Detroit Land Bank Authority Property Condition Report

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DISCLAIMER: THE PURCHASER UNDERSTANDS THAT THE DETROIT LAND BANK AUTHORITY ("SELLER") HAS LITTLE OR NO DIRECT KNOWLEDGE CONCERNING THE CONDITION OF THE PROPERTY. THE PURCHASER ACKNOWLEDGES AND AGREES TO ACCEPT THE PROPERTY IN "AS IS" CONDITION, INCLUDING, WITHOUT LIMITATION, ANY DEFECTS OR ENVIRONMENTAL CONDITIONS AFFECTING THE PROPERTY, WHETHER KNOWN OR UNKNOWN, WHETHER SUCH DEFICITS OR CONDITIONS WERE DISCOVERABLE THROUGH INSPECTION OR NOT.

Inspection Date:	09/01/2026
Address:	14227 Houston-Whittier
Number of Units:	2
Inspector:	S Patterson

Permit Required?	**Generally, permits are required for the following work:**
Building Permit Required: Yes	• Roof/Window Replacement • Structural Fire Damage • Foundation Wall Repairs • Rebuilding Porches
Electrical Permit Required: Yes	• Service Equipment/Replacement, including conductors & service panel • Repair of and installation of new branch circuits • Repair of unapproved wiring (below joist, surface mounted, open splice)
Mechanical/Heating Permit Required: Yes	• Furnace/Boiler Replacement • Providing Heat to a Previously Unheated Living Space • Central Air Conditional Replacement
Plumbing Permit Required: Yes	• Water Heater Replacement • Supply & Waste Piping Replacement • Fixture Replacement – sink, lavatory, toilet, bathtub, laundry tub

READ BELOW

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(A) THE PHYSICAL CONDITION OR ANY OTHER ASPECT OF THE PROPERTY INCLUDING THE STRUCTURAL INTEGRITY OF THE QUALITY OR CHARACTER OF MATERIAL USED IN CONSTRUCTION OF ANY IMPROVEMENTS (E.G., DRYWALL, ASBESTOS, LEAD PAINT, UREA FORMALDEHYDE FOAM INSULATION), AVAILABILITY AND QUANTITY OR QUALITY OF WATER, STABILITY OF THE SOIL, SUSCEPTIBILITY TO LANDSLIDE OR FLOODING, SUFFICIENCY OF DRAINAGE, WATER LEAKS, WATER DAMAGE, MOLD, MILDEW OR ANY OTHER MATTER AFFECTING THE STABILITY, INTEGRITY, OR CONDITION OF THE PROPERTY OR IMPROVEMENTS;

(B) THE CONFORMITY OF THE PROPERTY OR THE IMPROVEMENTS TO ANY ZONING, LAND USE OR BUILDING CODE REQUIREMENTS OR COMPLIANCE WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY FEDERAL, STATE OR LOCAL GOVERNMENTAL AUTHORITY, OR THE GRANTING OF ANY REQUIRED PERMITS OR APPROVALS, IF ANY, OF ANY GOVERNMENTAL BODIES WHICH HAD JURISDICTION OVER THE CONSTRUCTION OF THE ORIGINAL STRUCTURE, ANY IMPROVEMENTS AND/OR ANY REMODELING OF THE STRUCTURE; AND

(C) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY OR IMPROVEMENTS INCLUDING REDHIBITORY VICES AND DEFECTS, APPARENT, NON-APPARENT OR LATENT, WHICH NOW EXIST OR WHICH MAY HEREAFTER EXIST AND WHICH, IF KNOWN TO THE PURCHASER, WOULD CAUSE THE PURCHASER TO REFUSE TO PURCHASE THE PROPERTY.

THE PURCHASER ACKNOWLEDGES THAT THE CONTENTS OF THE DETROIT LAND BANK PROPERTY CONDITION REPORT ARE MERELY AN OPINION, ARE NON-EXHAUSTIVE, AND DO NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY. THE SELLER STRONGLY RECOMMENDS THAT THE PURCHASER OBTAIN, AT THEIR OWN EXPENSE, AN INDEPENDENT LICENSED, INSPECTION AND INDEPENDENT ESTIMATES FOR THE COST NECESSARY REPAIRS TO BRING THE PROPERTY UP TO CITY OF DETROIT ZONING, LAND USE OR BUILDING CODE REQUIREMENTS.

STRUCTURAL DWELLING REPAIRS - EXTERIOR

ROOF:	REPLACE
GUTTERS/DOWNSPOUTS:	REPLACE
WINDOWS:	REPLACE
EXTERIOR DOORS:	REPLACE
EXTERIOR DOOR JAMB/TRIM:	REPLACE

MASONRY REPAIRS

FRONT PORCH STEPS/WALLS:	Tuckpoint Open Mortar Joints/Replace Missing Bricks/Blocks
REAR PORCH STEPS/WALLS:	Tuckpoint Open Mortar Joints/Replace Missing Bricks/Blocks
PORCH CAP:	Tuckpoint Open Mortar Joints/Replace Missing Bricks/Blocks
DWELLING WALLS - FRONT:	
DWELLING WALLS - SIDE:	
DWELLING WALLS - REAR:	
CHIMNEY:	Tuckpoint Open Mortar Joints/Replace Missing Bricks/Blocks
PORCH COLUMNS - FRONT:	Tuckpoint Open Mortar Joints/Replace Missing Bricks/Blocks
PORCH COLUMNS - REAR:	Not Present/Not Applicable
PIERS:	Not Present/Not Applicable
OTHER:	

WOOD PORCHES:	REPLACE STEPS, REPLACE RAILS, REPLACE DECKING, REPLACE COLUMNS, REPLACE CEILING, REPLACE JOISTS, REPLACE PIERS, Rear

TRIM BOARDS:	REPLACE

STRUCTURAL DWELLING REPAIRS - EXTERIOR CONTINUED

	1ST FLOOR	2ND FLOOR
FRONT SIDING:		DAMAGED
SIDE SIDING:		DAMAGED
REAR SIDING		DAMAGED
OTHER:		

GARAGE - PAINT:	
HOUSE - PAINT:	

GARAGE:	DEMOLISH

STRUCTURAL GARAGE REPAIRS

ROOF:	
SIDING:	
WALLS:	
GARAGE DOOR:	
PERSON DOOR:	
WINDOWS:	
OTHER:	

LOWER UNIT STRUCTURAL INTERIOR REPAIRS

REPAIR DOORS:	
REPLACE DOORS:	REPLACE DOORS, REPLACE TRIM, REPLACE HARDWARE

BASEMENT STAIRS:	REPLACE HANDRAILS, REPLACE TREADS, REPLACE RISERS, REPLACE STRINGERS
1ST-2ND FLOOR STAIRS:	REPLACE HANDRAILS, REPLACE TREADS, REPLACE RISERS, REPLACE STRINGERS, Rear stairs
3RD FLOOR/ATTIC STAIRS:	NOT PRESENT/NOT APPLICABLE

REPAIR FLOORS:	1ST FLOOR
REPLACE FLOORS:	

REPLACE WALLS & CEILINGS:	
REPAIR WALLS & CEILINGS:	THROUGHOUT, COVERINGS

PAINTING INTERIOR:	SCRAPE AND PAINT

FOUNDATION TYPE:	BASEMENT
FOUNDATION:	INACCESSIBLE, Stairs broken/dilapidated

SMOKE DETECTORS NEEDED:	1ST FLOOR, 2ND FLOOR, BASEMENT

EXIT/EGRESS WINDOWS/ENTRY DOORS: *NOTE - A MINIMUM OF 1 EGRESS WINDOW PER BEDROOM AND 1 EGRESS EXTERIOR DOOR PER EACH FINISHED LEVEL MUST BE MAINTAINED AS A MEANS OF EGRESS FOR FIRE SAFETY.*	

LOWER UNIT ELECTRICAL REPAIRS

SERVICE CONDUCTORS/SERVICE ENTRANCE CABLES:	REPAIR
SERVICE PANEL (CIRCUIT BREAKER BOX/FUSEBOX):	REPLACE
WIRING: *NOTE - RECEPTACLES INSTALLED IN BATHROOMS AND AT KITCHEN COUNTER TOPS MUST BE GROUND FAULT PROTECTED AND MUST BE INSTALLED ON SEPARATE 20 AMPERE CIRCUITS.*	REPLACE MISSING/ VANDALIZED BRANCH CIRCUITS, REPAIR UNAPPROVED WIRING (SURFACE-MOUNTED; BELOW JOIST; OPEN SPLICES), REPLACE MISSING GROUNDING ELECTRODE CONDUCTOR IN BASEMENT, PROVIDE SEPARATE WALL MOUNTED 20 AMP LAUNDRY CIRCUIT

GARAGE - ELECTRICAL:	REMOVE ANY & ALL ABANDONED WIRING

LOWER UNIT PLUMBING REPAIRS

BATHROOM PLUMBING

SINK:	REPLACE
TOILET:	REPLACE
TUB/SHOWER:	REPLACE
FAUCET:	REPLACE
DRAIN/TRAP:	REPLACE
SUPPLY LINES:	REPLACE
OTHER:	

KITCHEN PLUMBING

SINK:	REPLACE
FAUCET:	REPLACE
DRAIN/TRAP:	REPLACE
SUPPLY LINES:	REPLACE
OTHER:	

KITCHEN CABINETS:	REPLACE
KITCHEN COUNTERS:	REPLACE

BASEMENT PLUMBING

SINK:	
FAUCET:	
DRAIN/TRAP:	
SUPPLY LINES:	
OTHER:	Basement not accessible

LOWER UNIT PLUMBING REPAIRS CONTINUED

LAUNDRY PLUMBING

SINK:	NOT APPLICABLE - NO LAUNDRY ROOM
FAUCET:	NOT APPLICABLE - NO LAUNDRY ROOM
DRAIN/TRAP:	NOT APPLICABLE - NO LAUNDRY ROOM
SUPPLY LINES:	NOT APPLICABLE - NO LAUNDRY ROOM
OTHER:	

WATER HEATER:	Basement not accessible

LOWER UNIT HEATING & VENTILATION/AIR CONDITIONS REPAIRS

HEATING AND VENTILATION/AIR CONDITIONS

THERMOSTAT:	
FURNACE:	
DUCT WORK:	
BOILER:	
EXHAUST VENTING:	
HARD-WIRED ELECTRIC BASEBOARD HEATERS:	
OTHER:	

PROVIDE HEAT TO:	LIVING ROOM, DINING ROOM, KITCHEN, BATHROOM, BEDROOM 1, BEDROOM 2

UTILITY STATUS:	GAS SHUT OFF, WATER OFF

CHIMNEY CLEAN OUT:	
FIREPLACE REPAIRS:	

OTHER CONDITIONS:	

OTHER REPAIRS/DEFICIENCIES:	

UPPER UNIT STRUCTURAL INTERIOR REPAIRS

REPAIR DOORS:	
REPLACE DOORS:	REPLACE DOORS, REPLACE TRIM, REPLACE HARDWARE

BASEMENT STAIRS:	
1ST-2ND FLOOR STAIRS:	REPLACE HANDRAILS
3RD FLOOR/ATTIC STAIRS:	NOT PRESENT/NOT APPLICABLE

REPAIR FLOORS:	2ND FLOOR
REPLACE FLOORS:	

REPLACE WALLS & CEILINGS:	
REPAIR WALLS & CEILINGS:	THROUGHOUT, COVERINGS

PAINTING INTERIOR:	SCRAPE AND PAINT

FOUNDATION TYPE:	BASEMENT
FOUNDATION:	INACCESSIBLE

SMOKE DETECTORS NEEDED:	1ST FLOOR, 2ND FLOOR, BASEMENT

EXIT/EGRESS WINDOWS/ENTRY DOORS: *NOTE - A MINIMUM OF 1 EGRESS WINDOW PER BEDROOM AND 1 EGRESS EXTERIOR DOOR PER EACH FINISHED LEVEL MUST BE MAINTAINED AS A MEANS OF EGRESS FOR FIRE SAFETY.*	

UPPER UNIT ELECTRICAL REPAIRS

SERVICE CONDUCTORS/SERVICE ENTRANCE CABLES:	REPAIR
SERVICE PANEL (CIRCUIT BREAKER BOX/FUSEBOX):	REPLACE
WIRING: *NOTE - RECEPTACLES INSTALLED IN BATHROOMS AND AT KITCHEN COUNTER TOPS MUST BE GROUND FAULT PROTECTED AND MUST BE INSTALLED ON SEPARATE 20 AMPERE CIRCUITS.*	REPLACE MISSING/ VANDALIZED BRANCH CIRCUITS, REPAIR UNAPPROVED WIRING (SURFACE-MOUNTED; BELOW JOIST; OPEN SPLICES), REPLACE MISSING GROUNDING ELECTRODE CONDUCTOR IN BASEMENT, PROVIDE SEPARATE WALL MOUNTED 20 AMP LAUNDRY CIRCUIT

UPPER UNIT PLUMBING REPAIRS

BATHROOM PLUMBING

SINK:	REPLACE
TOILET:	REPLACE
TUB/SHOWER:	REPLACE
FAUCET:	REPLACE
DRAIN/TRAP:	REPLACE
SUPPLY LINES:	REPLACE
OTHER:	

KITCHEN PLUMBING

SINK:	REPLACE
FAUCET:	REPLACE
DRAIN/TRAP:	REPLACE
SUPPLY LINES:	REPLACE
OTHER:	

KITCHEN CABINETS:	REPLACE
KITCHEN COUNTERS:	REPLACE

BASEMENT PLUMBING

SINK:	
FAUCET:	
DRAIN/TRAP:	
SUPPLY LINES:	
OTHER:	Not accessible

UPPER UNIT PLUMBING REPAIRS CONTINUED

LAUNDRY PLUMBING

SINK:	NOT APPLICABLE - NO LAUNDRY ROOM
FAUCET:	NOT APPLICABLE - NO LAUNDRY ROOM
DRAIN/TRAP:	NOT APPLICABLE - NO LAUNDRY ROOM
SUPPLY LINES:	NOT APPLICABLE - NO LAUNDRY ROOM
OTHER:	

WATER HEATER:	Basement not accessible

UPPER UNIT HEATING & VENTILATION/AIR CONDITIONS REPAIRS

HEATING AND VENTILATION/AIR CONDITIONS

THERMOSTAT:	
FURNACE:	
DUCT WORK:	
BOILER:	
EXHAUST VENTING:	
HARD-WIRED ELECTRIC BASEBOARD HEATERS:	
OTHER:	

PROVIDE HEAT TO:	LIVING ROOM, DINING ROOM, KITCHEN, BATHROOM, BEDROOM 1, BEDROOM 2

UTILITY STATUS:	GAS SHUT OFF, WATER OFF

CHIMNEY CLEAN OUT:	
FIREPLACE REPAIRS:	

OTHER CONDITIONS:	

OTHER REPAIRS/DEFICIENCIES:	Front porch roof and brickwork dilapidated, collapsing