

CITY OF LAKEWOOD

Department of Public Safety
Division of Housing & Building

INSPECTION REQUEST AND/OR COMPLAINT REPORT

DATE: 8/6/10

1549-59 LAKEWOOD AVE
(Address to be inspected)

(Owner)

(Owner's address)

TYPE OF INSPECTION: W/ FIRE + HEALTH - COMPLAINT

CURRENT STATUS OF PUBLIC NUISANCE

(Complainant and/or Contractor's Name)

(Address)

(Telephone number)

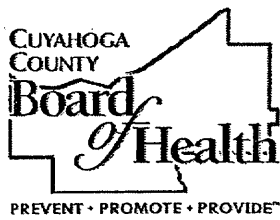
INSPECTION REQUEST TAKEN BY: _____

TIME: _____

ASSIGNED TO: INSPECTOR TJY DATE: _____ BY: _____

WAS A VIOLATION NOTICE SENT? YES NO DATE SENT: _____ BY: _____

FINDINGS: SEE NOTICE DATED 8/16/10



CUYAHOGA COUNTY BOARD OF HEALTH
5550 VENTURE DRIVE
PARMA, OHIO 44130
(216) 201-2000
www.ccbh.net

TERRENCE M. ALLAN, R.S., M.P.H.
Health Commissioner



Public Health
Prevent. Promote. Protect.

Northeast Ohio Public Health Partnership

August 16, 2010

Mr. Jeff Ashby
Assistant Safety Director
City of Lakewood
12650 Detroit Rd.
Lakewood, OH 44107

COPY

Re: 1549-1559 Lakewood Ave., Lakewood OH, 44107

Dear Mr. Ashby:

This letter is in response to the joint inspection conducted at the above captioned property by officials from the City of Lakewood and myself on August 6, 2010. I observed many issues concerning cleanliness, and safety in these units.

These units must be thoroughly cleaned of all debris, rotting food, clothes, syringes, any mold or bacteria covered wood and other items, etc. The units need to be treated by a licensed exterminator as I observed a number of different insect infestations. I strongly recommend that the sewer lines for the building be inspected, possibly using a camera to determine if the sewers are operating properly, as I observed evidence of a sewage back-up. I also observed evidence of water intrusion that has caused mold/bacterial growth. These basements should also be sanitized.

It is my professional opinion that these units not be inhabited until they are completely and properly cleaned, sanitized and renovated to acceptable standards. Please contact me if you have any questions. I can be reached at 216.201.2001 ext. 1258 or at mseifert@ccbh.net.

Sincerely,

Mark Seifert, R.S., M.P.H.
Environmental Health Services



CORRECTION NOTICE

12650 Detroit Avenue • 44107

WORK COPY

Building Commissioner: (216) 529-6270
Commercial Division: (216) 529-6278
Housing Division: (216) 529-6285
Fax: (216) 529-5930

www.ci.lakewood.oh.us

IB PROPERTY HOLDINGS LLC
4425 PONCE DE LEON BLVD 5TH FLOOR
CORAL GABLES, FLORIDA 33146

DATE: 8/16/10
ZONING DISTRICT: R2
TYPE OF STRUCTURE: 5B
AUTHORIZED OCCUPANCY: NONE
PRESENT OCCUPANCY: NONE
PARKING SPACES AVAILABLE: N GARAGE Y OPEN

RE: 1549-59 LAKEWOOD AVE.

TYPE OF INSPECTION: Annual • Certificate of Occupancy • Complaint • DCD Program

ATTENTION:

A recent inspection of the above noted property disclosed the following corrections are necessary for safe, sanitary, and proper maintenance standards as required by the Codified Ordinances of the City of Lakewood (Ord. 85-78).

EXTERIOR CORRECTIONS

- 1. Remove unlicensed/immobile vehicle (1143.09)
- 2. Cease parking on lawn (1143.02(f))
- 3. Remove unapproved furniture from porch/patio/deck (1306.31)
- 4. Remove debris/unsightly material from yard area(s) (1306.31)
- 5. Remove debris/unsightly material from porches (1306.31)
- 6. Store firewood 8 inches above grade (1779.01(d))
- 7. Provide house numbers a minimum of 4" high (1313.04(b))
- 8. Provide sufficient garbage/rubbish containers with lids (1306.26/27)
- 9. Remove dead tree/branches (1306.31)
- 10. Maintain lawn/landscaping (1306.31)
- 11. Provide/repair/replace steps (1306.30(b)(1))
- 12. Provide materials that match and conform (1306.30(b)(2))
- 13. Provide/maintain gutters/downspouts (1306.29(c))
- 14. Seal downspouts to storm sewer (1306.29(e))
- 15. Maintain/provide lattice (1306.30(b)(1))
- 16. Repair/replace porch decking/trim (1306.30(b)(1))
- 17. Provide/maintain porch ceiling/pillars/rails (1306.30(b)(1))
- 18. Maintain/provide doors/windows/screens (1306.25/29(d))
- 19. Repair soffit/fascia (1306.30(b)(1))
- 20. Maintain Siding (1306.30(b)(1))
- 21. Repair/Replace roof (1306.29(c))
- 22. Maintain foundation/exterior walls (1306.29(a)) **fire separations**
- 23. Maintain chimney (1306.30(a))
- 24. Repair/replace driveway/service walk (1306.31)
- 25. Maintain fence (1306.31)
- 26. Maintain living fence 3 ft. maximum height (1155.02)
- 27. Raze and rebuild/repair garage (1306.30(b))
- 28. Maintain garage/siding/trim/windows/doors (1306.30(a))
- 29. Paint exterior surfaces where weathered/peeling (1306.30(c))
- 30. Paint/stain steps/porch (1306.30(c))
- 31. Paint/stain bare/new surfaces (1306.30(c)(3))
- 32. Provide/maintain handrail on stairs (1306.29(e))
- 33. Remove cooking appliance/device from porches (1306.31/60)
- 34. Remove temporary holiday lighting (1306.22)

INTERIOR CORRECTIONS

- | | |
|--|--|
| <p><input type="checkbox"/> 35. Provide/maintain automatic door closures (1306.55)</p> <p><input type="checkbox"/> 36. Provide/maintain fire-rated doors (1306.55)</p> <p><input type="checkbox"/> 37. Maintain emergency lighting/exit signs (4101:3401.2)</p> <p><input checked="" type="checkbox"/> 38. Provide/maintain CO detector within 24 hours. CO detector shall be hard wired or 110 v A.C.(plug in) (1331.01(d))</p> <p><input checked="" type="checkbox"/> 39. Provide/maintain smoke detector within 24 hours. Smoke detectors shall be hard-wired or sealed, tamper proof, long life battery type. (1331.01(e))</p> <p><input checked="" type="checkbox"/> 40. Maintain Window(s) operable/in good repair (1306.29(d))</p> <p><input checked="" type="checkbox"/> 41. Maintain interior doors operable (1306.32(a))</p> <p><input checked="" type="checkbox"/> 42. Repair plaster (1306.29(k))</p> <p><input checked="" type="checkbox"/> 43. Maintain walls/floors/ceiling structurally sound (1306.29(a))</p> <p><input type="checkbox"/> 44. Provide/maintain handrail for all stairs (1306.29(e))</p> <p><input checked="" type="checkbox"/> 45. Maintain bath floor/walls impervious to water (1306.29(h))</p> <p><input checked="" type="checkbox"/> 46. Remove debris from interior (1306.29(k))</p> <p><input type="checkbox"/> 7. Provide/maintain approved heating facilities (1306.18/19)</p> <p><input checked="" type="checkbox"/> 48. Provide dirt leg for HWT/furnace (1306.29(i))</p> <p><input type="checkbox"/> 49. Provide proper pitch of flue pipe (1306.29(i))</p> <p><input checked="" type="checkbox"/> 50. Seal flue pipe at chimney (1306.29(i))</p> <p><input checked="" type="checkbox"/> 51. Provide approved flue pipe material (1306.29(i))</p> <p><input type="checkbox"/> 52. Provide full size HWT T & P valve runoff pipe (1306.29(i))</p> <p><input checked="" type="checkbox"/> 53. Maintain plumbing fixture(s) (1306.29(g)(8))</p> <p><input checked="" type="checkbox"/> 54. Replace waste pipes (1306.29(g)(7))</p> <p><input checked="" type="checkbox"/> 55. Repair/replace water supply pipes/valves (1306.29(g)(4))</p> <p><input type="checkbox"/> 56. Bond the water meter (NEC 250.68(B))</p> | <p><input type="checkbox"/> 57. Provide approved installation of elec. conductors (NEC 300.4)</p> <p><input type="checkbox"/> 58. Eliminate improper splices (NEC 300.15)</p> <p><input type="checkbox"/> 59. Eliminate extension cord used as permanent wiring (NEC 400.8)</p> <p><input checked="" type="checkbox"/> 60. Eliminate dead end wiring/exposed live parts (NEC 90.4)</p> <p><input checked="" type="checkbox"/> 61. Replace broken/missing switch/receptacle covers (NEC 406.5/404.9(A))</p> <p><input checked="" type="checkbox"/> 62. Correct reverse polarity/grounding of receptacle (NEC 200.1/250.146)</p> <p><input checked="" type="checkbox"/> 63. Maintain receptacles/switches/fixtures (1306.22)</p> <p><input checked="" type="checkbox"/> 64. Ground three-prong receptacle(s) (NEC 406.3(B))</p> <p><input checked="" type="checkbox"/> 65. Seal unused openings in all boxes/panels (NEC 110.12(A)) *</p> <p><input checked="" type="checkbox"/> 66. Provide covers to all junction boxes (NEC 314.28(C))</p> <p><input type="checkbox"/> 67. Remove two wires under one lug (NEC 110.14(A))</p> <p><input checked="" type="checkbox"/> 68. Maintain/provide G.F.C.I. receptacle(s) (NEC 210.8(A)and(B))</p> <p><input type="checkbox"/> 69. Ground all panel boards (NEC 250.80 & 408.40)</p> <p><input type="checkbox"/> 70. Reduce fuses to 15/20/30 amperes (NEC 240.4(d))</p> <p><input type="checkbox"/> 71. Provide equipment grounding bar (NEC 408.40)</p> <p><input checked="" type="checkbox"/> 72. Provide grounded receptacle for appliances (NEC 250.114)</p> <p><input checked="" type="checkbox"/> 73. Secure elec. equipment to surface (NEC 110.13(A))</p> <p><input type="checkbox"/> 74. Provide working clearance at electrical equipment (NEC 110.26(A)(1))</p> <p><input checked="" type="checkbox"/> 75. Secure required permit (1306.62)(1306.63)</p> <p><input type="checkbox"/> 76. Secure/post the housing license (1306.43(a)) (1306.45)</p> <p><input type="checkbox"/> 77. Provide/post the custodian's name, hours & location (1306.33(e))</p> <p><input type="checkbox"/> 78. Provide for re-inspection at _____ on _____ (1306.50)</p> |
|--|--|

79. Water terminated for non-payment 10/8/09; property was vacated at that time.

80. Gas meters are removed and service is shut off at curb. Electrical meters have been removed and service line(s) terminated at utility pole.

81. All corrections noted required throughout.

82. This property has been declared a public nuisance and is subject to all provisions contained in Section 1306.521 of the Property Maintenance and Safety Code.

83. Any and all repairs/rennovations must conform to the current regulations of the zoning district.(1149.06 LCO)

84. This is an updated correction notice of previously noted conditions of the structure based on site inspection with Fire and Health. on 8/6/10.

If you have any questions on complying with the aforementioned correction(s) noted by (X) by ; correction(s) by ; and correction(s) by , or if I may be of any assistance, do not hesitate to contact me.

FAILURE TO COMPLY BY THE SPECIFIED DATES MAY RESULT IN THE FILING OF A CRIMINAL COMPLAINT IN THE MUNICIPAL COURT.

Property owners may qualify for financial assistance for major building corrections. Please contact the Division of Community Development at (216) 529-4663 for information about financial assistance.

This was 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 violation(s) cannot or will not occur.

Prior to the start of work, permits are required for electrical, plumbing, heating, air conditioning, building, fencing, paving, and/or demolition work.

Thank you for your anticipated cooperation.



Phone: 216.529.6282

E-mail: Timothy.McDonough@lakewoodoh.net

Abbreviations used: BDR-bedroom, KIT-kitchen, BTRM-bathroom, LVRM-living room, DNR-dining room, CLR-cellar, AT-attic, D/U-dwelling unit

CC: SCOTT GILMAN
LAKEWOOD FIRE DEPT.

BAYVIEV LOAN SERVICING
C/O JOHN D. CLUNK
4500 COURTHOUSE BLVD. SUITE 400
STOW, OHIO 44224