

CASE NUMBER.....: 2009-00097568 PROPERTY INSPECTED.: 2591 LEE RD
DATE OF INSPECTION.: 2009-07-09 TYPE OF STRUCTURE.....: SINGLE FAMILY #687-20-002
AUTHORIZED OCCUPANCY.:
14 NAME OF OWNER.....: ESTATE OF GERTRUDE HANSEN
ADDRESS OF OWNER.: C/O ALFRED F HANSEN
2591 LEE RD
CLEVELAND HEIGHTS, OH 44118
NAME OF AGENT.....: REMAX
ADDRESS OF AGENT.: SUSIE LOPARO
30559 PINETREE RD SUITE 206
PEPPER PIKE, OH 44124+

CERTIFICATE EXPIRES ON 7-10-10; after this date a new Point of Sale inspection is required before a transfer of property can take place. This Certificate of Inspection, however, will continue to be used as the City's instrument for determining code compliance, unless it is replaced by a new Point of Sale inspection. Please note that Point of Sale reinspection notices are NOT to be used in lieu of the Certificate of Inspection.

STATEMENT OF PURPOSE

The City of Cleveland Heights has undertaken its Point of Sale inspection program for the benefit of the community as a whole. These inspections are not performed with the intention or purpose of benefiting or assisting any individual. In performing such Point of Sale inspections, and subsequent reinspections, the City is fulfilling its duty to the entire citizenry of Cleveland Heights to protect the health and safety of its citizens and to maintain property values by identifying code violations which create the potential of injury or which adversely affect the value of property. These violations also provide for the minimum, ongoing maintenance of property.

RELIANCE ON CERTIFICATE OF INSPECTION

In issuing the Certificate of Inspection, the City of Cleveland Heights does not ensure, warrant or guarantee that the Certificate contains all the violations of the Codified Ordinances of the City of Cleveland Heights. The City does not guarantee that all violations have been found nor does it warrant the repairs made pursuant to inspection. The Certificate shall be considered by all parties the City's best effort to make known the violations on the property at the time of the original inspection.

SCOPE OF INSPECTION

As noted above, the Point of Sale Certificate of Inspection represents the City's best effort to make known the repairs necessary for a safe and well-maintained property. This inspection report does not represent that all violations have been found, or that when repairs are completed, a property is "violation free".

* The inspection itself is primarily a visual check of a property's major systems -- electrical, plumbing, heating, and general structural condition (walls, foundations, supports, etc.). Inspectors will physically check outlets with circuit testers, operate light switches and will turn on plumbing fixtures to determine whether these items are operating properly.

* Items or areas hidden from view, for example, plumbing and wiring behind walls, above dropped ceilings or in inaccessible crawl spaces are not inspected. Inspectors generally do not move furniture or possessions for inspection purposes nor do they disassemble fuse boxes, circuit breakers, furnaces or other machinery or appliances.

* The inspection does not certify the operation of furnaces, air conditioners, or hot water tanks. Home appliances are not subject to inspection unless their condition represents a safety hazard.

* The inspection is not a guarantee that a roof does not leak or that a foundation is free from a water seepage problem. Where there is positive evidence of roof or foundation leakage problems -- standing water in a basement, water on walls, active leaks in roofs or ceilings -- a violation will be stated and repairs required.

* The inspection does not guarantee that a home is free from vermin infestation.

* The inspection generally will not address minor cosmetic defects involving painting, plastering and wallpapering. It is expected that purchasers will decorate to taste.

Prospective purchasers are urged to carefully review the attached inspection report. The City, however, expects that your standards surpass the minimum health, safety and maintenance codes established by the City of Cleveland Heights. If you have questions involving items beyond the scope of the inspection, please pursue them with either the seller or real estate agent.

USE OF CERTIFICATE OF INSPECTION, CHAPTER 1329, SECTION .05, POINT OF SALE ORDINANCE

(a) Title to any property in the City shall not be transferred unless an escrow account with an amount of money equal to at least one hundred twenty-five percent (125%) of the estimated cost of correction of all outstanding Class "A" violations has been established and approved in writing by the Building Commissioner. In lieu of establishment of an escrow account hereunder, a purchaser may present proof of a commitment for a 203K or rehabilitation loan from an recognized lending institution in an amount adequate to correct all Class "A" violations as approved by the Building Commissioner.

(b) The signed Acknowledgement Form must be deposited in escrow and a copy provided to the Housing Inspection Department as a condition of transfer of title.

PLEASE SEE REVERSE SIDE FOR IMPORTANT INFORMATION ON INSPECTION PROCESS AND PROCEDURES

INSPECTOR: STEVE RODRIGUEZ



40 SEVERANCE CIRCLE, CLEVELAND HEIGHTS, OHIO

HOUSING MANAGER: ALLAN BUTLER
NEWPOS01

**POINT OF SALE
 CERTIFICATE OF INSPECTION**

NOTE TO PURCHASERS: The Certificate of Inspection is comprised of a "cover sheet" detailing important property and inspection information (Page 1), and a page(s) listing violations, beginning with this page. If any of these pages are missing, you have been given an incomplete inspection report. If this occurs, please contact the Housing Inspection Department at 291-5900.

INTERIOR AND EXTERIOR VIOLATIONS **PROPERTY INSPECTED:** 2591 LEE RD

All repairs must conform to applicable codes (National Electric Code, Ohio Plumbing Code).
 Contact the Building Department at 291-4900 for PERMIT information.

VIOL. STATUS	SECTION NUMBER	VIOLATIONS
		REGULAR COMPLIANCE
	INTERIOR	* COMPLETE VIOLATIONS BY: 2010-12-01
		2591 LEE ROAD HOUSE
	*NOTE	THIS POINT OF SALE INSPECTION IS VALID FOR TITLE TRANSFER UNTIL - July 10, 2010 - (INACTIVE)
	*NOTE	On violations in which a building permit is required, please make sure the permit is obtained before you start any work. - (INACTIVE)
		BASEMENT MAIN ROOM
	1351.20 1369.09	1. Properly install or identify system ground. - (COMPLETE)
	1351.20 1369.09	2. Properly bond all panels - (COMPLETE)
	1351.20 1369.09	3. Replace pendant light fixture with an approved, properly installed fixture throughout - (COMPLETE)
	1351.20 1369.09	4. Properly install a bonding jumper at water meter, using number 4 AWG copper wire and approved grounding clamps. - (COMPLETE)
	1351.13 1369.08	5. Repair leak at water line next to waste stack - (COMPLETE)
	1351.13 1369.08	6. Properly secure loose water line next to waste stack - (COMPLETE)
	1351.15 1369.10	7. Properly encapsulate or remove damaged insulation on heat pipe(s) - (COMPLETE)
	*NOTE	FIRST FLOOR Allowable occupancy 14 - (COMPLETE)
		KITCHEN
	1351.23 1369.02	8. Properly repair damaged area of porcelain at sink - (COMPLETE)

Allan Butler

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VIOL. STATUS	SECTION NUMBER	VIOLATIONS
	1351.13 1369.08	9. Repair leak at sink faucet handles - (COMPLETE)
	1351.20 1369.09	10. Rewire receptacle to eliminate open ground at refrigerator (COMPLETE)
	1351.20 1369.09	11. Replace damaged/missing face plate(s) for receptacle(s) at refrigerator - (COMPLETE)
		DINING ROOM
	1351.27 1369.06	12. Repair wall crack(s) in a workmanlike manner. Area to be finished and painted to match existing wall. - (COMPLETE)
	1351.27 1369.06	13. Repair crack(s) in ceiling in a workmanlike manner. Area to be finished and painted to match existing ceiling. - (COMPLETE)
		FOYER
	1351.211	14. Properly install smoke detector. This violation requires immediate compliance. (on ceiling at base of stairs) - (COMPLETE)
		LIVING ROOM
	1351.20 1369.09	15. Properly ground 3 prong receptacle or change to 2 prong at south wall - (COMPLETE)
	1351.27 1369.06	16. Repair crack(s) in ceiling in a workmanlike manner. Area to be finished and painted to match existing ceiling. - (COMPLETE)
		SECOND FLOOR REAR DRIVESIDE BEDROOM
	1351.20 1369.09	17. Replace pendant light fixture with an approved, properly installed fixture in closet - (COMPLETE)
		FRT DRIVESIDE BEDROOM
	1351.20 1369.09	18. Replace pendant light fixture with an approved, properly installed fixture in closet - (COMPLETE)
		BATHROOM
	1351.23 1369.02	19. Properly repair damaged area of porcelain in bathtub - (COMPLETE)

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		FRT OPP DRIVE BEDROOM
	1351.27 1369.06	20. Repair crack(s) in ceiling in a workmanlike manner. Area to be finished and painted to match existing ceiling. - (COMPLETE)
	1351.20 1369.09	21. Replace pendant light fixture with an approved, properly installed fixture in closet - (COMPLETE)
		THIRD FLOOR MAIN ROOM
	1351.27 1369.06	22. Repair wall crack(s) in a workmanlike manner. Area to be finished and painted to match existing wall. - (COMPLETE)
		EXTERIOR 2591 LEE ROAD HOUSE DRIVESIDE
	1351.25 1369.04	1. Replace/repair damaged drain tile(s) - (COMPLETE)
		GARAGE INTERIOR
	1351.20 1369.09	2. Remove out-of-use conductor(s) throughout - (COMPLETE)
		EXTERIOR
	1351.25 1369.04	3. Replace damaged/deteriorated and/or missing downspout(s) at front (CORRUGATED NOT APPROVED) - (COMPLETE)
	1351.26 1369.05	4. Replace damaged/missing apron between north bay door and driveway - (INACTIVE)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 200.00 - (INACTIVE)
	1351.26 1369.05	5. Replace and paint to conform, deteriorated/missing gutter board(s) at rear - (INACTIVE)
	1351.25 1369.04	6. Replace damaged/deteriorated roof board(s)/sheathing at front and rear - (COMPLETE)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 200.00 - (COMPLETE)

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VIOL. STATUS	SECTION NUMBER	VIOLATIONS
		YARD AREA
	1351.29 1369.07	7. Obtain a building permit and replace damaged/deteriorated driveway block(s) #9 and #11 counting left to right from public sidewalk towards garage - (INACTIVE)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 750.00 - (INACTIVE)
	1351.26 1369.05	8. Tuckpoint joints where mortar is loose or missing. Mortar color should match as closely as possible. Compliance will not be granted if mortar is placed on brick facing. (at front service walk step unit) - (COMPLETE)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 150.00 - (COMPLETE)
	*ESCROW *TOTAL	TOTAL ESCROW AMOUNT REQUIRED: \$ 950.00 - (INACTIVE)
	*NOTE	Section 1329.051 prohibits the transfer of title to property in the City unless an escrow account is established in an amount equal to at least 125% of the estimated cost of correction of all Class "A" violations. Cost estimates are provided on this certificate for the sole purpose of determining the amount of the required escrow account. Your actual costs of repair may vary substantially depending on the size, age and condition of the house, the method of construction, and other such factors. The City recommends that the party who is to make repairs obtain cost estimates from licensed professionals prior to entering into a purchase agreement. - (INACTIVE)

* PAGES IN REPORT: 5



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