*The Village of Northfield*
199 LEDGE RD.
NORTHFIELD VILLAGE, OHIO 44067
330-467-7139 #20
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*H. Jason Walters*
*Service, Building and Zoning Superintendent*

# Village of Northfield Point of Sale Inspection Report

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.

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 by completing the form and submitted a $50 fee.

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

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**BUYER SIGNATURE, ASSUMING VIOLATIONS**

**Date of Inspection: 10/05/2020**

**Name & email of person requesting pos: DOUGLAS HORNIK**

**POS Address to inspect: 118 MAY AVE.**

**Inspector(s): HJW**

NOT APPROVED
10/5/2020

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1. Driveway must be concrete or asphalt and in sound condition free of trip hazards, cracks and deterioration. Cracks must be maintained if present. *No Gravel/Stone Driveways or parking areas.* Village Codified Ordinance 1266.07b & 1442.14.

□ APPROVED X NOT APPROVED □ N/A

□ CONCRETE

X ASPHALT

□ STONE

□ CRACKS

□ LEVEL □ UNLEVELED □ REPLACE X REPAIR

NOTES: DETERIORATED BADLY, REPAIR AND TOP WITH NEW ASPHALT

2. Sidewalks and walk ways and patios must be level and free of trip hazards with no cracks or deterioration.

☐ APPROVED X NOT APPROVED ☐ N/A

☐ CONCRETE
☐ ASPHALT
☐ BRICK/OTHER
☐ CRACKS

☐ LEVEL X UNLEVELED ☐ REPLACE ☐ REPAIR

NOTES: TRIP HAZARDS, CRACKS

3. All steps, decks and stoops must be maintained free of broken or dilapidated parts. Secure and maintain all hand railings/guardrails. Foundation above grade must not be deteriorated and must be weather tight.

☐ APPROVED X NOT APPROVED ☐ N/A

| | | |
|---|---|---|
| ☐ HANDRAIL | ☐ REPAIR | ☐ REPLACE |
| ☐ STEPS | ☐ REPAIR | ☐ REPLACE |
| ☐ FOUNDATION | ☐ REPAIR | ☐ REPLACE |
| ☐ DECK REPAIR | ☐ REPAIR | ☐ STAIN |
| ☐ HANDRAIL/GUARDRAIL | ☐ REPAIR | ☐ REPLACE |
| ☐ TUCKPOINT | ☐ REPAIR | ☐ REPLACE |
| X STOOP | ☐ REPAIR | X REPLACE |

NOTES: FRONT STEP

4. All fencing must be in good condition and all gates/hardware must be working properly.

□ APPROVED □ NOT APPROVED X N/A

□ DAMAGE □ REPAIR □ REPLACE
□ HARDWARE □ REPAIR □ REPLACE
□ WASH
□ STAIN/PAINT
□ CODE VIOLATION
□ LEANING

NOTES:

5. Roofs and chimney must be free of leaks and in good condition. No more than two layers of shingles – no loose, deteriorated or damaged shingles.
***ROOF INSPECTION IS A VISUAL INSPECTION DONE FROM GROUND LEVEL***

X APPROVED □ NOT APPROVED □ N/A

□ INSPECTION NEEDED FROM REGISTERED/CERTIFIED ROOFING CONTRACTOR, SUBMIT REPORT TO BLDG DEPT.
□ LOOSE SHINGLES
□ MISSING SHINGLES
□ MULTI-LAYERS REPLACE
□ TREES CAUSING ROOF ISSUES
□ MOSS GROWING
□ SAGGING/STRUCTURAL
□ DETERIORATED/DAMAGED SHINGLE(S)

NOTES:

6. Siding, Fascia, overhangs and trim must be free of peeling/blistering paint. No broken damaged or missing siding. Siding must be clean – soiled siding must be washed.

X APPROVED ☐ NOT APPROVED ☐ N/A

- ☐ WOOD
- ☐ BRICK
- ☐ VINYL
- ☐ ALUMINUM
- ☐ DAMAGE
- ☐ ROT
- ☐ PEELING
- ☐ DIRTY-WASH
- ☐ MISSING SIDING
- ☐ MISSING FASCIA
- ☐ MISSING SOFFIT
- ☐ SOFIT PREP/PAINT
- ☐ FASCIA PREP/PAINT
- ☐ ALUMINUM SIDING PREP/PAINT
- ☐ PAINT SIDING
- ☐ WINDOWS/DOORS WOOD TRIM PREP/PAINT

NOTES:

7. Windows and doors must be in good working condition free of cracks and all trim must be maintained and in good condition.

X APPROVED ☐ NOT APPROVED ☐ N/A

- ☐ REPAIR
- ☐ REPLACE
- ☐ MISSING
- ☐ PREP/PAINT
- ☐ HARDWARE
- ☐ SCREEN
- ☐ BROKEN GLASS
- ☐ CAULK/GLAZE
- ☐ FRONT STORM DOOR
- ☐ REAR STORM DOOR
- ☐ FRONT/REAR DOOR
- ☐ GARAGE DOOR
- ☐ GARAGE MAN DOOR
- ☐ HARDWARE

NOTES:

8. Must have a proper storage area for rubbish and/or rubbish cans. Must have a shed or garage for storage of equipment, bikes, toys, etc.

X APPROVED ☐ NOT APPROVED ☐ N/A

NOTES:

9. Address must be on the home and legible/visible from the street and mailbox must be in

good, stable condition.

□ APPROVED x NOT APPROVED □ N/A

x ADD/REPLACE ADDRESS ON HOME

□ REPAIR/REPLACE MAILBOX

NOTES: ADDRESS IS ON POLE AT STREET, BUT ADDRESS MUST BE ON THE HOME AS WELL.

10. Gutters, downspouts and sewers must be properly connected and maintained.

X APPROVED □ NOT APPROVED □ N/A

□ CLEAN GUTTERS

□ REPLACE GUTTERS

□ REPAIR GUTTERS

□ REPAIR DOWNSPOUT

□ REPLACE DOWNSPOUT

□ DOWNSPOUT NOT CONNECTED

NOTES:

11. Storm & sanitary sewers may need to be filmed due to age or if the Building Inspector finds any other reason or suspicion that the pipes might have potential problems such as broken pipes, tree roots, offsets, deterioration etc. causing the system to not function properly.

□ APPROVED X NOT APPROVED □ N/A

□ FILM SANITARY SEWER

□ FILM STORM SEWER

X FILM BOTH SANITARY AND STORM SEWER LINES TO ENSURE NO ISSUES

NOTES: SEVERAL TREES ON PROPERTY AND OLD SYSTEM

12. Canopies/patio enclosures must be installed properly and have no deterioration, missing or loose parts on the structure(s).

X APPROVED ☐ NOT APPROVED ☐ N/A

NOTES:

13. Trees, lawn maintenance and landscaping – All trees and bushes must be maintained so not to overhang or be a nuisance to any neighboring property or any structure. Grass must be trimmed and properly maintained. All landscaping must be properly kept and maintained.

☐ APPROVED X NOT APPROVED ☐ N/A

X TREES OVERGROWN-TOO LARGE FOR AREA-REMOVE

X TREES OVERGROWN - TRIM

X TREE/SHRUB-TRIM AWAY FROM STRUCTURE

☐ HIGH WEED/GRASS-NEEDS CUT

X TREE NUISANCE TO NEIGHBOR PROPERTY

☐ TREE DEAD/DISEASED

NOTES: SEVERAL TREES TO MANY ISSUES TO LIST

14. Exterior electrical must be up to code. All fixtures must be in good working condition.
***ALL PERMITS NEED TO GO THROUGH SUMMIT COUNTY BUILDING DEPARTMENT***

X APPROVED ☐ NOT APPROVED ☐ N/A

☐ LIGHT FIXTURE

☐ OUTLET COVER

☐ MISSING GLOBE

NOTES:

15. Detached structures must be in good condition.

□ APPROVED □ NOT APPROVED X N/A

- □ SIDING
- □ FOUNDATION
- □ ROOF
- □ MAN DOOR
- □ MAIN DOOR
- □ GUTTERS
- □ DOWNSPOUT
- □ WINDOWS
- □ FASCIA
- □ SOFFIT
- □ OVERHANG
- □ ELECTRICAL FIXTURES
- □ DOOR HARDWARE

NOTES:

16. Overall property condition and any additional comments:

- □ EXCELLENT
- X GOOD
- □ FAIR
- □ POOR

□ HAS NO VIOLATIONS - APPROVED

X HAS VIOLATIONS-NOT APPROVED

NOTES: NICE PROPERTY, THE ASPHALT HAS NOT BEEN MAINTAINED, TREES ARE OVERGROWN TO MANY IN PROPERTY. TREES CAUSE DAMAGE TO EACH OTHER.

H. Jason Walters
Dept. of Public Service Superintendent