

# EXTERIOR MAINTENANCE PROGRAM

Warrensville Heights encourages homeowners to invest in their property. Grants are available for single family, owner occupied homes to assist in correcting outstanding housing code violations. We invite residents to take advantage of this program which will beautify our city and foster economic growth. Please contact the Building Department or the Economic Development as these funds are available on a first come, first served basis.

*Program eligibility is restricted to owner occupied houses with cited violations.*

**For more Information,  
Please Contact:**

**Building  
Department  
216-587-1230**

**Economic  
Development  
Department  
216-587-1144**



Provided by the  
*City of Warrensville Heights*  
*Bradley D. Sellers, Mayor*



# GRANT GUIDELINES

- Homeowner must provide a copy of outstanding code violations.
- Homeowner must not be delinquent on city and property taxes.
- Homeowner must submit three (3) itemized contractor quotes.
- Contractor must be registered with the City's Building Department.
- Project must be completed within sixty (60) days of approval.
- Grant is 40% of the total project cost for eligible improvements (maximum \$1,400) for structural repairs.
- Grant is 50% of the total project cost for eligible improvements (maximum \$1,500) for driveways and service walkway repairs.
- Grant is in the form of a reimbursement issued after all work is completed, reinspection has been completed by the building inspector and proof of payment has been submitted to the city.
- Homeowners are only eligible to participate in the program every two years. If you receive a grant during this funding year you will not be eligible during the following year.

**ANY IMPROVEMENTS MADE PRIOR TO THE APPLICATION SUBMISSION AND APPROVAL PROCESS ARE INELIGIBLE.**

# INSPECTION GUIDELINES

**ROOFS** should not have loose, damaged, deteriorated and/or missing roof covering. Holes or other structural damage shall be repaired. Flashing shall be properly installed, secure and free from deterioration.

**CHIMNEYS** should be plumb, and free of loose, damaged or missing bricks and mortar.

Damaged, deteriorated and/or missing **GUTTERS/DOWNSPOUTS** must be replaced.

**WALLS** should not have loose damaged or missing trim. The siding material shall be the same type on all sides of the structure. Damaged or missing corner caps or corner trim boards should be replaced. Brick walls should be free of damaged or missing bricks, and loose or deteriorated mortar joints.

**WINDOWS** should not be cracked, broken, or missing windowpanes, loose or missing window glazing, damaged or deteriorated sills, frames and casing. Screens should be free of any tears or damage.

**EXTERIOR DOORS** should fit into their frames and have a lock. Loose, damaged, or missing door stops, threshold frame and casing must be replaced. Doorknobs, hinges, and closers must be properly installed and in working order.

House to garage **ELECTRICAL** service conductors must be properly installed and not sag. All exterior fixtures, switches and receptacles shall be approved for exterior use, properly installed and fully operational.

**DRIVEWAYS and SERVICE WALKWAYS** should not have broken, loose or missing pieces of the blocks. Asphalt driveways shall be free of cracks larger than 1/4 wide. Concrete driveways shall be free of broken or deteriorated areas, large cracks, holes, and blocks with vertical separations larger than 1 inch.

**PORCHES** should not have damaged, deteriorated, or missing ceiling or floor boards, railing, support columns and trim.

**FOUNDATIONS** should not have any loose, damaged, deteriorated mortar joints or bowing of wall foundation. Openings in foundation walls for coal chutes, windows, electrical service, etc. shall be properly sealed.

**WINDOW WELLS** should not have any loose, deteriorated or missing bricks, bowing walls or deteriorated mortar joints. Drains are to be maintained in proper working condition.

**All PAINTED SURFACES** which are peeling, flaking or blistering must be scraped, primed and painted.

If **STEPS** are masonry, foundation, risers and wing walls should not have loose, damaged or missing brick or deteriorated mortar. Wood **STEPS** must have adequate foundation and properly attached to porch house. Stringers, risers, treads, lattice and handrails should be free of damage and properly secured.

All **GARAGE EXTERIOR** walls shall be plumb, and free of damaged, deteriorated or missing siding and trim. Siding material must be the same on all sides. All doors shall be fully operational and properly installed. Windows shall be free of any broken or severely cracked panes. Gutters and downspouts shall be properly installed and free of any damage, deteriorated or leaks. The roof covering shall be the proper type for pitch of the roof and be maintained in good condition.