



Certificate of Exterior Inspection Point of Sale

Date of Inspection: 3-29-17	
Owner: THE BANK OF NEW YORK MELLON TRUSTEE) 7105 CORPORATE DR PLANO, OH 75024	Property Address: 84 WEST ST Berea, 44017

- 1. Repair/replace/maintain - house - siding (1329(a))
- 2. Maintain garage - windows/doors frames, trim, threshold, sill & etc. (1329.09 (b)(c))
- 3. Repair/replace/maintain - house - soffit/fascia (1329.08(a))
- 4. Provide/maintain - house or garage - gutters/downspouts (1329.11(b))
- 5. Repair/replace/maintain - driveway/service walk (1329.12(e)) Maintain lawn/landscaping areas (1329.07(c))

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.

Inspector Rosalie Vanover

Buyer assumes violation
on 84 West Street,
settled 4/26/17

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.