

THE VILLAGE OF BRATENAHL EXTERIOR MAINTENANCE PROGRAM

Building Department, 411 Bratenahl Road, Bratenahl OH, 44108
Tom Jamieson, Building Inspector
Frank Salamone, Exterior Maintenance Program Inspector

Inspection Report For

Of _____ On _____

Basic Exterior:

- Level drive/sidewalk blocks adjacent to tree.
- Tuck point bricks and steps where mortar is missing.
- Replace porch flooring and any deteriorated joists. **Permit required.**
- Replace all deteriorated missing or damaged screens to doors and windows.
- Level front porch landing.
- Repair front service walk adjacent to stairs.
- Replace roof covering and any rafter or sheathing that is deteriorated or weak (Tear off required) **Permit required.**
- Replace or repair downspouts.
- Scrape and paint siding/trim where paint is chipping, peeling, or bare.
- Replace all broken window panes basement windows.
- Properly support electrical service cable so it is not in contact with house siding.
- Rebuild window well.
- Replace damaged or missing vinyl siding/trim.
- Replace and repair all holes, cracks, or deteriorated areas of wall. **Permit required**
- 1411.21 – Scrape and paint building as needed.
- 1411.21 – Repair front step.
- 1411.24 – Replace missing parts of light fixture and associated electrical components and insure proper operation of same.

Roof:

- Holes or other structural damage should be repaired
- Deteriorated/damaged or missing roof shingles or tiles should be replaced.

Chimney:

Should be plum and free of loose/ missing bricks or mortar

Gutters/ Downspouts

- Should be properly connected, secure, functional, and free from deterioration.
- Downspouts must be sealed to the drain line

Walls/ Porches/ Doors/ Steps:

- Should be free of structural damage; holes missing or deteriorated members should be repaired or replaced

Foundations:

- Should be structurally sound
- Cracks and broken foundation walls should be repaired

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Paint Condition:

- Painted surfaces should be properly maintained to include siding, trim, eaves, gutters, downspouts, and railings.

Address:

- The property address shall be prominently displayed in numerals easily visible at night.

Garage:

- Should be examined for structural soundness and deteriorated members, to include roofs, siding, and windows.
- Doors should be in place and function properly.
- Gutters and downspouts should be properly installed and maintained.

Driveways/ Aprons/ Sidewalks:

- Should be free of holes, cracks, and spalled areas

- Uneven sidewalk blocks shall be leveled

Fences:

- Shall be structurally sound and free of deteriorated / missing members.
- Painted areas shall be properly maintained.

Yard Area:

- Landscaped areas shall be maintained free of tall grass, weeds, junk, litter, and debris.
- Junk vehicles including boats, cars, RV'S etc. shall be removed.
- Parking on the landscape area is prohibited.

Misc. Violations / Notes:

ALL CONTRACTORS MUST BE REGISTERED WITH THE VILLAGE OF BRATENAHL

Codified Ordinance 1302

NOTICE

The above violation is to be corrected or re-inspected within sixty (60) days of the date of mailing.

RIGHT OF APPEAL

The owner of any property shall have the right to appeal from any order of, or written notice issued by, the Commissioner of Buildings within ten days from the date such notice was given or mailed, or such order was issued, and to appear before the Board of Zoning Appeals, at a time and place fixed by the Board, to show cause why he should not comply with such notice. Such appeal must be presented to the Village Clerk in writing. Failure to file a written appeal with the Board within the time prescribed herein shall constitute a waiver of the right to appeal. This record references commonly applicable code sections with due regard for the violations typically found on dwellings. It does not reference all code provisions or violations which maybe applicable to any dwelling. This report is an effort to provide an understandable explication of the violation while maintaining its legal status. This record as a legal document is designed to be used only by those who are knowledgeable and capable of exercising competent judgment in evaluating construction and code compliance.

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