DATE: **09/15/20**
DATE INSPECTION APPROVED: 09/15/20

VILLAGE OF NORTHFIELD

BUILDING DEPARTMENT
CLEAN POS INSPECTION

OCCUPANT: **EDWIN LEHTO**

ADDRESS: **140 MAGNOLIA AVE.**
NORTHFIELD OH 44067

PHONE: **216 543 0587**

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 such 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 satisfactions.
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 & Zoning Inspector, Village of Northfield