



DIVISION OF HOUSING AND BUILDING
 12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107
 (216) 529-6270 • FAX (216) 529-5930
 www.onelakewood.com

CORRECTION NOTICE



SFTT LLC
 C/O FELICIA POON
 BLK 277 CHOA CHUKANG AVE #2 OH-325
 SINGAPORE, 680277

DATE: **10/07/2016**

ZONING DISTRICT: **R2**
 AUTHORIZED OCCUPANCY: **1 DU**
 PRESENT OCCUPANCY: **Vacant**

RE: **1326 COVE AVE**

GARAGE PARKING SPACES AVAILABLE: **1**
 OPEN PARKING SPACES AVAILABLE: **2**

DATE OF INSPECTION: **9/28/2016**
 TYPE OF INSPECTION: **Certificate of Occupancy – CN16-015321**

CONDITIONS ON DATE OF INSPECTION: **Sunny**
 TEMPERATURE ON DATE OF INSPECTION: **75 °F**

Dear Sir/Madam:

A recent inspection of the above noted property disclosed the following corrections are necessary for safe, sanitary, and proper maintenance standards as required by the Codified Ordinances of the City of Lakewood (Ord. 85-78).

The personnel of the Division of Housing and Building want to cooperate with you in keeping this city a fine place to reside. Efforts in maintaining this property are appreciated. The enforcement of Lakewood’s Codes is critical to the future of the City and our department is prepared to work with you to make the following corrections.

If you have any questions on complying with the aforementioned correction(s), or if I may be of any assistance, do not hesitate to contact me. A re-inspection will occur on or about the above listed dates to verify compliance.

Property owners may qualify for financial assistance for major building corrections. Please contact the Division of Community Development at (216) 529-4663 for information about financial assistance.

This was a VISUAL INSPECTION. The city assumes no liability or responsibility for failure to report violations that may exist and makes no guarantee whatsoever that future violation(s) cannot or will not occur.

Correction Needed	Additional Information	Date to Comply
120. Maintain foundation/exterior walls/roof (1306.29(a)(c)) (1306.32)	Replace missing shingles	11/7/2016

140. Remove cooking appliance/device from porches (1306.31/60)	Rear	11/7/2016
113. Maintain lawn/landscaping/high grass/weeds (1306.31) (1775.01)	Remove tall weeds and wild growth from driveway and yard areas	11/7/2016
126. Maintain Siding (1306.30(b)(1)(2))	Repair Southwest damaged area	11/7/2016
255. Provide/maintain CO detector within 24 hours. CO detector shall be hard wired or 110 v A.C.(plug in) (1331.04(b))		11/7/2016
250. Provide approved light fixture in clothes closet (1306.22)	Southeast bedroom	11/7/2016
245. Provide/Maintain covers to all junction boxes, receptacles, and switches (1306.22)	Southeast bedroom receptacle	11/7/2016
243. Ground 3-prong receptacle(s)/correct reverse polarity/grounding of receptacle (1306.22)	Correct reverse polarity of laundry receptacle. Restore receptacle to non-grounded type in Southeast bedroom.	11/7/2016
271. Other Interior Violation - See Notes	Provide proper rated fuses, 15 amp (1306.22)	11/7/2016

PER THE REQUIREMENT OF LAKEWOOD CODIFIED ORDINANCES, FAILURE TO COMPLY BY THE SPECIFIED DATES MAY RESULT IN THIS MATTER BEING REFERRED TO THE LAKEWOOD MUNICIPAL COURT POSSIBLY RESULTING IN FINES AND/OR PROSECUTION.

Prior to the start of work, permits are required for electrical, plumbing, heating, air conditioning, building, fencing, paving, and/or demolition work.

Thank you for your anticipated cooperation.

Robert C. Mate
Building Inspector
Phone: (216) 529-6288
E-Mail Address: Robert.Mate@lakewoodoh.net
CC: Electronic File



CITY OF LAKEWOOD
Department of Planning and Development



12650 Detroit Avenue, Lakewood, Ohio 44107
216-529-HOME (529-4663)
www.onelakewood.com

HOMEOWNER REHABILITATION PROGRAMS

The City of Lakewood offers the following programs to assist Lakewood residents:

HOME IMPROVEMENT LOANS

- Owner occupied
- Low/moderate income requirements
- Secured by a lien on the property
- Repayment Options:
 - ✓ 3% loan - \$25,000 maximum; repayment terms based on credit history and income; may not exceed 240 months.
 - ✓ 0% Deferred Payment Loan – Applicants must be 65+ or permanently disabled; payment in full due when property is no longer owner occupied.
 - ✓ Emergency Loans – for single item repairs.

RENTAL RESTORATION LOANS

- One to three family units
- Low/moderate income requirements for tenant
- Fifty percent (50%) or more of tenants must meet the income requirements depending on the number of units:
- 5% simple interest; \$15,000 per unit maximum loan
- 120 months maximum loan

HOME IMPROVEMENT REBATES

- Owner occupied
- Low/moderate income requirements
- Must bring exterior into exterior compliance with Division of Building and Housing
- Rebates available for qualified exterior & interior improvements
 - ✓ 50% up to \$10,000 for eligible repairs including but not limited to roofs, exterior painting, porch repairs, concrete, masonry repairs, or
 - ✓ Up to \$5,000 for repairs to sewer line connections, dye test required

WEATHERIZATION GRANTS

- Owner occupied
- Low/moderate income requirements
- Free energy audit
- Up to \$5,000 grant assistance for approved improvements

REPAIR, ACCESSIBILITY, MAINTENANCE, PROGRAM (RAMP)

- Grants up to \$5,000; Forgivable loans up to \$15,000
- Owner occupied except tenants may qualify for accessibility improvements
- Low/moderate income requirements; personal assets capped at \$25,000
- Costs of repairs must exceed available equity in the home, or no additional income to make payment, determined by DCD staff.
- Funds may be utilized only to repair exterior code violations, accessibility, sewer connection repairs and lead remediation

INCOME GUIDELINES – Rehab Programs

<u>Family Members</u>	<u>Moderate Income</u>	<u>Low Income</u>
1	\$37,350	\$23,350
2	\$42,650	\$26,650
3	\$48,000	\$30,000
4	\$53,300	\$33,300
5	\$57,600	\$36,000
6	\$61,850	\$38,650

****Beginning January 1, 2016, all applicants will be required to submit to a dye test to determine if the property's sewer lines are properly connected. Grants will be made available to defray the cost of repairs.**