



City of Macedonia

The Crossroads of Northeast Ohio

9691 Valley View Road • Macedonia, Ohio 44056
(330) 468-8360 • FAX (330) 468-8396

Building/Engineering/Zoning/Planning Department

POINT OF SALE INSPECTION INFORMATION

WHEN YOU DECIDE TO SELL YOUR HOME . . .

The City of Macedonia requires a Point-of-Sale Inspection prior to the transfer of title. You or your real estate representative must fill out an [Exterior Inspection Application](#) and pay the required fee (\$75 for residential properties). Applications are accepted by mail or can be dropped off at the Building Department. Checks should be made payable to the City of Macedonia.

Within ten (10) working days after receipt of the application and fee, the Zoning Inspector shall make an exterior inspection of your property which will take approximately thirty minutes. Since this is an exterior inspection, you do not need to be home. If there are no violations found, a Certificate of Exterior Inspection will be issued. If violations exist, an Exterior Inspection report will be issued.

WHAT IF VIOLATIONS ARE FOUND . . .

Violations will be listed on the Exterior Inspection Report and must be corrected within ninety (90) days.

There are two methods to make the corrections:

1. If **YOU** intend to correct the violations, please do so within the ninety-day period. When you have corrected the violations, call the Building Department at (330) 468-8360 to schedule a reinspection. If all violations have been satisfactorily corrected, a Certificate will be issued.
2. If the **BUYER**, through mutual agreement, agrees to assume some or all of the violations, they will be required to fill out an [Affidavit For Inspection Certificate](#). If the buyer does not assume responsibility for correcting all the violations, you are obligated to correct what is not being assumed by the buyer within a ninety (90) day period. The Affidavit must be notarized and signed by the buyer and delivered to your escrow agent upon closing the sale. A copy of the document must also be given to the Building Department prior to closing.

If you or the buyer encounter hardships or delays in making the repairs or need an extension of time to complete the work, a written request for an extension must be submitted to the Building Department. Extension requests must specify a date when the outstanding violations will be corrected. Open-ended requests will not be granted.



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WHAT ARE COMMON VIOLATIONS?

The inspection is a visual check of the exterior of your residence. The inspection shall list thereon all known violations of Sections 1365.05, 1365.08, and 1365.13 of [Chapter 1365](#) – Maintenance Standards.

Before you decide to sell your home, walk around the outside of the home and check the following:

- Are gutters/downspouts sagging, peeling, rusting, or missing?
- Is masonry badly cracked or crumbling?
- Does siding or wood trim need to be painted?
- Is siding or trim rotted, bent, dented, scratched, or missing?
- Is the garage door operating and does it have complete hardware?
- Are all combustibles stored property?
- Is the lawn mowed and maintained?
- Is shrubbery and/or garden maintained?
- Is all debris removed from the property?
- Is the asphalt driveway patched and/or sealed with no large cracks or gaps?
- Are there concrete trip factors (uneven slabs) greater than 1" high?
- Do windows have cracks in the glass and are window well clean and intact?
- Are all screens intact?
- Are house numbers visible from the street?
- Are steps and railings secure and in good condition?
- Are outdoor fixtures, outlets, and devices property installed?
- Are sheds or accessory buildings in good condition?
- Does the deck need to be painted or stained?

The inspection is not a guarantee of the condition of the house. It represents a visual check of the exterior. It is not a guarantee that the roof is free of leaks or that there is no hidden water or termite damage. It is also not a guarantee that future violations cannot and will not occur.

WHAT IF VIOLATIONS ARE NOT CORRECTED?

All violations not corrected under the Point-of-Sale Inspection constitute a violation of the City of Macedonia Codified Ordinance Chapter 1327. If you have a Point-of-Sale Inspection and the sale falls through, or you decide not to sell, you are still required to correct the violations.

Because the Point-of-Sale Inspection has been adopted as a City Ordinance, all uncorrected violations may be subject to criminal prosecution, which may result in a second-degree misdemeanor conviction, which carries with it a possible incarceration of up to ninety (90) days, and/or a fine of up to \$750.00.

A FINAL WORD . . .

The Mayor, City Council, and the staff of the Macedonia Building Department have worked together to adopt this inspection program. We sincerely hope you agree with the goal of this inspection – to make sure the City of Macedonia remains an attractive, livable community for years to come. All of us join in expressing appreciation for your efforts to comply with the Point-of-Sale Inspection requirements.