The Village of Northfield
199 LEDGE RD.
NORTHFIELD VILLAGE, OHIO 44067
330-467-7139 #20
Fax: 330-908-7014
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.

Date of Inspection: 4/24/15 Date of Approval:

H. Jason Walters
Harold J.Walters, Building Inspector

Address to be Inspected: 9139 CRANBROOK, NORTHFIELD OH 44067

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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

CONCRETE MUST REPLACE DRIVE

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

□ APPROVED X NOT APPROVED

WALK & PATIO NEED REPLACED

3. All steps, decks, stoops and fences 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 □ NOT APPROVED

N/A

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

□ APPROVED □ NOT APPROVED

N/A

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.

□ APPROVED X NOT APPROVED

REPLACE ROOF

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.

□ APPROVED X NOT APPROVED

WASH, PREP & APINT OR REPLACE WITH VINYL

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

□ APPROVED X NOT APPROVED

REPLACE MAIN FRONT GARAGE DOOR

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

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

X APPROVED □ NOT APPROVED

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

X APPROVED □ NOT APPROVED

11. Storm & sanitary sewers may need to be filmed if evidence exists that the pipes might be broken or the sewers are not functioning properly.

☐ APPROVED X NOT APPROVED

FILM STORM LINES & SANITARY LINES

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

☐ APPROVED X NOT APPROVED

REPAIR DOORS/SCREENS

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

TREE IN FRONT YARD IS OVERGROWN AND MUST BE REMOVED – PINES ON PROPERLY LINE NEED REMOVED

14. Exterior electrical must be up to code. All fixtures must be in good working condition.

☐ APPROVED X NOT APPROVED

ELECTRIC RUNNING FROM HOME INTO GARAGE IS NOT TO CODE.

15. Detached structures must be in good condition.

☐ APPROVED ☐ NOT APPROVED

N/A

16. Overall property condition and any additional comments:

FAIR – NEEDS WORK

☐ APPROVED X NOT APPROVED

H. Jason Walters

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Dept. of Public Service Superintendent