

Village of Northfield Building Department

H. JASON WALTERS, BUILDING & ZONING SUPERINTENDENT
199 LEDGE RD
Northfield, OH 44067

Phone: 330-467-7139, Ext. 20

NOT APPROVED

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To Sellers and Purchasers of Real Estate in the Village of Northfield:

Please be advised that the Village of Northfield's Point of Sale Exterior Inspection Ordinance is designed to assist with maintaining the quality of the Village's housing stock and real estate values. In performing such point of sale exterior inspections and issuing certificates of exterior inspection, the Village does not insure, warrant, or guarantee that the inspection certificate contains all of the violations of the Village's Codified Ordinances or defects concerning the property. Such inspections should be considered by all parties as the Village's best effort to make known to owners and purchasers of real estate the known exterior maintenance violations on a given property at the time the exterior inspection is made.

Likewise, in issuing a compliance document pursuant to the point of sale inspection ordinance, the Village does not insure, warrant, or guarantee the quality of repairs or standard of work exhibited in the correction of violations listed on the inspection certificate. Such document should be construed only as a statement by the Village that some or all of the violations listed on the inspection certificate have been corrected to the Village's satisfaction.

The Village's exterior point of sale inspection should not in any way be considered as a substitute for a private home inspection.

Very truly yours,
H. Jason Walters, Building and Zoning Inspector,
Village of Northfield

POINT OF SALE/PROPERTY MAINTENANCE VIOLATION INSPECTION

Requested by: SCOTT COHARA
Address Inspected: 176 HEIGHTS AVE., NORTHFIELD OH 44067
Property Owner: FREDDIE MAC
Phone: 440 842 0999X172 KEN GAILEY; SCOTT.COHARA@GMAIL.COM

Date Inspected: 10/16/14
Certificate Approval Date:

VIOLATIONS WILL BE BOLDED, UNDERLINED ALONG WITH A DESCRIPTION OF VIOLATION IN EACH SECTION.

DESCRIPTION

WORK ORDER

1. EXTERIOR ELECTRICAL: 1422.05 Commercial; 1490.02 Residential

A. Fixtures improperly installed	Correct or remove
B. Outlets improperly installed	Correct or remove
C. Improper overhead clearance	Adjust proper clearance
D. Devices not weatherproof	Replace or remove
E. Yard or area lights	Remove or install per code
F. Light fixtures	Replace protective globe/fixture
G. Code violation	Update/repair/replace
H. Door Bell	Repair/replace
I. Main service line	Replace/Summit County Permit

REPAIR LIGHT FIXTURE NEXT TO FRONT DOOR

2. SIDEWALLS: 1422.04 Commercial; 1422.07 Commercial; 1490.05 Residential

A. Deteriorated sill plates	Replace sill plates
B. Buried/missing sill plates	Replace sill plates
C. Deteriorated missing studs	Replace studs
D. Deteriorated missing siding	Replace siding
E. Out of plumb vertically	Replace vertically
F. Out of horizontal alignment	Realign horizontally
G. Unprotected exterior surface	Replace/prime/coat all wood
H. Deteriorated brick or stone	Replace/repair
I. Mortar joints not weather tight	Rake and properly repoint
J. Deteriorated fascia/trim	Replace
K. Deteriorated sash/trim/sill	Replace

NO VIOLATIONS

3. ROOF/ROOFING MATERIAL: 1422.04 Commercial; 1422.05 Commercial; 1490.04 Residential; 1490.05 Residential

A. Multiple layers of shingles	Remove/replace
B. Deteriorated/sagging structural frame	Replace/repair
C. Deteriorated sheathing	Replace/repair
D. Deteriorated missing covering	Replace/repair
E. Down spouts/gutters missing	Replace/repair
F. Gutters improperly connected	Install as required
G. Down spouts not connected	Properly connect to sewer
H. Broken/deteriorated shingles/slates	Replace to match

I. Loose shingles/slates	Fasten properly
J. Missing shingles/slates	Replace to match
K. Loose or missing flashing	Fasten or replace
<u>L. Shingle life expired</u>	<u>Replace</u>
M. Roofing/structure is questionable	Contractor Inspection needed

REMOVE & REPLACE ROOF

4. DOORS: 1422.05 Commercial; 1490.05 Residential; 1422.02 Commercial; 1490.02 Residential

<u>A. Deteriorated or missing door to pool area</u>	<u>Replace or install doors</u>
B. Broken missing glass	Replace/repair
C. Improperly installed hardware	Replace/repair
D. Non-functioning hardware	Replace/repair
<u>E. Damaged overhead/service doors</u>	<u>Replace/repair</u>
<u>F. Damaged or missing storm door</u>	<u>Install or repair</u>
G. Patio Door – Damaged/deteriorated	Replace/repair

REPLACE GARAGE DOOR-REPLACE MISSING FRONT STORM DOOR

5. WINDOWS: 1422.05 Commercial; 1490.05 Residential

A. Frames loose unsound	Replace/repair
B. Sash broken/loose/unsound	Replace/repair
C. Glass broken missing	Replace
D. Loose missing glazing	Replace
E. Deteriorated frame or sash	Replace
F. Improper/unfinished installation	Finish/repair

NO VIOLATIONS

6. YARD AREA/SHRUBBERY: 660.17, 660.14(e), 660.17, 660.18; 1024.04 Commercial/Residential

A. Grass Over 8” high	Mow and Maintain
B. Noxious Weeds	Remove and prevent recurrence
<u>C. Dead/diseased trees</u>	<u>Remove</u>
D. Debris and litter	Remove
E. Overgrown and untrimmed	Trim and maintain
F. Overgrown in the right of way	Trim and maintain
G. Landscaping	Trim and maintain

REMOVE DEAD ASH TREE IN FRONT YARD.

7. DRIVEWAY/PRIVATE & PUBLIC WALKS/APRONS/PATIOS:

1422.05 Commercial; 1490.05 Residential; 1422.075 Commercial; 1490.075 Residential

A. Concrete spalled 50% or more	Replace or repair
B. Concrete cracks over 1"	Repair
<u>C. Trip hazards exceeding 1"</u>	<u>Repair</u>
D. Too severe slope	Repair or replace
E. Obstruction inside walk area	Remove
F. Loose, rocking/un-level/missing walk	Repair or replace
G. Too smooth surface/slippery	Repair or replace
H. Deteriorated asphalt/concrete	Repair cracks/depressions
I. Paver stones unlevelled	Level or remove/replace
J. Apron poor condition	Remove and replace
<u>K. Driveway 50% or more in need of repair</u>	<u>Remove and replace</u>
<u>L. Section(s) of concrete with severe cracks</u>	<u>Remove and replace</u>
M. Concrete/asphalt with gaps exceeding 1/4"	Repair/fill
N. Asphalt crack/fill & seal maintenance	Crack fill & seal
O. Stone Driveway -Ord#1278.01	Replace with concrete/asphalt

REPLACE CONCRETE DRIVE

8. FENCING:

1422.05 Commercial; 1490.05 Residential; 1422.075(1) Commercial; 1490.075(1) Residential

A. Inadequate structural frame	Replace/remove fence
B. Deteriorated and/or broken members	Replace/remove fence
C. Zoning code compliance	Remove/seek variance
<u>D. Gates and hardware non-functional</u>	<u>Remove/repair/replace</u>
E. Chain link fence	Paint/repair/replace

NEIGHBORING FENCE HAS STRUCTURAL ISSUES

9. IDENTIFICATION HOUSE NUMBERS: 1474.01 (house/building); 1475.01 (mailbox)

A. Number missing	Install required numbers
B. Number incomplete	Install missing numbers
C. Not legible	Make readable from street
D. Mailbox	Repair/replace

NO VIOLATIONS

10. PAINTED SURFACES: 1422.05 Commercial; 1490.05 Residential

<u>A. Alligatored finish</u>	<u>Prepare/prime/re coat</u>
<u>B. Severely blistered</u>	<u>Prepare/prime/re coat</u>
<u>C. Cracked or peeling</u>	<u>Prepare/prime/re coat</u>
<u>D. Bare Wood</u>	<u>Prep/paint</u>

PRE & PAINT ALL WOOD SURFACES THAT ARE IN NEED OF MAINTENANCE

11. SIDING AND TRIM:

1422.05 Commercial; 1490.04 Residential; 1422.05 Commercial; 1490.05 Residential

A. Broken/bent/dented/cracked siding	Replace or repair
B. Deteriorated or rotted siding	Replace or repair
C. Broken/dented trim (corner boards)	Replace or repair
D. Deteriorated easing, jambs, sill	Replace or repair
E. Deteriorated/damaged shutter	Replace or repair
F. Deteriorated/damaged/missing fascia/soffit	Replace or repair
<u>G. Siding soiled</u>	<u>Needs washed</u>
H. Aluminum Siding	Faded/oxidized-wash/paint

WASH SIDING – REPLACE REAR VENT

12. GUTTER/DOWN SPOUTS AND SANITARY MAIN:

1422.04 Commercial; 1490.04 Residential

A. Improper connections/Storm sewer	Properly install at storm sewer
<u>B. Damaged down spouts/gutters</u>	<u>Replace or repair</u>
C. Deteriorated down spouts	Replace or repair
D. Deteriorated gutters	Replace or repair
E. Loose or open	Repair
F. Cross connection recorded	Contact service department
G. Gutters full of debris	Need cleaned
*H. Evidence of sanitary sewer issues	Camera inspection required-needs to be recorded-on DVD only
*I. All clay tile sanitary main lines from home to curb – must be filmed	
J. Evidence of storm sewer issues	Must be filmed

***If camera inspection reveals the homes sanitary/storm main line(s) has issues, you will be required to repair/or replace the homes main sanitary sewer lateral or storm lines. All homeowners are responsible for the homes main line, from the home to the connection of the public main sewer lines. This will be determined by the Village of Northfield Building and Zoning Inspector and/or Village Engineer.**

REPAIR GUTTERS

13. FOUNDATION ABOVE GRADE: 1422.03 Commercial; 1490.03 Residential

A. Stoops deteriorated/not level	Replace/repair/re level
B. Steps/stoops not secure	Anchor properly
C. Deteriorated brick, stone, and or concrete	Replace/repair
D. Unsafe, missing, unsecured railing	Replace/repair
E. Not weather tight	Fill/seal

NO VIOLATIONS

14. WINDOW WELLS: 1422.05 Commercial; 1490.05 Residential

- | | |
|-------------------------|--------------------|
| A. Drains blocked | Clean and maintain |
| B. Deteriorated masonry | Replace/repair |
| C. General condition | Repair |

NO VIOLATIONS

15. CHIMNEY: 1422.05 Commercial; 1490.05 Residential

- | | |
|------------------------------------|----------------------------|
| A. Mortar joints not weather tight | Rake and properly repoint |
| B. Deteriorated protective cap | Repair/replace |
| C. Broken, flaking spalled brick | Replace where deteriorated |
| D. Draft deflector broken/missing | Replace/repair |

NO VIOLATIONS

16. SCREENING: 1422.05 Commercial; 1490.05 Residential

- | | |
|------------------------------------|-----------------------|
| <u>A. Deteriorated torn fabric</u> | <u>Replace fabric</u> |
| B. Loose fabric or frame | Repair |
| <u>C. Portions Missing</u> | <u>Replace</u> |

REPAIR/REPLACE WINDOW SCREENS

17. PORCHES/DECKS: 1422.05 Commercial; 1490.05 Residential

- | | |
|--|----------------|
| A. Loose missing floorboards | Replace/repair |
| B. Loose missing ceiling boards | Replace/repair |
| C. Deteriorated/loose/missing railings | Replace/repair |
| D. Deteriorated floor covering | Replace/repair |
| E. Deteriorated support columns | Replace/repair |
| F. Deteriorated framing members | Replace/repair |
| G. Dirty/unprotected | Wash/protect |

NO VIOLATIONS

18. CANOPIES/PATIO ENCLOSURES: 1422.05 Commercial; 1490.05 Residential

- | | |
|----------------------------------|------------------------|
| A. Loose attachment to structure | Anchor properly |
| B. Loose missing flashing | Replace/repair |
| C. Deteriorated portions | Replace/repair |
| D. Inadequate structural support | Install proper support |

NO VIOLATIONS

19. DETACHED STRUCTURES: ***NO VIOLATIONS***

20. OVERALL PROPERTY CONDITION AND ADDITIONAL COMMENTS:

FAIR

Repairs may be made by the buyer or the seller. All repairs shall be made within 60 days of the date of inspection unless other arrangements have been approved by the Building Department.

If the BUYER is to assume the responsibility of the repairs, a Letter of Commitment stating that they will assume that responsibility is required.

The BUYER is responsible for obtaining a Certificate of Occupancy from the Building Department.

Date of Inspection: 10/16/14 Date of Approval: NOT APPROVED

H. Jason Walters, Harold J. Walters, Building Inspector