



CITY OF SHAKER HEIGHTS
HOUSING INSPECTION DEPARTMENT
3450 LEE ROAD
SHAKER HEIGHTS, OHIO 44120
(216) 491-1470

POINT OF SALE
CERTIFICATE OF INSPECTION

Notice Issued: November 9, 2006

File: 2006-0710

To: Key Bank National Association, Trustee
Attn: Jim Liggett, Trust Officer
127 Public Square, 18th Floor
Cleveland, OH 44114

Type of Structure: Condominium

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Agent: RE/MAX Premiere Properties
Attn: David Barr
30559 Pinetree Road
Pepper Pike, OH 44124

Inspection Date: November 2, 2006

Property Inspected: 3330 Warrensville Center Road, #208

A City Housing Inspector has found violations of City Codes at the property noted above. The violations are listed on the following page(s), starting with page number 2. You must correct all violations by the Compliance Date. If you do not correct the violations, the City may take legal action to compel compliance.

No owner of residential real estate shall sell, transfer or otherwise convey an interest in such property without first presenting the prospective purchaser with a copy of a Certificate of Inspection or a copy of a Certificate of Compliance issued by the Director of Housing Inspection within one year prior to the agreement.

The seller shall deposit in escrow a statement signed by the purchaser acknowledging receipt of the Certificate of Inspection or Certificate of Compliance. A copy of the purchasers signed acknowledgment form shall be provided to the Housing Inspection Department as a condition of transfer of title. If all violations are not corrected prior to transfer of title, an escrow account shall be established and funds, in an amount not less than \$100.00 and equal to 150% of the estimated cost of repairs, shall be deposited therein to pay for the cost to correct all remaining violations.

This inspection is primarily a visual check and items or areas may be hidden from view. While it should be considered to be the City's best effort to identify violations existing at the time of inspection, it is not a guarantee that all violations have been found, or when required repairs are completed, that the property is "violation free." The City assumes no liability or responsibility for failure to report violations that may exist and does not warrant the repairs made pursuant to the inspection.

Prospective purchasers are urged to carefully review this report, make their own inspection, and to consult experts as needed. Items beyond the scope of the inspection should be pursued with the seller.

You have the right to appeal this Notice to the Board of Appeals within thirty (30) days from the date this Notice was issued (as stated above). Your appeal must be in writing and should state the

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CERTIFICATE OF HOUSING INSPECTION**

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| Status | Section Number | Violations |
|--------|----------------|---|
| | | <p><u>Compliance Date February 9, 2007</u></p> <p><u>INTERIOR</u></p> <p><u>Suite 208</u></p> |
| | | <p><u>Laundry Room</u></p> |
| | 1411.17 | 1. Label all circuit breaker functions. |
| | 1411.17 | 2. Secure loose receptacle. |
| | | <p><u>Kitchen</u></p> |
| | 1411.09 | 3. Replace damaged sink handle. |
| | | <p><u>Hallway Bathroom</u></p> |
| | 1411.09 | 4. Make exhaust fan fully operable. |
| | 1411.09 | 5. Repair toilet to eliminate water running. |
| | 1411.19 | 6. Repair loose door knob. |
| | | <p><u>Furnace Room</u></p> |
| | 1411.29 | 7. Provide and maintain a minimum 3 foot clearance around furnace/boiler or water heater. |
| | | <p><u>Master Bedroom Dressing Room</u></p> |
| | 1411.17 | 8. Secure loose receptacle at dressing table. |
| | | <p><u>Master Bathroom</u></p> |
| | 1411.17 | 9. Make light fixture fully operable above tub. |