



City of Euclid
Department of CS & ED
585 East 222nd St
Euclid, OH 44123-2099

Point of Sale Inspection

05/30/2012

JOHN M MCKIBBIN III
4590 CANTERBURY DR
MAYVILLE, NY 14757

RE: 20241 BLACKFOOT RD
Euclid OH 44117

Dear Home Seller:

The attached violations were found through your point of sale inspection. **Please be aware that you are required by municipal ordinances to correct these violations within ninety (90) days.**

Some violations can be corrected by the home owner without permits. If a violation is designated as requiring a permit, the correct type of permit must be obtained by the home owner or a registered contractor prior to starting the work. **When the violations are all corrected and applicable permits are closed out by your building inspector,** call your housing inspector to schedule a re-inspection. After passing re-inspection, you will be mailed a Certificate of Inspection. Give the Certificate to your title company when you sell the property. This Certificate expires twelve (12) months from the date of the compliance inspection.

If you cannot correct the violations, you may still legally sell your residential property if the buyer is willing to assume the violations. If you and the buyer agree to take this option you must provide a copy of this violation notice to the buyer. Direct the buyer to the Housing Division for detailed information on the assumption process.

The inspection performed was a visual inspection only, no destructive investigations were performed. The City accepts no liability for failure to report all violations that may exist but were undetected. This inspection does not take the place of buyers and sellers having inspections done which may be of a more extensive or specialized type.

The following permits are required to correct any violations that require a permit as noted.
If you have questions your inspector may be reached at (216) 289-8155.

- Electrical (ex: new service, CERTIFIED EXISTING PANEL BOX)
- Plumbing (ex: supply lines, hot water tank)
- HVAC
- Building (ex: roof, siding, steps, interior mold removal, foundation, CONCRETE, driveway drains, structural)

If you need financial assistance to complete these code violations, contact the Euclid Development Corporation at (216) 289-4625 to see if you qualify for their 3% low interest loan program. Loans may also be available through Cuyahoga County's HELP program. Visit one of these participating banks to see if you qualify: Fifth Third Bank, Huntington Bank, KeyBank, National City Bank, Sky Bank or US Bank.

Sincerely,
Charlie Drazetic
Housing Manager

Inspection: POINT OF SALE INSPECTION – 2012-00000485

Inspector: Francisco A Hernandez

Inspection Date: 05/30/2012

Time: 11:30 AM till 12:00 AM

Property Address: 20241 BLACKFOOT RD

Violation Code	Full Description	Comments
1755.12(a)	Check, clean and adjust, for safety, furnace, boiler, A/C and hot water heater. Associated gas line(s) must have an approved lever-type shut-off gas valve(s). Flue pipes must be 26 ga. galvanized sheet metal, sealed at joints with screws, cement sealed at the chimney. NOTE: Aluminum or thin black pipe is prohibited. Hot water heaters & boilers must have approved T & P relief valves, same size as valve within 6 inches of the floor. Work must be performed by a City of Euclid registered contractor.	PLEASE PROVIDE A COPY OF FURNACE, BOILER, HOT WATER TANK AND AC UNIT CLEAN AND CHECK RECEIPT TO YOUR INSPECTOR
1755.16(a)(12)	Install a new main panel must be installed per the current edition of the National Electrical Code under Permit and approval of the City of Euclid Building Department.	HAVE EXISTING PANEL BREAKER BOX CERTIFIED BY A CONTRACTOR REGISTER IN THE CITY OF EUCLID FOR PROPER INSTALLATION, PROVIDE REPORT FROM THE CONTRACTOR TO THE INSPECTOR.
1755.16(a)(19)	Repair/replace to operate properly, kitchen/bathroom exhaust fan, or install where missing (windowless bathroom). Unit must vent to exterior source.	INSTALL MISSING FAN IN THE BASEMENT BATHROOM
1755.16(a)(2)	Install GFCI protected outlet on all exterior outlets, in all garage outlets, laundry area, bathrooms, and kitchen above all counter tops, in any area within six feet of water source. NOTE: Exterior outlets need to be in weatherproof boxes.	KITCHEN, BATHROOMS, LAUNDRY AREA, GARAGE AND OUTSIDE
1755.16(a)(7)	Terminate outlet located in light fixture with one that does not feature an outlet.	REMOVE OUTLET IN THE BATHROOMS WALL LIGHT.
1755.18(a)(1)H	NOTE: This dwelling has a wood burning fireplace and/or a fireplace insert. The City of Euclid recommends that each unit be checked by a chimney sweep/technician before next use.	PLEASE PROVIDE INSPECTOR A COPY FROM THE CONTRACTORS BILL OR REPORT.
1755.24(b)(2)	Replace concrete in designated area(s) UNDER PERMIT of the Euclid Building Department. NOTE: A driveway drain may be required if one does not exist. Please consult the Engineering Department at (216)289-8100	REPLACE 2 BROKEN SECTIONS OF DRIVEWAY.

Euclid Codified Ordinance Section 1759.01 requires that any seller of residential real estate must obtain a Certificate of Inspection verifying that the above violations are corrected prior to transfer of the property. If the property is not free of all violations of the Building and Housing Code, a buyer may appeal to the Housing Manager, by way of affidavit, to assume the responsibility to correct all violations as defined in Euclid Codified Ordinance Section 1759.07. The violations must be corrected within 90 days of the transfer of the property. Sellers should convey a copy of this report to the buyer or buyer's agent. Buyers may call 216.289.8169 to arrange an appointment for assumption of violations. Failure to comply with this ordinance may result in prosecution and penalties as outlined in Euclid Codified Ordinance Section 1703.99.