

Re-inspection dates:

THE CITY OF GARFIELD HEIGHTS
 BUILDING DEPARTMENT
 5407 TURNEY ROAD
 GARFIELD HEIGHTS, OHIO 44125
 (216) 475-3835



POINT OF SALE INSPECTION REPORT

-This is 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 violations cannot or will not occur.
 -**Seller must give Buyer copy of initial Inspection and obtain signed and notarized statement that Buyer has seen it. Forms available.**
 -A re-inspection fee of \$35.00 shall be charged for each re-inspection after the first two re-inspections to be paid for at the time of issuance of Compliance Certificate.
 -A property owner who fails to appear at the scheduled inspection time and date agreed to at the time the application is filed with the City shall be charged a fee of twenty-five dollars (\$25.00) unless said property owner provides the building inspector with one full business day's notice of cancellation of the appointments. Per Chapter 1313.04 of the Codified Ordinances of the City of Garfield Heights. **A Compliance Certificate must be issued in order to transfer title.**

Permit #: PS2023-064

Date of Inspection: 02/10/2023

This inspection report is valid for title transfer until: 02/10/2024

Permits-type of work	<u>open</u>	<u>closed</u>

Type: Single Family Dwelling

Location: 4764 Rockwood Rd

PPN:

Owner: Steven & Kim Sanducci

Realtor:

Telephone: 216-926-3582

Inspector: Darrell Graham

Clerk: E. Dunikowski

Note: Violations shall be corrected within 90 days whether property is sold or not. ***Proper permits required. Please schedule re-inspection with Office at 216-475-3835.**
Violations:

Exterior Inspection Only:

1. Remove rail road ties as steps & replace with code valid steps.
2. Scrape & paint lower stones & reseal foundation.
3. Scrape & paint garage.
4. Repair lower part of garage wood is deteriorating.
5. Replace or repair all rotting wood on garage.
6. Re-stain or paint deck in rear.
7. Repair downspout crotch front driveway side, both sides.
8. Repaint front steps.