

Program Inspection Report



Maple Heights Building Department
5353 Lee Road, 44137
PH: Ph: (216) 663-4094

Cuyahoga County Land Reutilization Corp
812 HURON RD STE 800
Cleveland, OH 44115

Contacts

Building Official
Fred D White

Secretary
Sonia Beaman

Inspector
Kevin Holfeltz

Mayor
Annette M. Blackwell

Details

Name: Cuyahoga County Land Reutilization Corp
Address: 812 HURON RD STE 800
Re: 5557 Beechwood Ave, Maple Heights, OH 44137
Date of Inspection: 12/2/2021
Inspection Type: Vacant Property / Point of Sale
Inspection Result: Not in Compliance, Re-Inspection Req'd

An inspection of your property has been conducted. The following listed violation(s) are required to be corrected and/or abated no later than the compliance date here in after.

Violations

Violation Code	Description	Violation Notes	Compliance Date
304.13: repair/replace door	Exterior Doors And Windows - repair/replace door - House/side	Repair and paint side entry door and make operable	6/2/2022
304.13: repair/replace window	Exterior Doors And Windows - repair/replace window - House	All boarded windows will require a inspection when accessible, violations maybe add upon reinspection to this report	6/2/2022
304.13: repair/replace window	Exterior Doors And Windows - repair/replace window - House	Replace all cracked, damaged or missing windows and storm windows at house, permit required if replacing windows complete	6/2/2022
304.13.1: reglaze window panes	Exterior Doors And Windows - reglaze window panes - House	Reglaze all window panes at house, permit required if replacing any windows complete	6/2/2022
304.15: repair/replace storm door	Exterior Doors And Windows - repair/replace storm door - House	Replace missing storm door at side of house and make operable	6/2/2022
304.14: replace screening	Exterior Doors And Windows - replace screening - House	Replace torn or missing screens at house	6/2/2022
604.3: repair/replace entry fixture	Exterior Electrical Wiring - repair/replace entry fixture - House	Replace damaged light fixtures at rear patio	6/2/2022
304.2: scrape and paint garage	Garage - scrape and paint garage - Garage	Scrape and paint garage complete	6/2/2022
304.2: scrape and paint garage trim	Garage - scrape and paint garage trim - Garage	Scrape and paint trim all around garage	6/2/2022
304.2: replace fascia trim	Garage - replace fascia trim - Garage	Replace deteriorated fascia trim/gutter boards at garage	6/2/2022

305.1: garage violation misc - see violation notes	Garage - garage violation misc - see violation notes - Garage	Tuck point block at garage	6/2/2022
304.7: replace missing gutter / downspout	Garage Roof - replace missing gutter / downspout - Garage	Secure gutters, replace missing downspouts and add extension so water flows to driveway drain at both sides of garage	6/2/2022
304.15: repair/repalce overhead door	Garage Doors - repair/repalce overhead door - Garage Door	Replace missing overhead door to garage and make operable	6/2/2022
305.1: garage electric violations misc-see violation notes	Garage Electric - garage electric violations misc-see violation notes - Garage	Replace damaged service entrance connection at front of garage	6/2/2022
304.7: clean out gutters	Gutters And Downspouts - clean out gutters - House	Clean out gutters at house	6/2/2022
305.1: Laundry area misc - see violation notes	Laundry Area - Laundry area misc - see violation notes - House	Replace exhaust vent cover at rear of house	6/2/2022
304.2: scrape and paint areas of structure	Painted Surfaces - scrape and paint areas of structure - House	Scrape and paint overhang at rear of house complete	6/2/2022
304.2: scrape and paint areas of structure	Painted Surfaces - scrape and paint areas of structure - House	Scrape and paint window framing, sash troths and window trim as needed around house, permit required if replacing any windows complete	6/2/2022
304.2: scrape and paint areas of structure	Painted Surfaces - scrape and paint areas of structure - House/front	Scrape and paint railing and secure at front step unit	6/2/2022
304.2: scrape and paint trim of structure	Painted Surfaces - scrape and paint trim of structure - House	Scrape and paint all trim around house	6/2/2022
304.2: scrape and paint thresholds	Painted Surfaces - scrape and paint thresholds - House	Scrape and paint thresholds at all entries	6/2/2022
302.3: repair service walk blocks	Private Walks - repair service walk blocks - Service walk	Bead/seal cracks at front service walkway	6/2/2022
304.7: replace damaged shingles / slates	Roofing - replace damaged shingles / slates - House	Replace damaged shingles at house, permit required if replacing roof complete	6/2/2022
304.6: replace damaged trim	Siding And Trim - replace damaged trim - House/side	Replace damaged or missing door trim/framing at driveway side entry	6/2/2022
304.9: replace damaged awnings	Siding And Trim - replace damaged awnings - House	Replace missing awning at driveway side entry	6/2/2022
304.9: replace damaged facias	Siding And Trim - replace damaged facias - House	Replace damaged fascia trim at front entry to house, paint to match	6/2/2022
305.1: siding and trim misc - see violation notes	Siding And Trim - siding and trim misc - see violation notes - House	Replace damaged fiipterglass awning/covering at rear overhang behind house	6/2/2022
302.1: yard areas misc.- see violation notes	Yard Areas - yard areas misc.- see violation notes - Yard - entire	Remove all overgrowth from far side/rear of garage, remove trees growing at foundation from rear of garage, remove all ivy growth/vines from house and front step unit	6/2/2022

Notes

Point of Sale inspection Exterior only Wesley 216-324-4091

Issued: 12/29/2021



Inspector: _____

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1. All violations are to be corrected and re-inspected **OR** funds must be escrowed in sum of 100% times the approved estimates amount for any interior or exterior violations prior to title transfer.

2. **ALL** violations must be completed and re-inspected prior to occupying the property.
3. Snow covered items subject to future violation.
4. **No funds** will be released from escrow until all violations have been corrected.
5. Permits may be required, Contact the Building Department for further information.
6. All inspections are only valid for 6 months from original date of issuance.
7. Failure to comply with this notice may result in the issuance of a summons without further notice and shall require a court appearance.
8. **Please note: The City of Maple Heights** assumes no liability or responsibility for failure to report violations that may exist and makes no guarantee that violations cannot or will not occur in the future.
9. SAFEbuilt assumes no liability or responsibility of the purchase of a property based solely on the inspection report and the purchaser later finds the inspection report inadequate or incomplete.