



# SHAKER HEIGHTS

CITY OF SHAKER HEIGHTS  
HOUSING INSPECTION DEPARTMENT  
3450 LEE ROAD  
SHAKER HEIGHTS, OHIO 44120  
(216) 491-1470

## POINT OF SALE CERTIFICATE OF INSPECTION

Notice Issued: November 10, 2011

File: 2011-0441

To: U.S. Department of Housing & Urban  
Development (HUD)  
c/o Matt Martin Real Estate  
535 Pennsylvania Avenue - #350  
Ft. Washington, PA 19034

Type of Structure: Single-Family

Page 1 of 6

Inspection Date: November 7, 2011

Agent: Harmony Homes - c/o William Tierney  
12930 Chippewa  
Brecksville, OH 44141

Property Inspected: 2705 Warrensville Center Road

A City Housing Inspector has found violations of City Codes at the property noted above. The violations are listed on the following page(s), starting with page number 2. You must correct all violations by the Compliance Date. If you do not correct the violations, the City may take legal action to compel compliance.

No owner of residential real estate shall sell, transfer or otherwise convey an interest in such property without first presenting the prospective purchaser with a copy of a Certificate of Inspection or a copy of a Certificate of Compliance issued by the Director of Housing Inspection within one year prior to the agreement.

The seller shall deposit in escrow a statement signed by the purchaser acknowledging receipt of the Certificate of Inspection or Certificate of Compliance. A copy of the purchasers signed acknowledgment form shall be provided to the Housing Inspection Department as a condition of transfer of title. If all violations are not corrected prior to transfer of title, an escrow account shall be established and funds, in an amount not less than \$100.00 and equal to 150% of the estimated cost of repairs, shall be deposited therein to pay for the cost to correct all remaining violations.

This inspection is primarily a visual check and items or areas may be hidden from view. While it should be considered to be the City's best effort to identify violations existing at the time of inspection, it is not a guarantee that all violations have been found, or when required repairs are completed, that the property is "violation free." The City assumes no liability or responsibility for failure to report violations that may exist and does not warrant the repairs made pursuant to the inspection.

Prospective purchasers are urged to carefully review this report, make their own inspection, and to consult experts as needed. Items beyond the scope of the inspection should be pursued with the seller.

You have the right to appeal this Notice to the Board of Appeals within thirty (30) days from the date this Notice was issued (as stated above). Your appeal must be in writing and should state the reasons for the appeal. It must be hand-delivered or mailed to the Housing Inspection Department at the address stated above. If you do not file the appeal within 30 days, you will have waived your right to an appeal. If you appeal, a hearing will be scheduled, and you will have the opportunity to challenge this Notice and to explain why you should not be required to comply. The City's Housing Code (Chapter 14 of the Codified Ordinances) is available on the City's website at [www.shakeronline.com](http://www.shakeronline.com) (Official Documents). A copy of the Codified Ordinances is at the Shaker Heights Public Library, 16500 Van Aken Boulevard.

If you have any questions regarding this notice, please contact the undersigned Inspector.

/kdb

INT 2012 February

Ed Yarbrough, Inspector 491-1479

**POINT OF SALE  
CERTIFICATE OF HOUSING INSPECTION**

FILE # 2011-0441

Property Inspected: 2705 Warrensville Center Road

Page 2 of 6

Status	Section Number	Violations
		<u>Compliance Date: February 10, 2012</u>
		<u>INTERIOR HOUSE</u>
		<u>BASEMENT</u>
	<b>Note:</b>	<b>Utilities off at time of inspection. Electrical, plumbing and heating systems to be inspected at a later date.</b>
		<b><u>South Recreation Room (Front)</u></b>
	1411.23	1. Replace damaged/ mold paneling on all walls.
	1411.23	2. Replace/remove molded cabinets.
	1411.17	3. Replace damaged/missing face plate for receptacle on south wall.
	1411.19	4. Replace damaged/missing baseboard molding.
	1411.23	5. Replace mold paneling on ceiling.
	1411.19	6. Replace damaged/deteriorated door frame/casing.
		<b><u>Hallway</u></b>
	909.02	7. Properly install photoelectric smoke detector on ceiling or wall, between 6 and 12 inches from the ceiling. <b>(A dual sensor smoke detector is not permitted as a replacement for a required photoelectric detector.)</b>
	1411.23	8. Replace damaged/ molded paneling on all walls and ceiling.
	1411.23	9. Replace missing carpet or remove tack boards.
		<b><u>Laundry Room</u></b>
	1411.23	10. Replace damaged paneling throughout.
	1411.23	11. Replace damaged/missing floor tiles.
	1411.17	12. Secure loose light fixture above laundry tub.
	1411.17	13. Properly reconnect conduit on rear wall.
	1411.17	14. Properly secure conduit on rear wall.
	1411.17	15. Properly secure conduit on ceiling above laundry tub.
	1411.17	16. Replace damaged/missing face plate for receptacle on rear wall.
	1411.09	17. Replace missing water lines and faucet to laundry tub.
	1411.17	18. Install surface run NM conductor(s) in conduit on rear wall at panel box.
	1411.17	19. Replace missing/damaged cover to workbox on rear wall by panel box.
	1411.17	20. Label all circuit breaker functions.
	1411.17	21. Properly install NM conductor(s) to eliminate grouping on main panel.
	1411.09	22. Replace missing water lines throughout.
	1411.09	23. Replace missing water lines to water meter.
	1411.23	24. Replace molded paneling throughout.
	1411.09	25. Properly install discharge pipe to temperature and pressure relief valve to hot water tank/boiler. Pipe to be metal or approved equivalent with 3/4 inch discharge capacity and extend to within six inches of the floor.
		<b><u>Bathroom</u></b>
	1411.23	26. Replace molded drywall. <b>(All Walls)</b>
	1411.23	27. Replace damaged/missing floor covering.
	1411.23	27A. Replace missing toilet seat.
	1411.19	28. Repair/replace damaged door <b>(Replace)</b> mold.
	1411.29	29. Remove mold from door frame.
	1411.17	30. Replace damaged/missing light globe.
	1411.02	31. Repair entry door to properly latch and close.
	1411.23	32. Replace damaged/ mold paneling on outer walls.

**POINT OF SALE  
CERTIFICATE OF HOUSING INSPECTION**

FILE # 2011-0441

Property Inspected: 2705 Warrensville Center Road

Page 3 of 6

Status	Section Number	Violations
		<b><u>Rear South Recreation Room</u></b>
	1411.23	33. Replace damaged/molded paneling throughout including ceiling.
	1411.23	34. Replace damaged/missing floor covering.
	1411.19	35. Replace damaged/missing baseboard molding.
	1411.17	36. Replace damaged/missing face plate for switch.
	1411.19	37. Replace damaged/deteriorated door frame/casing.
	1411.29	38. Remove mold from door frame.
		<b><u>Front North Room</u></b>
	1411.23	39. Replace damaged/molded paneling. <b>(All)</b>
	1411.23	40. Replace damaged/missing floor covering or remove tack board.
	1411.17	41. Secure loose receptacle and workbox on north wall.
	1411.17	42. Replace damaged receptacle in rear wall.
		<b><u>Staircase</u></b>
	1411.23	43. Replace damaged/molded drywall on walls and ceiling. <b>(All)</b>
	1411.29	44. Remove mold from stringers.
	1411.23	45. Install a proper handrail.
	1411.23	46. Replace damaged/missing floor covering at top step.
	1411.19	47. Replace damaged/deteriorated threshold at top step.
	1411.19	48. Secure loose hinges to door at the top of stairs.
		<b><u>FIRST FLOOR</u></b>
		<b><u>Garage</u></b>
	1411.23	49. Scrape loose and/or flaking material from walls and ceiling.
	1411.23	50. Secure loose paneling.
	1411.23	51. Repair damaged area(s) of wall(s). <b>(South)</b>
	1411.20	52. Tuckpoint foundation where mortar is loose/missing. <b>(Wall North Of Overhead Door At Rear)</b>
	1411.23	53. Repair damaged area(s) of ceiling above overhead door.
	1411.19	54. Replace damaged/missing closer on storm door at entrance to house.
	1411.19	55. Repair storm door to properly close.
	1411.23	56. Replace damaged/missing floor covering at steps.
		<b><u>North Hall</u></b>
	1411.17	57. Replace damaged/missing light globe.
	1411.23	58. Replace damaged/missing floor covering in closet.
	1411.23	59. Repair damaged area(s) of front wall(s).
	1411.19	60. Replace damaged/deteriorated threshold at front north room.
		<b><u>Lavatory</u></b>
	1411.23	61. Replace damaged sink vanity.
	1411.23	62. Replace damaged wall cover.
	1411.17	63. Replace damaged/missing light globe.
	1411.23	64. Replace damaged/missing area(s) of ceiling. <b>(Water Damaged)</b>
	1411.09	65. Replace damaged sink.
		<b><u>Kitchen</u></b>
	1411.17	66. Replace missing/damaged cover to doorbell.
	1411.23	67. Replace damaged lower cabinets. <b>(All)</b>
	1411.22 / 1411.26	68. Replace damaged/deteriorated window frame/casing.
	1411.19	69. Replace damaged/missing vertical trim molding by lavatory.
	1411.17	70. Replace damaged/missing light fixture. <b>(Ceiling Fan)</b>
	1411.23	71. Replace missing doors to upper cabinets.

**POINT OF SALE  
CERTIFICATE OF HOUSING INSPECTION**

FILE # 2011-0441

Property Inspected: 2705 Warrensville Center Road

Page 4 of 6

Status	Section Number	Violations
		<b><u>Breakfast Nook</u></b>
	1411.23	72. Replace damaged/missing area(s) of ceiling. <b>(Water Damaged)</b>
	1411.23	73. Repair water damaged area(s) of wall throughout.
	1411.17	74. Replace damaged/missing light fixture. <b>(Ceiling Fan)</b>
	1411.19	75. Replace damaged/missing vertical trim molding at front wall.
		<b><u>South Hall</u></b>
	1411.23	76. Replace/remove damaged wall cover.
	1411.23	77. Repair damaged area(s) of wall(s) below stairs.
	1411.23	78. Repair water damaged area(s) of ceiling.
	1411.23	79. Secure loose floor covering in closet.
	1411.23	80. Properly complete floor installation.
	909.02	81. Replace ionization smoke detector with a photoelectric smoke detector. <b>(A dual sensor smoke detector is not permitted as a replacement for a required photoelectric detector.)</b>
	1411.29	82. Secure loose heat vent cover.
	1411.19	83. Replace damaged/deteriorated door frame/casing at front entrance.
	1411.23	84. Repair damaged area(s) of ceiling at front entrance.
		<b><u>Family Room</u></b>
	1411.23	85. Replace damaged/heaved section of floor.
	1411.23	86. Replace damaged/missing area(s) of ceiling by hall.
	1411.17	87. Secure loose light fixture bases.
	1411.23	88. Remove carpet remains from floor.
		<b><u>Front South Room</u></b>
	1411.23	89. Replace damaged/missing floor covering.
	1411.22	90. Replace damaged/deteriorated window screen.
	1411.23	91. Repair damaged area(s) of front wall(s).
	1411.19	92. Replace damaged/deteriorated threshold at hall.
		<b><u>Front North Room</u></b>
	1411.23	93. Replace damaged/missing floor covering.
	1411.19	94. Replace damaged/missing baseboard molding.
	1411.23	95. Repair damaged area(s) of front wall(s).
	1411.19	96. Replace damaged/deteriorated threshold.
		<b><u>SECOND FLOOR</u></b>
		<b><u>Staircase</u></b>
	1411.23	97. Remove carpet remains.
	1411.19	98. Properly secure loose hand rail.
		<b><u>Hall</u></b>
	909.02	99. Replace ionization smoke detector with a photoelectric smoke detector. <b>(A dual sensor smoke detector is not permitted as a replacement for a required photoelectric detector.)</b>
	1411.19	100. Replace damaged/deteriorated door frame/casing to access door.
	1411.23	101. Replace damaged/missing floor covering.
	1411.17	102. Replace damaged receptacle.
	1411.17	103. Replace damaged/missing light fixture.
		<b><u>Hall Bathroom</u></b>
	1411.23	104. Replace missing sink backsplash.
	1411.23	105. Secure loose wall tiles at backsplash.
	1411.17	106. Replace damaged/missing light globe(s). <b>(2)</b>
	1411.23	107. Replace water damaged ceiling.

**POINT OF SALE  
CERTIFICATE OF HOUSING INSPECTION**

FILE # 2011-0441

Property Inspected: 2705 Warrensville Center Road

Page 5 of 6

Status	Section Number	Violations
	1411.23	108. Replace damaged sink cabinet. <b><u>Rear North Bedroom</u></b>
	1411.23	109. Replace damaged/missing floor covering including closet.
	1411.23	110. Repair damaged area(s) of wall(s).
	1411.23	111. Repair water damaged area(s) of ceiling.
	1411.22	112. Replace damaged/deteriorated window screen.
	1411.19	113. Replace damaged/deteriorated door frame/casing.
	1411.19	114. Replace missing strike plate. <b><u>Master Bedroom Rear South</u></b>
	1411.23	115. Replace damaged/missing floor covering including closet.
	1411.17	116. Replace damaged/missing light globe.
	1411.23	117. Repair damaged area(s) of south wall(s).
	1411.22	118. Replace damaged/deteriorated window screen.
	1411.29	119. Secure loose heat vent.
	1411.17	120. Secure loose light fixture. <b><u>Master Bathroom</u></b>
	1411.23	121. Replace damaged/missing backsplash at sink.
	1411.23	122. Secure or remove loose wall covering.
	1411.23	123. Replace damaged/missing wall tiles at shower.
	1411.22	124. Replace damaged/deteriorated window screen.
	1411.19	125. Properly reglaze bare areas of porcelain sink/tub. <b>(Sink)</b> <b><u>Front South Bedroom</u></b>
	1411.17	126. Replace damaged/missing light fixture.
	1411.23	127. Replace damaged/missing floor covering including closet.
	1411.23	128. Repair damaged area(s) of rear wall(s). <b><u>Front North Bedroom</u></b>
	1411.17	129. Replace damaged/missing light fixture.
	1411.23	130. Replace damaged/missing floor covering including closet.
	1411.19	131. Rehang closet door.
	1411.23	132. Repair damaged area(s) of front wall(s). <b style="text-align: center;"><u>THIRD FLOOR</u></b>
	<b>Note:</b>	<b>Unable to inspect (No Access).</b> <b style="text-align: center;"><u>EXTERIOR HOUSE</u></b>
	1411.22	1. Scrape and paint <b>(wood)</b> trim including shutters.
	1411.22	2. Scrape, power wash and paint all aluminum siding.
	1411.21 / 1411.26	3. Clean out gutter. <b><u>Front</u></b>
	1411.19	4. Replace/repair damaged storm door. <b>(Replace)</b>
	1411.19	5. Replace damaged/deteriorated door frame/casing.
	1411.22	6. Scrape and paint wrought iron hand railing.
	1411.22	7. Reset loose or missing brick(s) in porch foundation.
	1411.22	8. Tuckpoint porch/step foundation where mortar is loose or missing.
	1411.17	9. Replace damaged/missing light fixture(s). <b>(All)</b>
	1411.22	10. Properly install step. <b>(Has Reverse Slope).</b> <b><u>Drive Side</u></b>
	1411.21 / 1411.26	11. Replace broken/damaged drain crock.

**POINT OF SALE  
CERTIFICATE OF HOUSING INSPECTION**

FILE # 2011-0441

Property Inspected: 2705 Warrensville Center Road

Page 6 of 6

Status	Section Number	Violations
	1411.21 / 1411.26	12. Properly seal downspout to drain tile.
		<b><u>Rear</u></b>
	1411.26	13. Replace damaged/missing bay door panels. <b>(Bottom Two)</b>
	1411.19	14. Replace missing/damaged handle to storm door at garage.
	1411.19	15. Repair storm door to properly close at garage.
	1411.21 / 1411.26	16. Properly seal downspout to drain tile.
	1411.13	17. Replace missing/damaged dryer vent cover.
	1411.19	18. Replace/repair damaged storm door to porch.
	1411.29	19. Replace damaged/deteriorated covering to awning to enclosed porch.
	1411.22	20. Replace damaged/missing storm windows/screens to enclosed porch.
	1411.22	21. Seal gap at garage foundation by north door frame.
		<b><u>South Side</u></b>
	1411.21 / 1411.26	22. Properly seal downspout to drain tile. <b>(Rear)</b>
	1411.22	23. Seal gap between chimney and siding.
	1411.22	24. Replace damaged/deteriorated window screen at basement.
		<b><u>YARD AREA</u></b>
	1411.25	25. Resurface deteriorated asphalt driveway.
	1411.29	26. Make driveway drain fully operable.
	1411.25	27. Trim tree branches to avoid contact with roof and/or gutter at rear property line.
	1411.25	28. Remove fallen tree branches in rear yard.
	1411.25	29. Fill tire ruts in rear yard and reseed.
	<b>Note:</b>	<b>The public sidewalk and driveway apron were not inspected. The Public Works Department will inspect these areas as part of their sidewalk program.</b>
	<b>Note:</b>	<i>Effective January 26, 2011, all newly installed or replacement smoke detectors must be photoelectric type models; at time of sale, all homes must be equipped with photoelectric type detectors; and by January 26, 2016, all homes must have photoelectric type detectors. Most homes currently use an ionization sensor. Recent research and testing proved photoelectric sensors to be faster at detecting slow, smoldering fires, the most frequently occurring type of fires. Be sure to test each detector monthly and replace batteries twice a year. Additional details on the new requirements are at <a href="http://www.shakeronline.com">www.shakeronline.com</a>. You may also contact the Fire Department at 491-1200 for assistance.</i>