



City of Dearborn
Department of Building & Safety
Residential Sales Division
4500 Maple
Dearborn, MI 48126
(313) 943-2120 or (313) 943-3335

**Residential Sale or Non-Owner
Occupied (Rental) Inspection Report**

Address: 5505 MIDDLESEX
Location ID 31211

Date: 11/9/2009
Inspection type: Foreclosure/First
Inspector: Ken Foley

Room	Action	Permit Required
Exterior Structure (Exterior)	Install guardrails on front porch	
Exterior Structure (Exterior)	Install handrails on front steps along both sides	
Exterior Structure (Exterior)	Replace front porch cap	Porch
Exterior Structure (Exterior)	Replace front steps	Porch
Exterior Structure (Exterior)	Replace side storm door	
Exterior Structure (Exterior)	Repair front storm door	
Exterior Structure (Exterior)	Replace rear entry door	
Exterior Structure (Exterior)	Replace rear storm door	
Garage (Exterior)	Secure all wiring	
Garage (Exterior)	Correct exposed electrical wiring	
Garage (Exterior)	Install GFI protected outlets in all wall outlets -- exterior and interior	Electrical
Garage (Exterior)	Obtain permit for electrical work	Electrical
Garage (Exterior)	Replace cover/switch plates	
Garage (Exterior)	Replace the windows	
Garage (Exterior)	Repair siding	
Garage (Exterior)	Scrape and paint garage	
Property (Exterior)	Remove overgrowth from entire property	
Property (Exterior)	Remove stumps from the entire property, including the perimeter fence line	
Property (Exterior)	Remove weed trees to grade from the entire property, including the perimeter fence line	
All Rooms (All)	Certificate from a licensed heating contractor must be submitted that indicates the heating unit was inspected and is properly functioning	
All Rooms (Basement)	Repair or replace HVAC system	HVAC

* - Indicates health and safety or property maintenance item. These items must be corrected and/or repaired before Conditional Occupancy will be allowed.

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Room	Action	Permit Required
Basement (Basement)	Must remove from basement: all partition and perimeter walls, kitchen facilities, bathroom, bedrooms, doors, ceiling, and trim. All electrical and plumbing must be removed to their original source and restored to code. Inspection of the perimeter founda	
Bathroom 1 (Basement)	Uncover underground drains and correct plumbing violations	Plumbing
Kitchen (Basement)	Replace main electrical service panel	Electrical
Laundry Room (Basement)	Install laundry circuit	Electrical
Laundry Room (Basement)	Uncover underground drains and correct plumbing violations	Plumbing
Laundry Room (Basement)	Install hot water tank	Plumbing
Laundry Room (Basement)	Install or replace dryer vent duct. Vent duct must be 4" diameter metal.	
Laundry Room (Basement)	Install laundry facilities	Plumbing
1/2 Bath 1 (First (Main) Floor)	Repair or replace sink	
1/2 Bath 1 (First (Main) Floor)	Repair or replace vanity	
Kitchen (First (Main) Floor)	Repair all damage to walls and ceilings; restore to a smooth and flat condition	
Kitchen (First (Main) Floor)	Seal all holes and openings in walls, ceilings, floors and surfaces	
Kitchen (First (Main) Floor)	Replace damaged kitchen cabinets	
Kitchen (First (Main) Floor)	Replace damaged countertop	
Kitchen (First (Main) Floor)	Replace damaged sink	
Kitchen (First (Main) Floor)	Provide an operable garbage disposal	Plumbing
Kitchen (First (Main) Floor)	Replace damaged kitchen faucet	
All Rooms (Second Floor)	Replace all missing or damaged electrical covers	
All Rooms (Second Floor)	Scrape and paint walls, ceilings and all surfaces	
All Rooms (Second Floor)	Seal all holes and openings in walls, ceilings, floors and surfaces	
All Rooms (Second Floor)	Replace all missing and damaged door hardware	
All Rooms (Second Floor)	Replace all missing and damaged fixtures	
All Rooms (Second Floor)	Replace all missing or damaged duct/register covers	
All Rooms (Second Floor)	Replace all damaged carpeting and flooring	
All Rooms (Second Floor)	Replace all damaged electrical switches and outlets	

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Room	Action	Permit Required
All Rooms (Second Floor)	Replace all damaged molding, trim and finishes	
All Rooms (Second Floor)	Install smoke detectors per manufacturer specifications	
All Rooms (Second Floor)	Repair or replace damaged door	
All Rooms (Second Floor)	Repair or replace damaged screen	
All Rooms (Second Floor)	Clean and sanitize walls, ceilings, floors, and all surfaces	
All Rooms (Second Floor)	Correct all plumbing leaks and replace all damaged plumbing	Plumbing
Bathroom 1 (Second Floor)	Reglaze or replace bathtub. Replacing bathrub requires permit.	Plumbing
Bathroom 1 (Second Floor)	Repair or replace sink	
Bathroom 1 (Second Floor)	Repair or replace vanity	
Bathroom 1 (Second Floor)	Install or replace anti-scald mixing valve in shower/tub	Plumbing
Hallway (Second Floor)	Install handrails on the 2nd floor staircase	
Escrow (All)	\$17,500 - Escrow payment must be made and Escrow Agreement must be signed BEFORE transfer of ownership occurs. Please refer to the City of Dearborn Escrow Policy for complete information on escrow requirements and incentives.	Note

Comments: REMOVE TREE NEXT TO GARAGE. NOTE A/C UNIT REMOVED. REMOVE BASEMENT KITCHEN AND BATHROOM UNCOVER AND CORREC ALL VIOLATIONS REMOVE DROP CEILING.

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