



Certificate of Exterior Inspection Point of Sale

Date of Inspection: 1-27-17	
Owner: Fannie Mae 1240 E. Ninth St. Cleveland, OH 44149	Property Address: 590 Woodmere Rd.
<input checked="" type="checkbox"/> 1. Maintain garage - siding (1329.08)(a)	
<input checked="" type="checkbox"/> 2. Maintain/repair fence (1329.12(c)(2))	
<input checked="" type="checkbox"/> 3. Provide/maintain - house or garage - gutters/downspouts (1329.11(b))	
<input checked="" type="checkbox"/> 4. Repair/replace/maintain - house - roof (1329.11(a) Remove all debri from roof of house.	
<input type="checkbox"/> 5.	

All corrections noted by (☒), must be corrected within 60 days of the date of issuance of this certificate unless an extension has been granted by the Building Department.

If you have any questions on complying with the aforementioned corrections, please contact the Building Department at 440-826-5812. If the owner does not correct the violations prior to the time the title is transferred, then the person to whom the property is transferred will be required, within the allotted time, to correct the described violations. 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.

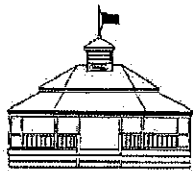
Appeal: Within ten (10) days of the date of issuance of this Certificate, any person affected by the notice may request a hearing before the Municipal Planning Commission by filing a written request with the Secretary of the Commission.

Cedric Fossett

Inspector Cedric Fossett

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 contains all of the 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 the 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 the Building official.



CITY OF BEREA

"The Grindstone City"

Cyril M. Kleem
Mayor

11 Berea Commons
Berea, Ohio 44017

Dana J. Kavander, CPA
Director of Finance

Phone: 440-826-5800
Fax: 440-826-4598
Website 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.

Requestor 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 addressed, stamped envelope with your check. Otherwise, please indicate email or fax.
Questions – please call the Finance Department at (440) 826-5834.