



*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*

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## **Village of Northfield Rental Certificate Inspection List**

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 Ordinances 1266.07b & 1442.14
2. Sidewalks and walkways and patios must be level and free of trip hazards with no cracks or deterioration.
3. All steps, decks and stoops must be maintained free of broken or dilapidated parts. All hand railings/guardrails must be secure and maintained. Foundations above grade cannot be deteriorated and must be weather tight.
4. All fencing must be in good condition, with all gates and hardware working properly.
5. Roofs & chimneys must be free of leaks and in good condition. No more than two layers of shingles and no loose, deteriorated or damaged shingles are permitted.
6. Siding, Fascia, overhangs and trim must be clean and free of peeling/blistering paint or broken, damaged or missing siding.
7. Windows, doors and screening must be in good working condition and free of cracks. All trim must be maintained and in good condition.
8. Must have a proper storage area for rubbish and/or rubbish cans.
9. Must have a shed or garage for storage of equipment, bikes, toys, etc.
10. The home's address must be on the home and be legible and visible from the street.

11. Gutters, downspouts and sewers must be properly connected and maintained.
12. Storm & sanitary sewers may need to be filmed if evidence exists that the pipes might be broken or the sewers are not functioning properly.
13. Canopies and patio enclosures must be installed properly and have no deterioration or missing or loose parts on the structure(s).
14. Trees, lawn maintenance and landscaping – All trees and bushes must be maintained so as 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.
15. Exterior electrical systems must be up to code. All fixtures must be in good working condition.
16. Detached structures must be in good condition.
17. The overall condition of the property must comply with the Village's residential property maintenance standards.

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Superintendent of Dept. of Public Service,  
Building and Zoning Inspector