

**CITY OF GARFIELD HEIGHTS
POINT OF SALE
COMPLIANCE STANDARDS**

These standards of compliance for the Garfield Heights housing are based on local zoning codes, exterior maintenance codes, the Regional Dwelling House Code and local Building Provisions. The following is a check list to assist the property owner with compliance.

Exterior:

Foundations: -House and garage foundations should be structurally sound.

-Cracks and broken or missing bricks in foundation walls should be properly repaired.

Roof: -Holes, structural damage and missing shingles should be repaired.

-Chimney should be free of holes or structural defects. Flashing should not be deteriorated.

Exterior Walls, Doors, Porches, Porch Supports:

Steps: -Should be free of structural damage. Holes and missing or deteriorated materials should be repaired or replaced.

Windows: -Boarded up windows should be replaced with glass.

-Rotted frames, sills, etc. should be replaced.

Paint Condition:

-House and garage should be free of peeling and flaking areas (including window trim, eaves, gutters and downspouts.)

Gutters and Downspouts:

-House and garage gutters and downspouts should be free of deterioration and improper connections.

-Downspouts should be sealed to drain tile at its base. If no drain tile exists, splash guards or similar directional devices should be used to direct water away

from the foundation of the structure.

Garages: -Should be examined for structural soundness and deteriorated members, such as

leaking roofs, rotted siding boards and severely cracked flooring.

-Doors should function properly.

-Garage should be weather tight.

-Ground Fault Circuit Interrupters (GFCIs) shall be installed as required by the

National Electric Code in any existing receptacle(s).

Driveways, Driveway Aprons, Sidewalks:

-Should be free of holes or cracks, multiple cracks, deteriorated areas or any unlevel areas.

Yard Area: -All unusables and debris should be removed from yard area so as to guard against development of harborage for rodents and other health hazards.

-Ground Fault Circuit Interrupters (GFCIs) shall be installed as required by the

National Electric Code in any exterior areas of the premises.

Note: Check with Building Department for **Permit** requirements.