

# The Village of Northfield

199 LEDGE RD

NORTHFIELD VILLAGE, OHIO 44067

330 468 4363; FAX: 330 908 7014

JASON WALTERS Building/Zoning Inspector

## APPLICATION FOR POINT OF SALE EXTERIOR INSPECTION

DATE: \_\_\_\_\_

**\*NOTE: A \$100.00 fee is due with this complete application form.**

### 1444.01 SALES; CERTIFICATE REQUIRED; PRESENTATION TO BUYER; CONTENTS OF CERTIFICATE

The owner of any structure or premises entering into an agreement to sell or otherwise convey an interest in such building, structure or premises shall obtain from the Building and Zoning Inspector a Certificate of Exterior Inspection, and present such bona fide Certificate or an exact copy thereof to any prospective purchases or grantee prior to the time of transfer of title to the purchaser. The Certificate shall list thereon all known violation of the Building and Housing Code, as well as other informational material relating to such inspection.

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 seller or the buyer. All repairs shall be made within 60 days of the date of inspection *unless other arrangements have been approved by the Building Department.* - **Signature required below by property owner**

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.

**Make checks payable to: The Village of Northfield Building Department.**

ADDRESS OF DWELLING TO BE INSPECTED: \_\_\_\_\_

Requesting Applicants Name: \_\_\_\_\_

Phone:(cell)\_\_\_\_\_ (work):\_\_\_\_\_

**Property Owner Name:**\_\_\_\_\_ **Signature:**\_\_\_\_\_

Name of Real Estate Co. \_\_\_\_\_ Phone # \_\_\_\_\_

Name of Person to Contact with report: \_\_\_\_\_

Contact # \_\_\_\_\_ Email: \_\_\_\_\_

*H. Jason Walters*

H. Jason Walters, Zoning Inspector, Village of Northfield

**OFFICE USE:**ZONING DISTRICT: R1-Single Family Residential District R2-Multiple Family Residential District

B1-Retail Business District B2-Highway Business District C1-Industrial District C2- Light Industrial District