

Eastlake Point of Sale Information

Service Department 440-951-2200 X1006

951.05 REQUIRED USE OF CERTIFICATE OF INSPECTION.

(a) No person, agent, firm or corporation shall, in a bona fide sale for a good and valid consideration, transfer or convey any interest in a dwelling structure, commercial building structure, other building or structure, or land upon which such building or structure is located, without first providing the purchaser or prospective purchaser with a current certificate of inspection or an exact copy thereof as provided in this chapter.

Submit the application with \$300 (Payment may be Cash, Checks made out to the City of Eastlake, or Credit Card with a 3% convenience fee).

Eastlake's Point of Sale Inspection consists of two (2) items:

- 1.) Sewer Dye Test
 - 2.) Sidewalk and Apron Inspection
- Once the fees are paid, you will get a packet that includes a list of Registered Contractors.
 - The Contractor fees are separate from the \$300 application fee to the City. Should you choose to use someone not on the list, they must first register with the City of Eastlake.
 - The contractor will locate the test tees. By Ordinance, the riser pipes and sanitary & storm test tees must be brought up to within 6" of finished or final grade (949.06) with cast iron covers (949.05). The contractor will contact the Service Department to schedule the dye test.
 - Tests are performed on Thursdays and Fridays. A minimum of 24-hour notice is required.
 - Someone eighteen (18) years or older must be home during the test and running water is required. If the water is off, you will need to make arrangements with the contractor to provide water.
 - It is the responsibility of the seller to make sure the sidewalks and apron are clear of snow, ice and debris the day of the test. In the case that Service cannot visually inspect the area, a \$30 re-inspection fee will be charged (951.04) when the areas are cleared and ready for inspection.
 - Once the test is complete, the paperwork with the results will be sent to the Service Clerk within 24 hours. The applicant will be notified of the results.
 - Certificates are good for two (2) years and shall be transferred to any subsequent bona fide purchaser and shall be valid for the remainder of that period (951.02).

Results:

Passed – The certificate will be created and available within two (2) days. You are welcome to pickup a copy, or we will email it to you.

Failed – Should the Sewer Dye test and/or the Sidewalk/Apron inspection fail, the seller will need to have the repairs made. Repairs will require a permit and inspections from the Building Department. Repairs will still need to be re-tested/inspected by the Service Department.

~If the repairs cannot be made prior to the transfer of the title, escrow is an option. The seller will need to provide a City approved estimate for the repairs using the worst-case scenario to the title company. The required escrow funds must be in the amount of 1 – ½ times the estimate. The title company will submit escrow information to the Service Department Clerk. Escrow funds shall NOT be released without the written consent of the Eastlake Service Department.

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