



Department of Building, Zoning & Housing
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Contacts

Mayor
Kim Thomas

Commissioner
William G. Gallagher

Inspector
Dwayne Ford

Details

Name: SONGUL CANER,
Address: 164 RICHMOND RD

Re: 164 RICHMOND RD, RICHMOND HGTS, OH 44143
Date of Inspection: 7/15/2024

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
DRS - 302.2 WALK/DRIVE MAINTENANCE	Housing - SIDEWALKS, WALKWAYS, STAIRWAYS, DRIVEWAYS, PARKING AREAS AND SIMILAR PAVEMENTS SHALL BE KEPT IN A PROPER STATE OF REPAIR AND MAINTAINED FREE FROM HAZARDOUS CONDITIONS	Replace or repair service walk first block Replace service walk block to breezeway between garage and house	10/15/2024
DRS - 302.2 WALK/DRIVE MAINTENANCE	Housing - SIDEWALKS, WALKWAYS, STAIRWAYS, DRIVEWAYS, PARKING AREAS AND SIMILAR PAVEMENTS SHALL BE KEPT IN A PROPER STATE OF REPAIR AND MAINTAINED FREE FROM HAZARDOUS CONDITIONS	Replace Asphalt driveway permit required	10/15/2024
302.7 IPMC Accessory structures:	Residential Exterior Inspection - Accessory structures, including detached garages, fences, and walls, shall be maintained structurally sound and in good repair. CORRECTIONS REQUIRED: a) Remove completely the rear shed or replace all rotted and decayed wood, repainting with matching paint or stain. b) Remove all fences and gates that are rotted and decayed beyond repair. 3) Completely remove the rotted and decayed rear shed.	Replace/Repair roofing section To overhang on garage, paint wood trim, clean siding Shed; repair and paint all wood areas roof remove moss doors damaged remove tree limbs from shed	10/15/2024
304.2 IPMC Protective treatment:	Residential Exterior Inspection - Requires 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... CORRECTIONS REQUIRED: a) Replace all the aluminum or vinyl siding, including the trims on the entire home. b) Replace completely all the damaged or rotted trim materials on the entire home, painting caulking and resealing all openings, window and door trims fascia boards or any other exposed wood materials which require painting. (c) Completely replace all window trim, window frames, door frames on the entire home, or sheds. Paint caulk and reseal to match and conform to existing design or other approved design.	Paint porch railings, threshold to breezeway Scraping paint rear deck	10/15/2024
304.2 IPMC Protective treatment:	Residential Exterior Inspection - Requires 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... CORRECTIONS REQUIRED: a) Replace all the aluminum or vinyl siding, including the trims on the entire home. b) Replace completely all the damaged or rotted trim materials on the entire home, painting caulking and resealing all openings, window and door trims fascia boards or any other exposed wood materials which require painting.	Replace siding on garage front section	10/15/2024

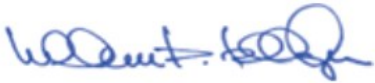
(c) Completely replace all window trim, window frames, door frames on the entire home, or sheds. Paint caulk and reseal to match and conform to existing design or other approved design.

304.5 IPMC Foundation walls:	Residential Exterior Inspection - All foundation walls shall be maintained plumb and free from open cracks and breaks... CORRECTIONS REQUIRED: (a) Remove all rotted and decayed mortar joints. Then cut all mortar joints to a uniform depth of $\frac{3}{4}$ inches in depth and fill with fresh mortar that matches exactly with the existing mortar color. MISS MATCHED MORTAR WILL BE REJECTED.	Properly repair structural crack in right side wall	10/15/2024
304.7 IPMC Roofs and Drainage:	Residential Exterior Inspection - 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. CORRECTIONS REQUIRED: (a) Properly terminate all gutters and downspouts into the storm drainage system.	Replace damage gutter front roof shingles is not consistent with the rest of the house Attached gutter and downspouts right side and rear	10/15/2024
304.10 IPMC Stairways, Decks, Porches and Balconie	Residential Exterior Inspection - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained... CORRECTIONS REQUIRED: (a) Remove all rotted and decayed mortar joints. Then cut all mortar joints to a uniform depth of $\frac{3}{4}$ inches in depth and fill with fresh mortar that matches exactly with the existing mortar color. MISS MATCHED MORTAR WILL BE REJECTED. (b) Remove all broken brick with exactly matching brick, including the mortar. Most bricks can be matched almost exactly by going to any mismatched brick will not be approved.	Tuck point front porch foundation	10/15/2024
304.13 IPMC Window, Skylight and Door Frames:	Residential Exterior Inspection - Every window, skylight, door, and frame, shall be kept in sound condition, good repair, and weather tight. CORRECTIONS REQUIRED: (a) Replace all windows and doors that are decayed, or broken, which are unable to be opened, locked, or repaired and repair all windows having seal failure (fog in between the glass).	Repair or replace damaged storm door to breezeway	10/15/2024
308.1 IPMC Accumulation of Rubbish or Garbage:	Residential Exterior Inspection - All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. CORRECTIONS REQUIRED: (a) Remove all yard waste, debris, and garbage from entire site.	Clean, cut, high weeds and grass to the property lines, front rear and side remove debris, tree, branches, hedges, storage materials, and miscellaneous items remove all overgrown bushes, and vegetation from the house and garage low hanging tree limbs	10/15/2024

Notes

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