



**HOUSING INSPECTION DEPARTMENT
COMPLIANCE DOCUMENT**

04/01/20

JJ REAL ESTATE SOLUTIONS, LLC
JEREMIAH JOHNSON, MEMBER
32546 ELECTRIC BLVD
AVON LAKE, OH

CASE NO: 2019-00165695
RE: 2591 LEE RD
STRUCTURE: SINGLE FAMILY 687-20-00

INSPECTION TYPE: POS - SINGLE 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 2019-04-10
As of 2019-12-30 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 4/10/20 After this date, a New Point of Sale Inspection is required before a transfer of property can take place.

Allowable Number of Occupants: 14

INSPECTOR: JOSHUA A. WILLIAMS



OWNER

HOUSING INSPECTION DEPARTMENT
POINT OF SALE
REINSPECTION NOTICE

PAGE: 1

The notice details results of a reinspection of a reinspection of this property. This notice is NOT to be shown to prospective purchasers in lieu of the original Certificate of Inspection, which lists all of the violations found in the initial inspection.

CASE NUMBER.....: 2019-00165695 PROPERTY INSPECTED..: 2591 LEE RD
DATE OF REINSPECTION..: 2019-12-30 TYPE OF STRUCTURE.....: SINGLE FAMILY 687-20-002
DATE OF INSPECTION.....: 2019-04-10 CERTIFICATE EXPIRES..: 4/10/20
AUTHORIZED OCCUPANCY..: 14
NAME OF AGENT.....: JJ REAL ESTATE SOLUTIONS, LLC
ADDRESS OF AGENT.....: JEREMIAH JOHNSON, MEMBER
32546 ELECTRIC BLVD
AVON LAKE, OH 44012
LISTING OF VIOLATIONS BEGINS ON PAGE 2.

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 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) No person, agent, firm or corporation shall, in a bona fide sale for a good and valid consideration, transfer or convey any interest in a dwelling structure, commercial building structure or other building or land upon which such buildings are located, without first providing the purchaser or prospective purchaser with a current Certificate of Inspection or an exact copy thereof as provided in this chapter of the Codified Ordinances.
- (b) The seller shall deposit into escrow a statement signed by the purchaser acknowledging receipt of the Certificate and such signed statement will list thereon the date the Certificate was given to purchaser.

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

INSPECTOR: JOSHUA A. WILLIAMS HOUSING MANGER: ALLAN BUTLER
40 SEVERANCE CIRCLE, CLEVELAND HEIGHTS, OHIO

HOUSING INSPECTION DEPARTMENT
 POINT OF SALE
 REINSPECTION NOTICE

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
		* COMPLETE VIOLATIONS BY: 2019-10-31
	INTERIOR 2591 LEE 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 - 4/10/20 - (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: 10/10/2020 - (COMPLETE)
*NOTE		Allowable occupancy - 14 - - (COMPLETE)
		ALL FLOORS ALL ROOMS
	1351.21	1. Properly install smoke detector. This violation requires immediate compliance. - (COMPLETE)
	1351.26 1369.05	2. Scrape and paint - WALLS - CEILING - ETC., - - (COMPLETE)
*ESCROW		ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 500.00 - (COMPLETE)
	1351.27 1369.06	3. 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: \$ 500.00 - (COMPLETE)
	1351.27 1369.06	4. 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: \$ 500.00 - (COMPLETE)

Alan Butler

INSPECTOR:

HOUSING MANAGER: ALLAN BUTLER

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VIOL. STATUS	SECTION NUMBER	VIOLATIONS
	1351.27 1369.06	5. Replace damaged area of floor - INCLUDING STAIRS - REFINISH HARDWOOD - - (COMPLETE)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 1,500.00 - (COMPLETE)
	1351.09 1369.02	6. Install sash cords or other approved mechanical holding device - (COMPLETE)
	1351.20 1369.09	7. Replace damaged/missing face plate(s) for switch(es) - (COMPLETE)
	1351.20 1369.09	8. Replace damaged/missing face plate(s) for receptacle(s) - (COMPLETE)
	1351.15 1369.10	9. Replace radiator valve handle - (COMPLETE)
	1351.23 1369.02	10. Properly secure loose door knob(s) - (COMPLETE)
	1351.20 1369.09	11. Make light fixture fully operable - (COMPLETE)
	1351.26 1369.05	12. Replace broken/cracked window pane(s) - WHERE NEEDED - - (COMPLETE)
	1351.20 1369.09	13. Replace pendant light fixture with an approved, properly installed fixture - ALL FIXTURES WITH OUTLETS - REPLACE - - (COMPLETE)
	1351.13 1369.08	14. Properly secure loose laundry tub - (COMPLETE)
	1351.20 1369.09	15. Install a 3 prong grounded receptacle in laundry area. - (COMPLETE)
	1351.13 1369.08	16. Replace damaged/missing floor drain grate - (COMPLETE)
	1351.27 1369.06	17. Scrape loose and/or flaking material from wall(s) - ALL - - (COMPLETE)

Allan Butler

INSPECTOR:

HOUSING MANAGER: ALLAN BUTLER

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VIOL. STATUS	SECTION NUMBER	VIOLATIONS
	1351.24 1369.03	18. Find and correct cause of water seepage through foundation wall - ALL - - (COMPLETE)
*ESCROW		ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 500.00 - (COMPLETE)
	1351.22 1369.01	19. Properly clean/disinfect and maintain in a sanitary condition. - COB WEBS - FRYER LINT - ETC., - - (COMPLETE) BOTLER AREA
	1351.13 1369.08	20. Replace damaged/missing floor drain grate - (COMPLETE)
	21109 1103.09	21. Properly install a Carbon Monoxide detector. - (COMPLETE) PANEL AREA
	1351.26 1369.05	22. Replace broken/cracked window pane(s) - (COMPLETE) TO FIRST FLOOR STAIRWAY
	1351.23 1369.02	23. Replace/repair damaged storm door - AT LANDING - - (COMPLETE)
*ESCROW		ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 250.00 - (COMPLETE)
	1351.23 1369.02	24. Properly install handrail - (COMPLETE)
*ESCROW		ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 200.00 - (COMPLETE)
	1351.27/ 1369.06	25. - REMODEL KITCHEN - PERMIT REQUIRED - - (COMPLETE) FIRST FLOOR KITCHEN
*ESCROW		ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 6,000.00 - (COMPLETE)
EXTERIOR	2591 LEE RD HOUSE ALL SIDES	1. Tuckpoint chimney where mortar is loose or missing. Mortar color should match as closely as possible. Compliance will
	1351.25 1369.04	

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VIOL. STATUS	SECTION NUMBER	VIOLATIONS
		VIOLATIONS
		not be granted if mortar is placed on brick facing. - (COMPLETE)
	1351.23 1369.02	3. Replace damaged screen(s) - (COMPLETE)
	1351.23 1369.02	4. Properly replace - WHERE NEEDED - - (COMPLETE)
	1351.26 1369.05	5. Scrape and paint - (COMPLETE)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 6,000.00 - (COMPLETE)
	1351.26 1369.05	6. Replace, and paint to conform, damaged/missing siding shingles. - WHERE NEEDED - - (COMPLETE)
	1351.26 1369.05	7. Replace and paint to conform, deteriorated/missing gutter board(s) - ALL - - (COMPLETE)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 500.00 - (COMPLETE)
	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. - WHERE NEEDED - - (COMPLETE)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 1,000.00 - (COMPLETE)
	1351.25 1369.04	24. Replace all damaged and/or missing roof shingles - (COMPLETE)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 1,000.00 - (COMPLETE)
	1351.26 1369.05	26. Replace, and paint to conform, damaged/missing siding shingles. - WHERE NEEDED - - (COMPLETE)
	*ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 1,000.00 - (COMPLETE)
	1351.23 1369.02	FRONT 9. Replace/repair damaged storm door - (COMPLETE)

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*ESCROW	1351.26 1369.05	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 250.00 - (COMPLETE)
*ESCROW	1351.26 1369.05	10. Replace/rebuild porch support column(s) - X2 - - (COMPLETE)
*ESCROW	1351.26 1369.05	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 500.00 - (COMPLETE)
*ESCROW	1351.26 1369.05	11. Replace, and paint to conform, damaged/missing porch ceiling boards. - (COMPLETE)
*ESCROW	1351.25 1369.04	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 500.00 - (COMPLETE)
		12. Mortar seal downspout(s) to drain tile(s) - (COMPLETE)
		13. Tuckpoint porch/step foundation, risers, and wingwalls where mortar is loose or missing - (COMPLETE)
		14. Trim tree branches to avoid contact with roof and/or gutter - (COMPLETE)
		OPP DRIVESIDE
*NOTE		Unable to inspect flat roof. No interior access. - (COMPLETE)
		DRIVESIDE
		15. Properly remove - VEGETATION FROM DOWNSPOUT - - (COMPLETE)
		REAR
		16. Rebuild porch - permit required - AT REAR ENTRANCE - - (COMPLETE)
*ESCROW	1351.26 1369.05	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 1,000.00 - (COMPLETE)
		GARAGE EXTERIOR
		17. Scrape and paint trim - (COMPLETE)

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VIOL. STATUS	SECTION NUMBER	VIOLATIONS
*ESCROW		ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 300.00 - (COMPLETE)
*NOTE		INTERIOR No apparent violations at time of inspection - (COMPLETE)
	YARD AREA	
1351.29 917.10		18. Remove dead tree limb(s)/branches from - ENTIRE YARD - - (COMPLETE)
1351.29 1369.07		19. Properly maintain landscaped areas - leaves and yard waste must be placed in "kraft" bags and placed on tree lawn for regular rubbish pickup. - (COMPLETE)
1351.29 917.13		20. Remove dead, damaged or decayed tree to ground level and properly dispose of debris. - NEAR ENCLOSED PORCH - REAR - (COMPLETE)
1351.26 1369.05		21. Tuckpoint porch/step foundation, risers, and wingwalls where mortar is loose or missing - SERVICE STEPS AT SIDEWALK - - (COMPLETE)
1351.29 1369.07		22. Properly level service walk block(s) - #1,3,5 FROM DRIVE - (COMPLETE)
*ESCROW		ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 250.00 - (COMPLETE)
1351.29 1369.07		23. Obtain a building permit and replace damaged/deteriorated driveway block(s) - 5,9,11,17 COUNTING LEFT TO RIGHT FROM GARAGE TO STREET - - (COMPLETE)
*ESCROW		ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 2,000.00 - (COMPLETE)
*ESCROW *TOTAL		TOTAL ESCROW AMOUNT REQUIRED: \$ 43,650.00 - (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

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VIOL. STATUS	SECTION NUMBER	VIOLATIONS
1351.23	25. Properly repair - 5,9,11,17 COUNTING LEFT TO RIGHT FROM GARAGE TO STREET - - (COMPLETE)	purchase agreement. - (COMPLETE)
1369.02	* ESCROW	ESCROW AMOUNT REQUIRED FOR THE ABOVE VIOLATION IS: \$ 400.00 - (COMPLETE)
* ESCROW *TOTAL	*NOTE	TOTAL ESCROW AMOUNT REQUIRED: \$ 10,450.00 - (COMPLETE)
		<p>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)</p>

* PAGES IN REPORT: 8

Allan Butler

INSPECTOR: JOSHUA A. WILLIAMS

HOUSING MANAGER: ALLAN BUTLER