



SHAKER HEIGHTS

BUILDING AND HOUSING DEPARTMENT
3400 LEE ROAD
SHAKER HEIGHTS, OH 44120
(216) 491-1460
www.shakerheightsoh.gov/162

May 01, 2025

CERTIFICATE OF COMPLIANCE AT POINT OF SALE

The structure at the address noted below was inspected pursuant to Chapter 1415 of the City Housing Code. This Certificate of Compliance verifies that the violations identified at the date of first inspection noted below and any supplemental items have been corrected.

SMITH, JEFFREY & SAYURI
18520 VAN AKEN BLVD
SHAKER HEIGHTS, OH 44122

RE: 18520 Van Aken Boulevard

File: 25-000653

This Certificate of Compliance is valid for purposes of sale of this property for a maximum period of one year from the final inspection date.

Date first inspected: Feb 25, 2025
Final Inspection Date: May 01, 2025

Larry Stahl, Inspector, 216-491-1475

This inspection is primarily a visual check that the property meets minimum residential occupancy basic standards. There may be items or areas hidden from view. While it should be considered to be the City's best effort to identify violations existing at the date of first inspection noted above, it is not a guarantee that all violations have been found, or when required repairs are completed, that the property is "violation free"; nor does this confirm that prior work was approved, permitted, and inspected as required by the Residential Code of Ohio and city ordinances. A list of permits and permit inspection results is available upon request. 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. The City makes no guarantee whatsoever that future violations cannot, or will not, occur after the date of the first inspection. Prospective purchasers are urged to make their own inspection, and to consult experts as needed. Items beyond the scope of the inspection should be pursued with the seller.

The public sidewalk, driveway apron, or nuisance trees were not inspected. To confirm whether there are open issues related to the sidewalk /apron/trees for this property, please contact Public Works by phone (216-491-1490) or email (public.works@shakeronline.com).

Note: The enclosed buyer's acknowledgment form must be provided to the Building and Housing Department as a condition of transfer of title



SHAKER HEIGHTS

BUYER'S ACKNOWLEDGEMENT FORM

The undersigned buyer or transferee of the property located at 18520 Van Aken Boulevard, Shaker Heights, Ohio, does hereby acknowledge and accept the following:

I have received a copy of either a "Certificate of Inspection (Point of Sale)" form or "Certificate of Compliance" form issued by the Director of the Building and Housing Department within one year prior to the agreement to sell or otherwise convey an interest in this property. Note that a Certificate of Inspection may be appealed by the Owner, which could result in changes to the list of violations or the required corrections. The Building and Housing Department reserves the right to work with the owner to determine how the violations should be corrected. It is the Buyer's responsibility to inspect the property before transfer, to request any new or modified violation notice from the City, and to include contract terms that require disclosure by the Owner of changes to the property before title transfer.

I will provide this signed "Acknowledgement Form" to the escrow agent for the property purchase transaction, and a copy to the Building and Housing Department, as a condition of transfer of title.

I agree that if all violations on the Certificate of Inspection are not corrected prior to transfer of title, either the Seller or I will sign and fill out the City's "Escrow Agreement" form, and I agree an Escrow Account will be established with the City of Shaker Heights, where funds equal to 150% of the estimated cost of repairs will be deposited in a non-interest bearing account to pay the cost to correct all violations at the time of title transfer.

I understand that Funds held in escrow will be disbursed only upon submission of the "Disbursement Request" form to the City, and written approval of the request by the City. **I understand that funds will only be disbursed back to the individual or entity establishing the escrow account named on the "Escrow Agreement" form.** If the amount held is less than \$5,000, no funds will be released until all violations are corrected; if the amount is between \$5,000 and \$20,000, the City may authorize one release, if substantial progress has been made in correcting the violations and sufficient funds remain in escrow to correct all remaining violations. If the amount is between \$20,000 and \$40,000, two partial releases may be approved; if between \$40,000 and \$60,000, three partial releases may be approved; and if \$60,000 or more, four partial releases are allowed.

I understand that the buyer/transferee is responsible for correcting all violations remaining at the time of title transfer within ninety (90) days unless, for good cause, an extension of time is approved by the Building and Housing Department.

I agree that if this property is not intended to be owner-occupied and if I reside outside Cuyahoga County, I will complete a designation of agent form as required by Section 1409.03(b) of the Codified Ordinances. I agree that if the buyer/transferee is a business entity, rather than an individual, the business entity will be registered with the Ohio Secretary of State prior to transfer of title to Buyer. Proof of registration required for approval of transfer.

The purpose of the inspection is to benefit the community at large and is not intended to protect the interests of any individual, owner, buyer, successor owner or occupant of the property. 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. The POS Inspection does not include the public sidewalk or driveway apron, and does not include any inspection for lead, asbestos or other hidden hazards, adequacy of utility connections or sewer line blockages or failures. The City strongly recommends that a purchaser/transferee hire a qualified private inspector to report on the conditions of the property and potential issues.

I acknowledge there may be City assessments, not yet recorded or billed with the real estate taxes, owed on the property for work performed by the City that has or will benefit the property. It is the responsibility of the buyer or transferee to ensure that inquiry is made to the City to identify any such pending assessment, and to ensure that the assessments are paid. Unpaid assessments may become a lien on the property collected with the property taxes.

Please indicate if this property will be owner-occupied.

Yes ☐ No ☐

Please indicate if this property will be used as rental property.

Yes ☐ No ☐

Please indicate if property will be renovated and sold prior to occupancy.

Yes ☐ No ☐

Buyer's Name(s): _____

(Please print)

Buyer's Address: _____

(Street)

(City / State / Zip)

Home Phone No: _____ Office / Cell No: _____ Email Address: _____

I affirm that the information provided herein is true, correct and complete to the best of my knowledge, and I understand that if I allow someone other than myself or my immediate family (spouse, parents, grandparents, children, grandchildren, legal wards, and foster children of the owner or the owner's spouse) to occupy this property, whether or not rent is paid, that I am required to obtain a Housing Rental License (Section 1413.01(b)) and that any false statement or violation of the above may result in prosecution.

Signature(s): _____

Date: _____

Revised: 04-03-23