

1015 WINFIELD AV**Property Activity Record Details****RECORD ID:**

B201804876

DESCRIPTION:

Code Enforcement - Buildings with Residences

DILIGENCE CHECKS**Ownership Diligence Check****5000-Ownership Diligence Check (Required)****Approved**

Date Added: 8/20/2018

Description:

Comments:

Ohio SOS & Accurint

INSPECTION TIMELINE

8/21/2018 - Orders - Print Orders Letter

Action: Complete

Comments: Printed and mailed Notice of Violation to owner(s). Copy to inspector and to be scanned.

Entered By: FABROWN

8/20/2018 - Orders - Print Orders Letter

Action: Yes / Recommended or Complete

Comments: Print Orders Please

Entered By: LWISE

8/20/2018 - Orders - Supervisor Confirms Orders

Action: Yes / Recommended or Complete

Comments: Entered at Supevisr Status Chng

Entered By: LWISE

8/14/2018 - INTAK Book Notice Issd (Y=Com)

Action: Yes / Recommended or Complete

Comments: C100-Violation observed; Issue orders.

Entered By: LKAMPHAUS

8/14/2018 - Inspection

Action: Yes / Recommended or Complete

Comments: Tenant at apt and went thru apt, common hallway, and exterior. Basement door was locked and could not enter.

Photo Taken

C100-Violation observed; Issue orders.

Entered By: LKAMPHAUS

8/9/2018 - Inspection

Action: Yes / Recommended or Complete

Comments: Inspection setup for 08-14-18 @12pm

Entered By: LKAMPHAUS

7/24/2018 - Inspection

Action: Yes / Recommended or Complete

Comments: Left msg for caller to reschedule apt

Entered By: LKAMPHAUS

7/10/2018 - Inspection

Action: Yes / Recommended or Complete

Comments: Inspection apt cancel. Will call back and reschedule

Entered By: LKAMPHAUS

7/9/2018 - Inspection

Action: Yes / Recommended or Complete

Comments: Inspection setup for 07-11-18 @ 1pm

Entered By: LKAMPHAUS

VIOLATIONS

CLEAN GUTTERS AND DOWNSPOUTS

Thoroughly clean all gutters, downspouts and ground leaders and otherwise restore to proper working order.

CBC SECTION: 1117-45.2 Supplied fixtures and equipment:

Every plumbing installation, gutter and downspout, require piece of equipment, or utility shall be so constructed or installed that it will function safely, and shall be maintained in satisfactory working condition.

PAINT EXTERIOR

Paint or otherwise protect all exterior wood and/or metal, which are now inadequately protected against the weather. Existing painted surfaces that must be disturbed to complete this work may contain lead. Disturbing more than twenty (20) square feet of painted surface on the exterior of a home built before 1978 may require Renovation, Repair, and Painting (RRP) Certification through the Environmental Protection Agency (EPA). The EPA provides more information on lead paint hazards on their website- <http://www2.epa.gov/lead>.

Homes built before 1978, occupied by a low-income family with young children, may be qualified to receive federal funding to aid in these repairs. Visit The Cincinnati Health Department website at <http://www.cincinnati-oh.gov/health/> and click on "Lead Poisoning Prevention" for more information.

CBC SECTION: 1117-47.2 Protective coating:

All exterior walls, woodwork and exposed metal portions of every dwelling that are inadequately protected against the weather due to lack of paint, or other approved protective coating shall be painted or otherwise protected against decay, corrosion, or deterioration.

REPAIR WINDOWS

Overhaul windows, where necessary, provide sound sash, replace broken glass and restore to good working order.

CBC SECTION: 1117-45.1 General maintenance and repair:

All residential buildings, and all parts thereof, together with the premises on which they are located, shall be

kept in good repair and free from unsafe, unclean and unsanitary conditions, so that all parts thereof shall function properly and provide approved conditions of safety and sanitary habitability.

CUT AND REMOVE WEEDS

ON RIGHT SIDE OF BUILDING

Cut and remove or chemically destroy all wild plants and weeds on the premises and maintain the premises free of weeds throughout the license period.

REPAIR ELECTRIC FIXTURES

IN APT 1

- ** REPAIR/REPLACE CEILING LIGHT IN BEDROOM
- ** REPLACE MISSING OUTLETS COVERS IN BEDROOM

Repair all defective electric fixtures, outlets, switches wiring and hazardous electrical equipment and installations throughout the building.

CBC SECTION 1117-43.2 Electrical work:

All electrical installations, wire, apparatus and appliances for furnishing light, heat, power, or for other purposes which are deemed to be hazards as defined in 1117-43.4 shall be corrected as set forth in section 1117-43.5.2 through 1117-43.5.7 CBC, inclusive or discontinued as set forth in Section 1117-43.6 CBC.

REPAIR SMOKE DETECTORS

IN COMMON HALL WAY

Provide approved operable smoke detectors in in good working order in accordance with Section 1235-3 Early Fire Warning System Required, of the Cincinnati Municipal Code within 24 hours.

Approved detectors for all rental property shall mean a photoelectric detector. "Photoelectric early fire warning system" or "photoelectric detector" shall mean an early fire warning system that only detects the visible particles of smoke that are able to scatter light. "Photoelectric early fire warning system" or "photoelectric detector" shall not include a detector which contains more than one type of sensor.

CBC SECTION: 1117-15.6 Smoke Detectors:

Residential occupancies shall be supplied with an early fire warning system (smoke detectors) in accordance with Chapter 1235 (Fire Code) of the Cincinnati Municipal Code (CMC). Residential rental property shall comply with CMC 1601-7 Early Fire Warning System.

CBC SECTION: 1117-15.6 Smoke Detectors:

Residential occupancies shall be supplied with an early fire warning system (smoke detectors) in accordance with Chapter 1235 (Fire Code) of the Cincinnati Municipal Code.

REMOVE RUBBISH

IN BACK OF BUILDING

Remove trash, rubbish and debris from the premises.

CBC SECTION 1117-45 General maintenance and repair:

All residential buildings, and all parts thereof, together with the premises on which they are located, shall be kept in good repair and free from unsafe, unclean and unsanitary conditions, so that all parts thereof shall function properly and provide sanitary habitability.

REPAIR PLASTER

IN COMMON HALLWAY AND APT 1

- ** REPAIR THE CEILING IN THE COMMON HALLWAY
- ** REPAIR PLASTER ON BEDROOM EXTERIOR WALL
- ** REPAIR PLASTER IN THE BATHROOM

Repair all defective plaster or drywall throughout the building.

CBC SECTION 1117-49 Maintenance of interior walls, floors, and ceilings:

All walls, ceilings, floors and woodwork of any room or hall shall be kept free of large holes, large cracks, loose, flaky, peeling, and unclean or unsanitary conditions.

REPAIR / SECURE CABINETS

REPAIR CABINETS IN APT 1

Restore cabinets provided to safe condition and good repair.

CBC SECTION 1117-45 General maintenance and repair:

All residential buildings, and all parts thereof, together with the premises on which they are located, shall be kept in good repair and free from unsafe, unclean and unsanitary conditions, so that all parts thereof shall function properly and provide approved conditions of safety and sanitary habitability.

TOILET ROOM SURFACES

IN APT 1

Repair bathroom walls, floors, tub and/or shower surrounds and all other toilet room surfaces so they are substantially impervious to water and able to be maintained in a clean and sanitary condition.

CBC SECTION 1117-27 Surfaces:

All surfaces of every toilet room shall be constructed and maintained so as to be substantially impervious to water and so as to permit such surfaces to be easily kept in a clean and sanitary condition.

REPAIR LEAK AND DAMAGE

IN APT 1

Locate the cause of leakage or excessive condensation evidenced within the dwelling and make the necessary repairs or corrections to eliminate the source of dampness and otherwise restore the dwelling to a damp proof, waterproof condition. Repair resultant damage to interior of the building.

CBC SECTION 1117-21 Waterproofing and dampproofing requirements:

All rooms which are used for residence purposes in which there is evidence at any time that the floors, ceiling or walls are damp by reason of leakage, excessive condensation or any other cause which renders

such rooms unfit for habitation, or where such rooms do not comply with all other applicable provisions of this code, shall be made waterproof and damp proof and brought into compliance with this code.