



Notice of Violation

07/08/2026

MARIA KARASARIDES TRUSTEE
1612 36TH ST NW
CANTON OH 44709-

Name: MARIA KARASARIDES TRUSTEE
Re: 2128 9th St SW, City of Canton OH 44706-5115, Parcel #203119

Date of Inspection: 06/29/2026
Inspection Result: Not Approved Reinspection Required
Next Scheduled Inspection: 08/10/2026 10:00 A.M.
Issued: 07/08/2026 By: Kelly Green

Dear Property Owner:

The attached violations have been documented following an inspection. The City hereby orders the owner or person(s) having control of the premises abate each violation by **the compliance date listed for each violation**. The City will re-inspect the property on **the Next Scheduled Inspection date listed above** to verify all violations have been corrected and the property is brought into compliance.

***Notice of Service:** The Building Department shall serve a notice, or der or other documentation required by the International Property Maintenance Code on the owner of the property as determined by the Stark County Auditor. The Building Department shall complete the service through (1) personal deliver, (2) certified or registered mail addressed to the owner at the last known address with the return receipt requested, or (3) regular U.S. Mail and posting in a conspicuous location on or near the structure. (Ord. 2024-128, passed 7.15.2024)*

****Please Note: All requests for extensions must be requested in writing and submitted** to the Code Officer listed on this Details of Inspection Report. Only written requests (**no verbal requests**) submitted by the Owner and/or Owner's Representative will be accepted. Requirements of the request for extension must include all of the following: date of request, Owner's name, name of the person making the request and their relation to the property, property address, exactly which violation(s) the extention(s) are being requested, the date said work will begin, the completion date of said work and the detailed reason(s) for the extension request(s). The owner and/or Owner's Representative will be notified by the Code Officer, in writing, whether the extension was approved or denied based on the severity of the violation(s), facts and information provided by the Requestor.**

Pursuant to the Codified Ordinances of the City of Canton §1351.03, if the owner or person(s) having control of the premises fails to correct the attached listed violations within the prescribed period of time permitted, a \$100.00 fine will be imposed. Additional fines of \$250 and \$500 may be imposed if each violation is not corrected. In addition to the fines, the owner or person(s) having control of the premises may be charged with a misdemeanor of the first degree, punishable by up to 180 days in jail and a \$1,000 fine, for failing to comply with a Notice or Order from the Building Official.

Pursuant to the Codified Ordinances of the City of Canton Chapter 1351, you have a right to appeal this order. The appeal shall be made in writing within 20 days from the date of service of the Notice and Order and shall be mailed or delivered to the Chief Building Official in care of the City of Canton Building Department. Provide a certified check or money order for appeal in the amount of \$100.00 payable to City of Canton. If the appeal is granted, you will receive a refund and the fines will be waived. If your appeal is not granted, no refund will be issued and fines will be imposed.

****Please note** pursuant to the Codified Ordinances of the City of Canton Chapter 1351, per International Property Maintenance Code, **"111.6 Transfer of ownership**. It shall be unlawful for the *owner* of any *dwelling unit* or *structure* who

has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such *dwelling unit* or *structure* to another until the provisions of the compliance order or notice of violation have been complied with, or until such *owner* or the *owner's* authorized agent shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the *code official* and shall furnish to the *code official* a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation."***

If you have any questions, please ask for **Kelly Green** at 330-438-4723 between the hours of 8:00 A.M. to 4:00 P.M. or email them at kelly.green@cantonohio.gov.

Issued By: Kelly Green on 07/08/2026

Furnace report from HVAC Contractor

Provide furnace report by City of Canton registered HVAC Contractor.

Notes: provide furnace report for both furnaces

Violation to be corrected by 8/10/2026

IPMC 109.1.4 - Unlawful structures - Unsafe Structures and Equipment

An unlawful structure is one found in whole or in part to be occupied by more persons other than permitted under this Code, or was erected, altered or occupied contrary to law.

Notes: APTS 1&2 were combined into 1 apt with no plans/permit

Will require plans to convert to 1 unit or return to original state of 2 separate units

Violation to be corrected by 8/10/2026

IPMC 304.13 - Window, skylight and door frames

Maintain every window, skylight, door and frame operable, in good repair, weather tight and in sound condition.

Notes: repair/replace boarded up, broken or missing windows. All windows must open/close properly and stay in place and have locking mechanisms that work. several window sills are rotted and need replaced. Screws can not be used to secure windows.

Violation to be corrected by 8/10/2026

IPMC 304.2 - Protective treatment - Exterior Structure

Exterior surfaces, including but no limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. ...

Notes: siding-repair/replace

Violation to be corrected by 8/10/2026

IPMC 304.2 - Protective treatment - Exterior Structure

Exterior surfaces, including but no limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. ...

Notes: scrape/paint where needed

Violation to be corrected by 8/10/2026

IPMC 304.5 - Foundation walls

All foundation walls shall be maintained plumb and free from cracks and breaks.

Notes: PERMIT REQUIRED-foundation wall in basement is bowing attempted to be repaired with foam

Violation to be corrected by 8/10/2026

IPMC 304.7 - Roofs and drainage

Roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that create a public nuisance.

Notes: repair/replace roof-water damage in the apt where the roof is leaking and can see holes in the attic rafters where water is getting in

Violation to be corrected by 8/10/2026

IPMC 304.7 - Roofs and drainage

Roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that create a public nuisance.

Notes: repair/replace gutters/downspouts where needed

Violation to be corrected by 8/10/2026

IPMC 305.2 - Structural members - Interior Structure

Maintain structurally sound interior structural members which are capable of supporting the imposed loads.

Notes: several broken floor joists in basement--PERMIT required for repair

Violation to be corrected by 8/10/2026

IPMC 305.3 - Interior surfaces - Interior Structure

Maintain interior surfaces in good, clean and sanitary condition including windows and doors. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Other defective surfaces, including decayed wood and loose plaster, shall be corrected.

Notes: scrape/paint interior where needed

Violation to be corrected by 8/10/2026

IPMC 305.3 - Interior surfaces - Interior Structure

Maintain interior surfaces in good, clean and sanitary condition including windows and doors. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Other defective surfaces, including decayed wood and loose plaster, shall be corrected.

Notes: scrape/paint/weatherproof basement walls after repair of bowed wall

Violation to be corrected by 8/10/2026

IPMC 305.3 - Interior surfaces - Interior Structure

Maintain interior surfaces in good, clean and sanitary condition including windows and doors. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Other defective surfaces, including decayed wood and loose plaster, shall be corrected.

Notes: 2nd bathroom is not useable-PERMIT REQUIRED for repair of bathroom to become useable again-can't just padlock door

Violation to be corrected by 8/10/2026

IPMC 305.3 - Interior surfaces - Interior Structure

Maintain interior surfaces in good, clean and sanitary condition including windows and doors. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Other defective surfaces, including decayed wood and loose plaster, shall be corrected.

Notes: attic has previous fire damage-PERMIT REQUIRED for repair of fire damaged attic

Violation to be corrected by 8/10/2026

IPMC 403.2 - Ventilation - Bathrooms and toilet rooms

All bathrooms and toilet rooms shall comply with the ventilation requirements for habitable spaces.

Notes: fan in bathroom-repair/replace

Violation to be corrected by 8/10/2026

IPMC 501.2 - Plumbing Facilities and Fixture Requirements - General - Responsibility

Provide and maintain plumbing in compliance with these requirements.

Notes: PERMIT REQUIRED-plumbing issues throughout. Repairs made without permit and are not to code

Violation to be corrected by 8/10/2026

IPMC 504.1 - Plumbing Systems and Fixtures - General

Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

Notes: 2nd bathroom is closed off-PERMIT REQUIRED for proper connections-bring plumbing into compliance

Violation to be corrected by 8/10/2026

IPMC 504.1 - Plumbing Systems and Fixtures - General

Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

Notes: replace tub-tub has been painted and is cracked/leaking

surround needs properly sealed or replaced

Violation to be corrected by 8/10/2026

IPMC 505.4 - Water heater shall be repaired/replaced

Repair or replace water heater.

Notes: PERMIT REQUIRED-water heaters installed without permit and are not to code- have venting issues not to code and old water heater still in basement that needs removed

Violation to be corrected by 8/10/2026

IPMC 604.3 - Electrical system hazards

Defects need to be corrected to eliminate the hazard.

Notes: PERMIT required-electrical issues throughout. exposed wiring in attic and basement- wires going thru window with foam

Violation to be corrected by 8/10/2026

IPMC 701.2 - Fire Safety Requirements - Responsibility

Provide and maintain fire safety system in compliance with requirements.

Notes: fire egress ladder is rotted and unstable-REPLACE with proper egress ladder and must have accessibility

Violation to be corrected by 8/10/2026

IPMC 704.2 - Smoke Alarms

Install smoke alarms in dwelling unit(s).

Notes: provide smoke detectors in all sleeping areas, in living room, attic, basement where missing

IPMC 705.1 - Carbon Monoxide Alarms and Detection - General

Carbon monoxide alarms shall be installed in dwellings in accordance with Section 1103.9 of the International Fire Code, except that alarms in dwellings covered by the International Residential Code shall be installed in accordance with Section R315 of that code.

Notes: provide where missing

Violation to be corrected by 8/10/2026

Notes

2128 9th St SW, City of Canton OH 44706-5115