



ORANGE VILLAGE
4680 Lander Rd.
Orange Village, OH 44022
Phone - 440-498-4405 Fax - 440-287-5150

INSTRUCTIONS TO APPLY FOR POINT OF SALE INSPECTION

According to Section 1337 of the Codified Ordinances of Orange Village, you are required to:

1. Complete and return the 2-page application to the Building Department.
2. Enclose a check for \$50. We do *not* accept credit cards. Please make checks payable to Orange Village.
3. To schedule an inspection for smoke/CO detectors, please call Karen Morocco in the Building Department at 440-498-4405 **Inspections are conducted on Mondays from 9am until 12pm (excluding holidays). PLEASE NOTE: Inspectors may be delayed in the event the Fire Department is responding to an emergency. Every effort will be made to complete inspections on the scheduled date and time.**
4. To schedule an inspection for the septic and/or well (if applicable), please call the Cuyahoga County Board of Health, 216-201-2001. The CCBH charges additional fees for well water and septic testing.
5. **There is a \$45.00 REINSPECTION FEE if the Fire Inspection fails and the Fire Department needs to return for an additional inspection. Please follow the FIRE DEPARTMENT INSTRUCTIONS BELOW.**

If the applicable inspection(s) pass, a Certificate of Compliance will be issued.

If the applicable inspection(s) do not pass, a Certificate of Conditional Transfer will be issued. The buyer will then have 30-60 days to correct the violation(s) and schedule a re-inspection.

FIRE DEPARTMENT REQUIREMENTS are as follows:

1. Working smoke detector in basement area.
2. Working smoke detector in main living area. Usually living room or great room.
3. Working smoke detector outside of sleeping area(s). Please note that we do not require a detector in **every bedroom** but do require a detector outside of bedrooms in the hallway. For homes that have the master bedroom separated from other bedrooms a detector is required in **BOTH** locations.
4. Working carbon monoxide detector in basement area. If home does not have a basement then the detector shall be placed near the furnace area on first floor.
5. Working carbon monoxide detector in any room which has entry door with access to garage.
6. Working carbon monoxide detector outside the sleeping area (s). Again, this would include area outside of master bedroom **AND** other bedrooms.
7. Additional smoke detectors and carbon monoxide detectors may be required in larger homes at the discretion of the Fire Inspector.

**** ALL DETECTORS MUST BE LESS THAN 10 YEARS OLD ****

If you have any questions regarding the placement of the devices, please feel free to contact the OV Fire Department at 440-498-4402.

Rev 08/23

Orange Village Building Department
4680 Lander Road
Orange Village, Ohio 44022
Phone (440) 498-4405 Fax (440) 498-4404

APPLICATION FOR A CERTIFICATE OF COMPLIANCE
POINT OF SALE INSPECTION

Chapter 1337 of the Codified Ordinances of Orange Village, Ohio requires owners of dwelling units to apply for and obtain a Certificate of Compliance or Certificate of Conditional Transfer from the Building Department prior to the transfer of title. Chapter 1337 does not apply to the individual transfer of any dwelling or dwelling unit through inheritance or gift where no bona fide sale is intended and does not apply to new dwelling units which are required to obtain a certificate of occupancy from the Village. If a dwelling or dwelling unit is sold at a Sheriff's sale or court-ordered auction and a Certificate of Compliance has not been issued within one year prior to such sale, the purchaser is required to submit an Application For A Certificate of Compliance within thirty days of the sale and must provide the following information: (1) the date of Sheriff's sale or court-ordered auction; (2) a copy of the title; and (3) if a court-ordered auction, a copy of the court order.

Address of the Dwelling to be inspected: _____ **Zip:** _____

The property has a household sewage (septic) system: ____ Yes ____ No

Does the household utilize a well as its potable water supply: ____ Yes ____ No

Has the property been occupied for the last sixty (60) days and the Septic System is 2007 or newer:
____ Yes ____ No

Has the property been occupied for the last sixty (60) days and the Septic System is older than 2007:
____ Yes ____ No

Owner Information:

Name: _____

Address: _____ **Zip:** _____

Telephone: Home: _____ **Cell:** _____ **Work:** _____

Please indicate which number listed above is the best to reach you: ____ Home ____ Cell ____ Work

Fax: _____ **Email:** _____

Agent of Owner Information (if applicable):

Company Name: _____

Agent Name: _____

Address: _____ **Zip:** _____

Telephone: Work: _____ **Cell:** _____ **Fax:** _____

Email: _____

After the inspection(s) a certificate will be issued. To whom and where should it be forwarded to?

Name: _____ **Email:** _____ **Fax:** _____

or via US Mail, Address: _____ **Zip:** _____

REQUEST FOR INSPECTION; WAIVER

I hereby request that Orange Village make a Point-of-Sale Inspection at the property listed above in order to comply with the provisions of Chapter 1337 of the Codified Ordinances. I understand that the Building Department will forward a copy of my application to the Village Fire Department and, if applicable, to the Cuyahoga County General Health District. A fee of \$50.00 accompanies this application and this application is tendered with the understanding of, and agreement with, the following:

- Property owners have a constitutional right to refuse entry onto private property by the Village and by signing this request I am waiving my right to refuse entry;
- A Certificate of Compliance is valid for a period of one year from the date of its issuance;
- The Village Fire Department will inspect the property to determine compliance with Chapter 1373 of the Codified Ordinances of the Village relating to smoke and carbon monoxide detectors;
- If the property has a household sewage treatment system, the Cuyahoga County General Health District will inspect the property and, if the household relies on well water for its potable water supply, will collect water samples to determine whether such sample complies with all applicable requirements. If the property is found not in compliance with such requirements, the Cuyahoga County General Health District will issue an order for the correction of any violation which must be corrected by the owner within the time frame established by the Cuyahoga County General Health District;
- The owner is responsible for correcting any and all other violations found at the time of inspection within ninety (90) days of the inspection;
- A Certificate of Conditional Transfer may be issued if the owner is not able to correct violations before transfer of title, however, in order for the Certificate of Conditional Transfer to be effective it must be signed and dated by the purchaser;
- The seller is required to deposit in escrow, when an escrow has been established, a copy of the Certificate of Compliance or a Certificate of Conditional Transfer which has been signed and dated by the purchaser;
- The Point-of-Sale Inspection is made solely for and on behalf of the Village and there is no liability or responsibility to any present or future owner or occupant of the property resulting from the Point-of-Sale Inspection;
- The Village assumes no liability or responsibility for failure to report violations that may exist and does not warrant the repairs made pursuant to a Point-of-Sale Inspection; and
- The Point-of-Sale Inspection does not prohibit the Village, at any time, from proceeding against the owner of the property for violation of any other ordinances.

Name of Applicant: _____
(Please Print Legibly)

Signature of Applicant: _____ Date: _____

Note: To schedule an appointment for inspection, please call the Orange Village Building Department at (440) 498-4405 and, if applicable, the Cuyahoga County General Health District can be reached at 216-201-2001.

A separate application must be completed for each dwelling unit.