



The Village of Northfield

199 LEDGE RD.
NORTHFIELD VILLAGE, OHIO 44067
330-467-7139 #20
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J. 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.

J. Jason Walters

Harold J. Walters, Building Inspector

Date of Inspection: 11/1/16

Name & email of person requesting pos: MARK & PAM DEMKO

POS Address to inspect: 9091 ROOSEVELT

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 NOT APPROVED

CONCRETE

ASPHALT

STONE

CRACKS

LEVEL UNLEVEL REPLACE REPAIR

NOTES: CONCRETE SIDE OF DRIVEWAY IS GOOD. THE NORTH OR LEFT SIDE OF DRIVEWAY IS STONE AND MUST BE CONCRETE OR ASPHALT ALL THE WAY TO THE REAR OF THE HOME, AT LEAST THE WIDTH OF THE APRON AT THE STREET BACK.

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

APPROVED NOT APPROVED

CONCRETE

ASPHALT

BRICK/OTHER

CRACKS

LEVEL UNLEVEL REPLACE REPAIR

NOTES: PUBLIC WALK IS CRACKED; REPAIR OR REPLACE

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.

X APPROVED **NOT APPROVED**

- | | | |
|---|---------------------------------|----------------------------------|
| <input type="checkbox"/> HANDRAIL | <input type="checkbox"/> REPAIR | <input type="checkbox"/> REPLACE |
| <input type="checkbox"/> STEPS REPAIR | <input type="checkbox"/> REPAIR | <input type="checkbox"/> REPLACE |
| <input type="checkbox"/> FOUNDATION | <input type="checkbox"/> REPAIR | <input type="checkbox"/> REPLACE |
| <input type="checkbox"/> DECK REPAIR | <input type="checkbox"/> REPAIR | <input type="checkbox"/> STAIN |
| <input type="checkbox"/> HANDRAIL/GUARDRAIL | <input type="checkbox"/> REPAIR | <input type="checkbox"/> REPLACE |
| <input type="checkbox"/> TUCKPOINT | <input type="checkbox"/> REPAIR | <input type="checkbox"/> REPLACE |
| <input type="checkbox"/> STOOP | <input type="checkbox"/> REPAIR | <input type="checkbox"/> REPLACE |

NOTES:

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

X APPROVED **NOT APPROVED**

- | | | |
|---|---------------------------------|----------------------------------|
| <input type="checkbox"/> DAMAGE | <input type="checkbox"/> REPAIR | <input type="checkbox"/> REPLACE |
| <input type="checkbox"/> HARDWARE | <input type="checkbox"/> REPAIR | <input type="checkbox"/> REPLACE |
| <input type="checkbox"/> WASH | | |
| <input type="checkbox"/> STAIN/PAINT | | |
| <input type="checkbox"/> CODE VIOLATION | | |
| <input type="checkbox"/> 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.

X APPROVED **NOT APPROVED**

- 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**

- WOOD
- BRICK
- X VINYL**
- ALUMINUM
- DAMAGE
- ROT
- PEELING
- DIRTY-WASH
- MISSING SIDING
- MISSING FASCIA
- MISSING SOFIT
- SOFIT PREP/PAINT
- FASCIA PREP/PAINT

NOTES:

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

- APPROVED NOT APPROVED
- ADD/REPLACE ADDRESS ON HOME
 - REPAIR/REPLACE MAILBOX

NOTES:

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

- APPROVED NOT APPROVED
- CLEAN GUTTERS
 - REPLACE GUTTERS
 - REPAIR GUTTERS
 - REPAIR DOWNSPOUT
 - REPLACE DOWNSPOUT
 - DOWNSPOUT NOT CONNECTED

NOTES:

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 NOT APPROVED
- FILM SANITARY SEWER
 - FILM STORM SEWER

NOTES: SEWER REPLACED IN THE LAST 5 YEARS THE HOMEOWNER STATES.

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

APPROVED NOT APPROVED

NOTES: N/A

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 NOT APPROVED

- TREES OVERGROWN-TOO LARGE FOR AREA-REMOVE
- TREES OVERGROWN - TRIM
- TREE/SHRUB-TRIM AWAY FROM STRUCTURE
- HIGH WEED/GRASS-NEEDS CUT
- TREE NUISANCE TO NEIGHBOR PROPERTY
- TREE DEAD/DISEASED

NOTES: TREE ON NORTH SIDE OF HOME OR THE LEFT SIDE, IS GROWING INTO NEIGHBOR'S HOME AND OVER THE DECK. MUST BE TRIMMED OR REMOVED. CLEA UP ENTIRE FENCE LINE.

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

APPROVED NOT APPROVED

- LIGHT FIXTURE
- OUTLET COVER
- MISSING GLOBE

NOTES:

15. Detached structures must be in good condition.

X APPROVED **NOT APPROVED**

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

NOTES:

16. Overall property condition and any additional comments:

- X EXCELLENT**
- GOOD
- FAIR
- POOR
- X VIOLATIONS**
- NO VIOLATIONS

APPROVED **X NOT APPROVED**

NOTES: HAS SOME MINOR VIOLATIONS, THIS PROPERTY IS VERY NICE.