



**HOUSING INSPECTION DEPARTMENT
COMPLIANCE DOCUMENT**

07/28/20

JEVANA SMITH

3139 E DERBYSHIRE RD
CLEVELAND HEIGHTS, OH 44118

CASE NO: 2019-00165723
RE: 3139 E DERBYSHIRE RD
STRUCTURE: TWO FAMILY 684-22-058

INSPECTION TYPE: POS - TWO FAMILY

NOTE: The City requires that purchasers and prospective purchasers be shown the original Certificate of Inspection in connection with the sale of this property. This Compliance Document or reinspection notices are not to be shown in lieu of the Original Certificate of Inspection. Sellers or their agents must deposit into escrow a statement signed by the purchaser acknowledging receipt of the original Certificate of Inspection and such signed statement will list thereon the date the Certificate was given to the purchaser. (Chapter 1329 Building Code, Section .05, Point of Sale Ordinance).

A Certificate of Inspection was issued by the City of Cleveland Heights on 2019-04-30
As of 2019-09-05 all housing code violations noted on the Certificate of Inspection have been corrected.

The City of Cleveland Heights does not hereby insure, warrant or guarantee the quality of work completed in the correction of violations listed on a Certificate of Inspection. The Compliance Document should be construed only as a statement by the City of Cleveland Heights that such violations were corrected to the City's satisfaction.

Certificate expires on 4/30/20 After this date, a New Point of Sale Inspection is required before a transfer of property can take place.

Allowable Number of Occupants: TBD

INSPECTOR: JOSHUA A. WILLIAMS

Type information, press Enter.

Case nbr : 2019 00165723
Property address : 3139 E DERBYSHIRE RD
Parcel Number : 684-22-058
Old account ID :

Case narrative:

Seq	Narrative	Date
1.00	TOTAL ESCROW AMT \$26,750.00	2019-05-01
2.00	ACK FORM & ESCROW HOLD LETTER RECEIVED	2019-06-05
3.00	TRANSFER LETTER EMAILED	2019-06-05
4.00	BUYER - JJ REAL ESTATE SOLUTIONS, LLC (WILL NOT OCCUPY)	2019-06-05
5.00	419-921-1829	2019-06-05
6.00	ALL FUNDS RELEASED \$26,750.00	2019-09-06
7.00		0001-01-01
8.00		0001-01-01
9.00		0001-01-01
10.00		0001-01-01
11.00		0001-01- +

F3=Exit F6=Unprotect fields F7=Action sched F12=Cancel



FILE

HOUSING INSPECTION DEPARTMENT

PAGE: 1

POINT OF SALE
CERTIFICATE OF INSPECTION

CASE NUMBER.....: 2019-00165723 PROPERTY INSPECTED.: 3139 E DERBYSHIRE RD
DATE OF INSPECTION.: 2019-04-30 TYPE OF STRUCTURE.....: TWO FAMILY 684-22-058
AUTHORIZED OCCUPANCY...: TBD NAME OF OWNER.....: JEVANA SMITH
ADDRESS OF OWNER...: 3139 E DERBYSHIRE RD
CLEVELAND HEIGHTS, OH 44118
NAME OF AGENT.....:
ADDRESS OF AGENT...:

CERTIFICATE EXPIRES ON 4/30/20 ; 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 property.
* 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

Allan Butler (handwritten signature)

INSPECTOR: JOSHUA A. WILLIAMS

HOUSING MANAGER: ALLAN BUTLER

40 SEVERANCE CIRCLE, CLEVELAND HEIGHTS, OHIO

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: 3139 E DERBYSHIRE 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
		* COMPLETE VIOLATIONS BY: 2019-09-05
	INTERIOR	3139 E DERBYSHIRE RD HOUSE
*NOTE		On violations in which a building permit is required, please make sure the permit is obtained before you start any work. - (COMPLETE)
*NOTE		THIS POINT OF SALE INSPECTION IS VALID FOR TITLE TRANSFER UNTIL - 4/30/20 - (COMPLETE)
*NOTE		PLEASE NOTE: ANY VIOLATIONS REMAINING EIGHTEEN (18) MONTHS AFTER THE INITIAL INSPECTION WILL BE SUBJECT TO A \$50.00 REINSPECTION FEE FOR EACH REINSPECTION UNTIL THE PROPERTY IS IN COMPLIANCE. THE DATE FOR THIS REPORT IS: 10/30/2020 - (COMPLETE)
*NOTE		Allowable occupancy - TO BE DETERMINED - - (COMPLETE)
		BASEMENT ALL ROOMS
1351.22 1369.01		1. Properly clean/disinfect and maintain in a sanitary condition. - (COMPLETE)
1351.28 1369.13		2. Exterminate for rodents. A paid receipt from a professional exterminator will be required at the time of reinspection to show that the work was done. - (COMPLETE)
*ESCROW		ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 250.00 - (COMPLETE)
1351.27 1369.06		3. Scrape loose and/or flaking material from wall(s) - INCLUDE CEILINGS AND FLOORS - - (COMPLETE)
1351.24 1369.03		4. Find and correct cause of water seepage through foundation wall - (COMPLETE)
*ESCROW		ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 2,200.00 - (COMPLETE)
1351.27 1369.06		5. Find and correct cause of water damage - PUDDLES ON FLOORS - (COMPLETE)

Allan Butler

INSPECTOR:

HOUSING MANAGER: ALLAN BUTLER

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INTERIOR AND EXTERIOR VIOLATIONS

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VIOL. STATUS	SECTION NUMBER	VIOLATIONS
	1351.20 1369.09	6. Make light fixture fully operable - REPLACE ALL DAMAGED FIXTURES - - (COMPLETE) MAIN ROOM
	1351.211	7. Properly install smoke detector. This violation requires immediate compliance. - (COMPLETE)
	1351.13 1369.08	8. Repair leak at water meter - (COMPLETE)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 200.00 - (COMPLETE) HALF BATHROOM
	1351.13 1369.08	9. Make toilet fully operable - (COMPLETE)
	1351.27 1369.06	10. Replace damaged area of floor - (COMPLETE) TO FIRST FLOOR STAIRWAY
	1351.27 1369.06	11. Replace damaged floor covering - ALL STEPS - - (COMPLETE)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 400.00 - (COMPLETE) FIRST FLOOR ALL FLOORS ALL ROOMS
	1351.23 1369.02	12. Replace missing door knob(s) - ALL - - (COMPLETE)
	1351.27 1369.06	13. Repair damaged area(s) of wall(s) in a workmanlike manner. Area to be finished and painted to match existing wall. - (COMPLETE)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 1,000.00 - (COMPLETE)
	1351.27 1369.06	14. Repair damaged area(s) of ceiling in a workmanlike manner. Area to be finished and painted to match existing ceiling. (COMPLETE)

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INTERIOR AND EXTERIOR VIOLATIONS

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VIOL. STATUS	SECTION NUMBER	VIOLATIONS
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 1,000.00 - (COMPLETE)
	1351.26 1369.05	15. Scrape and paint - WALLS AND CEILINGS - - (COMPLETE)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 2,000.00 - (COMPLETE)
	1351.20 1369.09	16. Make light fixture fully operable - (COMPLETE)
	1351.20 1369.09	17. Replace damaged receptacle - ALL DAMAGED / PAINTED OUTLETS - (COMPLETE)
	1351.20 1369.09	18. Properly ground 3 prong receptacle or change to 2 prong - (COMPLETE)
	1351.27 1369.06	19. Replace damaged area of floor - REFINISH WHERE HARDWOOD - REPLACE WHERE OTHER MATERIAL USED - - (COMPLETE)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 3,500.00 - (COMPLETE)
	1351.23 1369.02	20. Replace missing/damaged door - ALL DAMAGED DOORS - - (COMPLETE)
		KITCHEN
	1351.23 1369.02	21. Properly replace - CABINETS - - (COMPLETE)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 600.00 - (COMPLETE)
		HALF BATHROOM
	1351.23 1369.02	22. Properly replace - VANITY - - (COMPLETE)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 250.00 - (COMPLETE)
		DINING ROOM
	1351.26 1369.05	23. Replace broken/cracked window pane(s) - CABINETS - - (COMPLETE)

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INTERIOR AND EXTERIOR VIOLATIONS **PROPERTY INSPECTED:** 3139 E DERBYSHIRE RD

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 Contact the Building Department at 291-4900 for PERMIT information.

VIOL. STATUS	SECTION NUMBER	VIOLATIONS
		SECOND FLOOR BATHROOM
	1351.23 1369.02	24. Properly replace - TUB - - (COMPLETE)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 600.00 - (COMPLETE)
		3141 E DERBYSHIRE RD HOUSE BASEMENT ALL ROOMS
	1351.211	25. Properly install smoke detector. This violation requires immediate compliance. - AT STEPS - - (COMPLETE)
	1351.27 1369.06	26. Scrape loose and/or flaking material from wall(s) - WALLS, CEILINGS AND FLOORS - - (COMPLETE)
	1351.22 1369.01	27. Properly clean/disinfect and maintain in a sanitary condition. - (COMPLETE)
	1351.28 1369.13	28. Exterminate for rodents. A paid receipt from a professional exterminator will be required at the time of reinspection to show that the work was done. - (COMPLETE)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 250.00 - (COMPLETE)
		FIRST FLOOR ALL LEVELS ALL ROOMS
	1351.26 1369.05	29. Scrape and paint - (COMPLETE)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 2,000.00 - (COMPLETE)
	1351.27 1369.06	30. Repair damaged area(s) of wall(s) in a workmanlike manner. Area to be finished and painted to match existing wall. - (COMPLETE)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 1,000.00 - (COMPLETE)

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INTERIOR AND EXTERIOR VIOLATIONS

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VIOL. STATUS	SECTION NUMBER	VIOLATIONS
	1351.27 1369.06	31. Repair damaged area(s) of ceiling in a workmanlike manner. Area to be finished and painted to match existing ceiling. (COMPLETE)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 1,000.00 - (COMPLETE)
	1351.23 1369.02	32. Replace missing/damaged door - ALL DAMAGED DOORS - - (COMPLETE)
	1351.20 1369.09	33. Make light fixture fully operable - REPLACE ALL DAMAGED FIXTURES - - (COMPLETE)
	1351.20 1369.09	34. Replace damaged receptacle - ALL DAMAGED / PAINTED - - (COMPLETE)
	1351.20 1369.09	35. Properly ground 3 prong receptacle or change to 2 prong - (COMPLETE)
	1351.27 1369.06	36. Replace damaged area of floor - REFINISH HARDWOOD - REPLACE WHERE OTHER MATERIAL USED - - (COMPLETE)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 3,500.00 - (COMPLETE)
	1351.23 1369.02	37. Replace missing door knob(s) - WHERE NEEDED - - (COMPLETE)
	1351.211	38. Properly install smoke detector. This violation requires immediate compliance. - (COMPLETE)
		SECOND FLOOR BATHROOM
	1351.23 1369.02	39. Properly replace - TUB - - (COMPLETE)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 600.00 - (COMPLETE)
	EXTERIOR	3139 E DERBYSHIRE RD HOUSE ALL SIDES
	1351.26 1369.05	1. Scrape and paint entire house and trim - (COMPLETE)

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INTERIOR AND EXTERIOR VIOLATIONS

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VIOL. STATUS	SECTION NUMBER	VIOLATIONS
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 4,500.00 - (COMPLETE)
	1351.25 1369.04	2. Clean out gutter(s) - (COMPLETE)
	1351.23 1369.02	3. Replace damaged screen(s) - (COMPLETE)
	1351.25 1369.04	4. Replace and paint to conform, missing/damaged soffit board(s) - ALL DAMAGED SOFFIT - - (COMPLETE)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 400.00 - (COMPLETE)
	1351.25 1369.04	5. Replace all damaged and/or missing roof shingles - (COMPLETE)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 200.00 - (COMPLETE)
	1351.26 1369.05	6. Replace, and paint to conform, damaged/missing trim. - WHERE DAMAGED OR DETERIORATING - - (COMPLETE)
	1351.25 1369.04	7. Replace damaged/deteriorated and/or missing gutter(s) - WHERE DAMAGED - - (COMPLETE)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 300.00 - (COMPLETE)
		GARAGE INTERIOR
	*NOTE	No apparent violations at time of inspection - (COMPLETE)
		EXTERIOR
	1351.26 1369.05	8. Scrape and paint entire garage - (COMPLETE)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 1,000.00 - (COMPLETE)
	1351.26 1369.05	9. Replace, and paint to conform, damaged/missing siding boards. - WHERE NEEDED - - (COMPLETE)

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INTERIOR AND EXTERIOR VIOLATIONS **PROPERTY INSPECTED:** 3139 E DERBYSHIRE RD

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VIOL. STATUS	SECTION NUMBER	VIOLATIONS
		EXTERIORR
	1351.25 1369.04	10. Clean out gutter(s) - (COMPLETE)
		YARD AREA REAR
	1351.29 1369.07	11. Properly maintain landscaped areas - leaves and yard waste must be placed in "kraft" bags and placed on tree lawn for regular rubbish pickup. - (COMPLETE)
	1351.29 1161.06	12. No parking shall be permitted nor shall any person park in a landscaped front, side, or rear yard area. Maintain landscape free of vehicles - remove - (COMPLETE)
	1351.29 527.13	13. Remove litter from property and maintain free of same. - (COMPLETE)
	1351.29 1369.07	14. Properly landscape bare area(s) with grass, trees, shrubbery or approved ground cover. - (COMPLETE)
	1351.29 917.10	15. Remove dead tree limb(s)/branches from - YARD AND ROOFS - - (COMPLETE)
	*ESCROW *TOTAL	TOTAL ESCROW AMOUNT REQUIRED: \$ 26,750.00 - (COMPLETE)
	*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. - (COMPLETE)
		* PAGES IN REPORT: 8

Allan Butler

INSPECTOR: JOSHUA A. WILLIAMS

HOUSING MANAGER: ALLAN BUTLER