

The City of East Cleveland

DEPARTMENT OF BUILDING & HOUSING

1337.01 PRE-SALE POINT OF SALE INSPECTION

Inspector: Rayshawn Bell
Inspector Phone: 216-681-2370
Inspection Date: 05/10/2023
Parcel #: 673-07-052

VERTUS, MANOUCHEKA LAKELA
1752 Eastham AVE East Cleveland, OH 44112

Site 1752 Eastham AVE East Cleveland, OH 44112

Property is Zoned: Use Group: U1 Area: A 2
Height: H1

Authorized Use: SINGLE FAMILY DWELLING

Rayshawn Bell **INSPECTED** YOUR PROPERTY IN ACCORDANCE WITH PART 13 OF THE EAST CLEVELAND CODIFIED ORDINANCES AND NOTED THE FOLLOWING VIOLATION (S) WHICH SHALL BE CORRECTED AS INDICATED IN THE REPORT. LISTED BELOW ARE THE RESULTING VIOLATIONS OBSERVED AT THE TIME OF INSPECTION. **THIS NOTICE OF VIOLATION SHALL BE CORRECTED WITHIN SIX MONTHS OF THE DATE OF INSPECTION.**

1337.01 SALE OF REAL ESTATE; CERTIFICATE OF INSPECTION IS REQUIRED FOR TRANSFER OF PROPERTY.

Address - - 1752 Eastham AVE East Cleveland, OH 44112
SECTION 301 GENERAL

- 1) **301.1 Scope.** - The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property.
- 2) **301.2 Responsibility.** - The **owner** of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter.
- 3) The **occupants** of a dwelling unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit or premises, which they occupy and control.

SECTION 302 EXTERIOR PROPERTY AREAS

- 4) **302.3 Sidewalks and driveways.** All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
 - a) **REPAIR / REPLACE DAMAGED SIDEWALK/SERVICE WALK SECTIONS TO REMOVE DETERIORATED SURFACES AND TRIP HAZARDS – PERMIT REQUIRED**
- 5) **302.4 Weeds.** All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches (254 mm). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
 - a) **GRASS SHOULD BE PROPERLY MAINTAINED AND CUT**

- 6) **303.2 Protective treatment.** All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
- a) **SCRAPE AND PAINT EXTERIOR**
 - b) **REPAIR / REPLACE missing AND OR DAMAGED SIDING – PERMIT REQUIRED 302.4 Weeds.**
- 7) **305.1 Accumulation of rubbish or garbage.** All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
- a) **REMOVE DEBRIS FROM PROPERTY**
- 8) **303.6 Exterior walls.** All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.- **Permit required**
- a) **REPAIR DAMAGED WOOD SIDING-PERMIT REQUIRED**
- 9) **303.7 Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.- **Permit required**
- a) **REPAIR/REPLACE DAMAGED/ MISSING GUTTERS AND DOWNSPOUTS--PERMIT REQUIRED**
 - b) **REPAIR / REPLACE MISSING AND OR DAMAGED SOFFIT Soffits and fascia 303.8 – PERMIT REQUIRED**
 - c) **REPAIR / REPLACE MISSING AND OR DAMAGED FASCIA .Soffits and fascia 303.8 – PERMIT REQUIRED**
- 10) **303.10 Stairways, decks, porches and balconies.** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.- **Permit required**
- a) **Tuckpoint FRONT STEPS -permit required**

INTERIOR

SECTION 301 GENERAL

- 11) **304.3 Interior surfaces.** All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition, Peeling, chipping, Flaking, or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.
- a) **REPAIR DRYWALL HOLES/CRACKS THROUGHOUT--PERMIT REQUIRED**
 - b) **ENSURE ALL FLOORING IS IN SANITARY CONDITION; FREE OF RIPS, TEARS, SHARP EDGES AND TRIP HAZARDS**
 - c) **REPAIR / REPLACE ALL MISSING AND OR DAMAGED WALL SURFACES. PATCH, SAND AND PAINT INTERIOR WALL SURFACES – PERMIT REQUIRED**

- 12) 604.3 **Electrical system hazards.** Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.- **Permit required**
- a) **ENSURE ELECTRICAL SYSTEM IS IN GOOD WORKING ORDER AND IS FREE OF, OPEN AND EXPOSED WIRING**
 - b) **REPLACE DAMAGED MISSING OUTLET/SWITCH/GLOBE COVERS**
 - c) **Provide 120/240 volt single phase Per NEC 2017**
 - d) **Repair or replace any open conductors (PERMIT REQUIRED) PM604.3**
- 13) 505.3 **Water supply** The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks - **Permit required**
- a) **ENSURE PLUMBING FIXTURES ARE IN GOOD WORKING ORDER AND IS FREE OF LEAKS**
 - b) **Provide proper water pressure to all supply lines**
- 14) 303.15 **Doors.** All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.
- a) **PROPERLY INSTALL DOORS TO OPEN AND CLOSE WITH PROPER HARDWAR – PERMIT REQUIRED**
- 15) 604.3 **Electrical system hazards.** Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.- **Permit required**
- a) **A) ENSURE ELECTRICAL SYSTEM IS IN GOOD WORKING ORDER AND IS FREE OF, OPEN AND EXPOSED WIRING**
 - b) **REPLACE DAMAGED MISSING OUTLET/SWITCH/GLOBE COVERS**
 - c) **Repair or replace any open conductors (PERMIT REQUIRED)**
 - PROPERLY INSTALL MISSING AND OR DAMAGED FACE PLATES AND COVERS ON ELECTRIC OUTLETS AND SWITCHES**
- 16) Section 701.1 **Scope.** The provisions of this chapter shall govern the minimum conditions and standards for fire safety relating to structures and exterior premises, including fire safety facilities and equipment to be provided.- **Permit required**
- a) **REPAIR / REPLACE / INSTALL SMOKE DETECTOR AND C/O DETECTORS TO CURRENT NEC CODE AND ARE IN GOOD WORKING CONDITION – PERMIT REQUIRED**

ALL PERMITS MUST BE PURCHASED AND FINALED FOR ELECTRICAL, HVAC, GENERAL STRUCTUAL, AND PLUMBING BEFORE CLOSE OUT OF NOTICE AND ISSUANCE OF THE CERTIFICATE. ANY VIOLATIONS ACCEPTED ON THIS NOTICE MUST BE COMPLETED BEFORE THE PROPERTY CAN BE TRANSFERED TO ANOTHER OWNER, ALL WORK TO WILL BE DONE IN A PROFESSIONAL MANNER.

NOTICE**THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT OTHER VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT OR WILL NOT OCCUR.

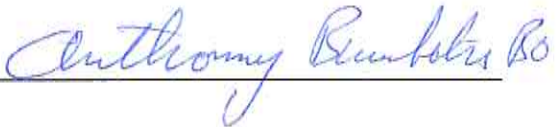
OWNER INFORMATION**THE OWNER OR HIS REPRESENTATIVE, UPON CORRECTING THE VIOLATIONS, SHALL REQUEST A FINAL INSPECTION FROM THE UNDERSIGNED. THE INSPECTOR WILL BE GLAD TO WORK WITH YOU AND TO ANSWER ANY QUESTIONS THAT MAY ARISE AS A RESULT OF THIS INSPECTION NOTICE. PLEASE CONTACT THE INSPECTOR FOR RE-INSPECTION 681-2415.

THE OWNER, OCCUPANT, OR OPERATOR (THE APPELLANT") MAY APPEAL THE NOTICE OF VIOLATION BY FILING A WRITTEN NOTICE OF APPEAL WITH THE CHIEF BUILDING OFFICIAL, NO LATER THAN TEN (10) DAYS AFTER THE DATE OF SUCH NOTICE. THE NOTICE OF APPEAL SHALL INCLUDE THE COMPLETE NAME, ADDRESS AND TELEPHONE NUMBER OF THE APPELLANT, THE DATE AND DESCRIPTION OF THE ALLEGED VIOLATION, AND STATEMENT OF THE GROUNDS OF APPEAL. UPON RECEIPT OF THE NOTICE OF APPEAL, THE CHIEF BUILDING OFFICIAL SHALL NOTIFY THE APPELLANT IN WRITING OF THE HEARING DATE. THE BOARD OF APPEALS SHALL HEAR EVIDENCE AND ARGUMENT REGARDING THE APPEAL AND SHALL THEREAFTER RENDER A DECISION AND SO NOTIFY THE APPELLANT.

NOTICE NOT VALID UNLESS SIGNED & DATED BY: THE INSPECTOR OF RECORD AND THE BUILDING or HOUSING OFFICIAL



Inspector – Rayshawn Bell



Building Official – Anthony Bumbalis

Date: 05/10/2023

Date: 5-30-23

Notarized Signature of the VERTUS, MANOUCHEKA LAKELA

Date: _____

SUBSCRIBED TO AND SWORN BEFORE ME ON THIS DAY ____ OF _____ 2019

VERTUS, MANOUCHEKA LAKELA
1752 Eastham AVE East Cleveland, OH 44112
Parcel #: 673-07-052

Site Address:

NOTARY PUBLIC

Notarized Signature of the Buyer: _____

Date: _____

SUBSCRIBED TO AND SWORN BEFORE ME ON THIS DAY ____ OF _____ 2019

NOTARY PUBLIC

Site 1752 Eastham AVE East Cleveland, OH 44112



The City of East Cleveland

"Home of John D. Rockefeller – The World's First Billionaire"



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Dear East Cleveland Resident,

Please contact Rumpke at least 24 hours before your regularly scheduled collection to request a large item pick-up for acceptable large items, and/or excessive amounts of trash. Television sets cannot exceed 32 inches for curbside pick-up. **Any mattress or upholstered furniture must be completely sealed in disposable plastic for removal.** Additional fees may apply.

The City's waste hauler is Rumpke, you may contact Rumpke at 1-800-828-8171 with any questions.

Primary Owner VERTUS, MANOUCHEKA LAKELA
Property Address 1752 Eastham AVE East Cleveland, OH 44112
Tax Mailing Address VERTUS, MANOUCHEKA LAKELA 1752 EASTHAM AVE CLEVELAND, OH 44118
Description 4 N DOAN 0002 ALL
Property Class SINGLE FAMILY DWELLING
Parcel Number 673-07-052
Taxset East Cleveland
Tax Year 2022

<u>Assessed Values</u>		<u>Market Values</u>		<u>Flags</u>	
Land Value	\$2,070	Land Value	\$5,900	Owner Occupancy Credit	Y
Building Value	\$110	Building Value	\$300	Homestead Reduction	N
Total Value	<u>\$2,180</u>	Total Value	<u>\$6,200</u>	Foreclosure	N
Homestead Value	\$			Cert. Pending	N
				Cert. Sold	N
				Payment Plan	N
<u>Half Year Charge Amounts</u>		<u>Rates</u>		<u>Escrow</u>	
Gross Tax	\$142.47	Full Rate	130.71	Escrow	N
Less 920 Reduction	\$41.27	920 Reduction Rate	.289649	Payment Amount	\$0.00
Sub Total	\$101.20	Effective Rate	92.85		
10% Reduction Amount	\$9.22				
Owner Occupancy Credit	\$2.30				
Homestead Reduction Amount	\$0.00				
Total Assessments	<u>\$77.84</u>				
Half Year Net Taxes	<u>\$167.52</u>				

Tax Balance Summary	Charges	Payments	Balance Due
	\$1,192.49	\$840.70	\$351.79

2022 (pay in 2023) Charge and Payment Detail

Taxset	Charge Type	Charges	Payments	Balance Due
East Cleveland				
	Prior year tax - 2020	\$195.58	\$195.58	\$0.00
	Prior year interest - 2021	\$9.03	\$9.03	\$0.00
	Prior year penalty - 2020	\$30.32	\$30.32	\$0.00
	Prior year August interest - 2022	\$18.80	\$18.80	\$0.00
	Prior year tax - 2021	\$177.68	\$177.68	\$0.00
	Prior year penalty - 2021	\$27.53	\$27.53	\$0.00
	DELQ BALANCE	\$458.94	\$458.94	\$0.00
	1st half tax	\$89.68	\$0.00	\$89.68
	1st half penalty	\$8.97	\$0.00	\$8.97
	1ST HALF BALANCE	\$98.65	\$0.00	\$98.65
	2nd half tax	\$89.68	\$0.00	\$89.68
	2ND HALF BALANCE	\$89.68	\$0.00	\$89.68
M203254A-STREET LIGHTS - EAST CLEVE				
	Prior year penalty - 2021	\$5.49	\$5.49	\$0.00
	Prior year SPA fee - 2021	\$0.36	\$0.36	\$0.00
	Prior year SPA fee penalty - 2020	\$0.06	\$0.06	\$0.00
	Prior year penalty - 2020	\$5.49	\$5.49	\$0.00
	Prior year tax - 2020	\$35.31	\$35.31	\$0.00
	Prior year SPA fee penalty - 2021	\$0.06	\$0.06	\$0.00
	Prior year Aug SPA fee int - 2022	\$0.03	\$0.03	\$0.00
	Prior year SPA fee - 2020	\$0.36	\$0.36	\$0.00
	Prior year interest - 2021	\$1.63	\$1.63	\$0.00
	Prior year SPA fee interest - 2021	\$0.01	\$0.01	\$0.00
	Prior year August interest - 2022	\$3.39	\$3.39	\$0.00
	Prior year tax - 2021	\$35.30	\$35.30	\$0.00
	DELQ BALANCE	\$87.49	\$87.49	\$0.00
	1st half tax	\$17.66	\$0.00	\$17.66
	1st half SPA fee	\$0.18	\$0.00	\$0.18
	1st half penalty	\$1.77	\$0.00	\$1.77
	1st half SPA fee penalty	\$0.02	\$0.00	\$0.02
	1ST HALF BALANCE	\$19.63	\$0.00	\$19.63
	2nd half tax	\$17.65	\$0.00	\$17.65
	2nd half SPA fee	\$0.18	\$0.00	\$0.18