City of East Cleveland Law Department 14340 Euclid Avenue East Cleveland, Ohio 44112 (216) 681-2169 Fax (216) 681-2199

# -Facsimile Transmittal-

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From:	J. Lann	)m	EAST	Cleve	Buil	<u>jaj</u>	Jup.
Re:	D.0.2.	13813	Strattv	<sub>Vi©</sub> Esax No.		<b>.</b>	
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## The City of East Cleveland

# THE HONORABLE GARY A NORTON JR. DEPARTMENT OF BUILDING & HOUSING

1337.01 PRE-SALE CERTIFICATE OF USE, OCCUPANCY AND INSPECTION

Inspector: KIMBERLY LANUM Inspection Date: 06/20/2016 Parcel #: 67110144 Owner; MARVIN FRAZIER Address: 263 FOWLES RD BERE A OH, 44017

Site Address: 13813 STRATHMORE AVE

Property is Zoned: Use Group:U1

Area: A2

Height:H1

Authorized Use:

Two Family

KIMBERLY LANUM INSPECTED YOUR PROPERTY IN ACCORDANCE WITH PART 13 OF THE EAST CLEVELAND CODIFIED ORDINANCES AND NOTED THE FOLLOWING VIOLATION (S) WHICH SHALL BE CORRECTED AS INDICATED IN THE REPORT. LISTED BELOW ARE THE RESULTING VIOLATIONS OBSERVED AT THE TIME OF INSPECTION. THIS NOTICE OF VIOLATION SHALL BE CORRECTED WITHIN SIX MONTHS OF THE DATE OF INSPECTION.

1337.01 SALE OF REAL ESTATE; CERTIFICATE OF INSPECTION IS REQUIRED FOR TRANSFER OF PROPERTY.

### EXTERIOR

#### SECTION 301 GENERAL

- 1) 301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property.
- 2) 301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter.
- 3) The occupants of a dwelling unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit or premises, which they occupy and control.

#### SECTION 302 EXTERIOR PROPERTY AREAS

- 4) 302.3 Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Permit required
  - Driveways-seal /replace cement drive way –cracks and uneven
- 5) 302.4 Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches(254 mm). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
  - Weeds-cut rear
  - Tall Grass-cut rear

### **Exterior Structure**

6) 303.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be

coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and, corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

· Porch-paint rear porch stairs and handrail

#### INTERIOR

#### SECTION 301 GENERAL

- 7) 301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property.
- 8) 301.2 Responsibility.
  - The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter.
  - The occupants of a dwelling unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit or premises, which they occupy and control.
- 9) 303.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
  - 1<sup>st</sup> fl bathroom window repair/paint –water damage

#### Section 304 General Interior Surfaces

- 10) 304.3 Interior surfaces. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.
  - Bed Rooms
    - Walls-paint wall rear bedroom 2<sup>nd</sup> fl –plaster work done
- 11) 304.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
  - 1st Floor-paint and plaster wall -hole leading into basement-rear hallway
- 12) 304.5 Handrails and guards. Every handrail and guard shall be finnly fastened and capable of supporting normally imposed loads and shall be maintained in good condition
  - 2<sup>nd</sup> Floor-install handrail 2<sup>nd</sup> fl stairs
- 13) 505.3 Water supply The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks -
  - Lavatory- sink stop up 2nd fl

ALL PERMITS MUST BE PURCHASED AND FINALED FOR ELECTRICAL, HVAC, GENERAL STRUCTUAL, AND PLUMBING BEFORE CLOSE OUT OF NOTICE AND ISSUANCE OF THE CERTIFICATE. ANY VIOLATIONS ACCEPTED ON THIS NOTICE MUST BE COMPLETED BEFORE THE PROPERTY CAN BE TRANSFERED TO ANOTHER OWNER, ALL WORK TO WILL BE DONE IN A PROFESSIONAL MANNER.

NOTICE\*\*THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT OTHER VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT OR WILL NOT OCCUR.

OWNER INFORMATION\*\*THE OWNER OR HIS REPRESENTATIVE, UPON CORRECTING THE VIOLATIONS, SHALL REQUEST A FINAL INSPECTION FROM THE UNDERSIGNED. THE INSPECTOR WILL BE GLAD TO WORK WITH YOU AND TO ANSWER ANY QUESTIONS THAT MAY A RISE AS A RESULT OF THIS INSPECTION NOTICE. PLEASE CONTACT THE INSPECTOR FOR RE-INSPECTION 681-2415.

THE OWNER, OCCUPANT, OR OPERATOR (THE APPELLANT") MAY APPEAL THE NOTICE OF VIOLATION BY FILING A WRITTEN NOTICE OF APPEAL WITH THE CHIEF BUILDING OFFICIAL, NO LATER THAN TEN (10) DAYS AFTER THE DATE OF SUCH NOTICE. THE NOTICE OF APPEAL SHALL INCLUDE THE COMPLETE NAME, ADDRESS AND TELEPHONE NUMBER OF THE APPELLANT, THE DATE AND DESCRIPTION OF THE ALLEGED VIOLATION, AND STATEMENT OF THE GROUNDS OF APPEAL. UPON RECEIPT OF THE NOTICE OF APPEAL, THE CHIEF BUILDING OFFICIAL SHALL NOTIFY THE APPELLANT IN WRITING OF THE HEARING DATE. THE BOARD OF APPEALS SHALL HEAR EVIDENCE AND ARGUMENT REGARDING THE APPEAL AND SHALL THEREAFTER RENDER A DECISION AND SO NOTIFY THE APPELLANT.

NOTICE NOT VALID UNLESS SIGNED & DATED BY: THE INSPECT	OR OF RECORD AND THE	E BUILDING OF HOUSING OFFICIAL Troming Brumbalis Bo		
Inspector -KIMBERLY LANUM	Building Official - Anthony Bumbalis			
Date: June-20-2016	Date:	6-28-14		
Notarized Signature of the Owner:				
Date:				
SUBSCRIBED TO AND SWORN BEFORE ME ON THIS  Owner: MARVIN FRAZIER  Address: 263 FOWLES RD  BEREA OH, 44017	DAYOF	2015		
Parcel #: 67110144				
Site Address: 13813 STRATHMORE AVE				
	NOTARY PUBLIC			
Notarized Signature of the Buyer:				
SUBSCRIBED TO AND SWORN BEFORE ME ON THIS	DAYOF	2015		
	NOTARY PUBLIC			

Site Address: 13813 STRATHMORE AVE