sell by deed, land contract, or otherwise, any interest in any premises within the City which is supplied by Berea City water or any premises situation outside the borders of the City but which is supplied with City water, without furnishing the buyer, prior to closing of such sale, a statement from the Berea Water Department of Finance Department setting forth the current status of the water account and sewer account(s) of the premises and, when an escrow has been established, depositing in escrow, prior to delivery of possession or transfer of title, a statement from the buyer acknowledging the receipt of such statement, and accepting responsibility for all water and sewer bills on such property after the date of possession or title transfer, whichever shall sooner occur. The Water and/or Finance Departments shall, from time to time, establish a reasonable fee to be charged to any person, firm or corporation for a status report of any water and/or sewer bill for any such property."

**The City of Berea Finance Dept. will issue a status report on a property only when a written request or form is received with the required \$25.00 fee. The City annually certifies unpaid water and sewer bills and nuisance abatements to property tax bills.**

### *Requester Information:*

Company Name \_\_\_\_\_  
Contact Name \_\_\_\_\_ Email \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Company Address \_\_\_\_\_

### *Property Information:*

Property Address \_\_\_\_\_  
Parcel Number \_\_\_\_\_ Transfer Date \_\_\_\_\_

Mail this form or request, along with a check for \$25.00 made payable to the City of Berea, to:  
City of Berea Finance Dept.  
11 Berea Commons  
Berea, OH 44017

If you would like to receive this report by mail, please send a self addresses, stamped envelope with your check. Otherwise, please indicate email or fax.  
Questions - please call the Finance Department at (440) 891-3314

