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:	09/16/2026
Address:	11030 Wilshire
Number of Units:	1
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:	Not Present/Not Applicable
PORCH CAP:	Tuckpoint Open Mortar Joints/Replace Missing Bricks/Blocks
DWELLING WALLS - FRONT:	Tuckpoint Open Mortar Joints/Replace Missing Bricks/Blocks
DWELLING WALLS - SIDE:	Tuckpoint Open Mortar Joints/Replace Missing Bricks/Blocks
DWELLING WALLS - REAR:	Tuckpoint Open Mortar Joints/Replace Missing Bricks/Blocks
CHIMNEY:	Tuckpoint Open Mortar Joints/Replace Missing Bricks/Blocks
PORCH COLUMNS - FRONT:	Not Present/Not Applicable
PORCH COLUMNS - REAR:	Not Present/Not Applicable
PIERS:	Not Present/Not Applicable
OTHER:	

WOOD PORCHES:	

TRIM BOARDS:	REPLACE

STRUCTURAL DWELLING REPAIRS - EXTERIOR CONTINUED

	1ST FLOOR	2ND FLOOR
FRONT SIDING:		OK
SIDE SIDING:		
REAR SIDING		
OTHER:	Replace missing aluminum trim @ rake	

GARAGE - PAINT:	SCRAPE AND PAINT
HOUSE - PAINT:	

GARAGE:	REPAIR

STRUCTURAL GARAGE REPAIRS

ROOF:	REPLACE
SIDING:	REPLACE
WALLS:	REPAIR
GARAGE DOOR:	REPLACE
PERSON DOOR:	REPLACE
WINDOWS:	
OTHER:	Replace missing fascia

STRUCTURAL INTERIOR REPAIRS

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

BASEMENT STAIRS:	REPLACE HANDRAILS, REPAIR TREADS, REPLACE STRINGERS
1ST-2ND FLOOR STAIRS:	REPLACE HANDRAILS, REPLACE TREADS
3RD FLOOR/ATTIC STAIRS:	

REPAIR FLOORS:	
REPLACE FLOORS:	1ST FLOOR, 2ND FLOOR

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

PAINTING INTERIOR:	SCRAPE AND PAINT

FOUNDATION TYPE:	BASEMENT
FOUNDATION:	REPAIR LEAKING, REPAIR STRUCTURAL, Repair breach in wall

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.*	

ELECTRICAL REPAIRS

SERVICE CONDUCTORS/SERVICE ENTRANCE CABLES:	REPLACE
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:	REPAIR/REPLACE WIRING, SWITCHES, RECEPTACLES, LIGHT FIXTURES

PLUMBING REPAIRS

BATHROOM PLUMBING

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

PLUMBING REPAIRS CONTINUED

LAUNDRY PLUMBING

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

WATER HEATER:	REPLACE, REPAIR VENTING

HEATING & VENTILATION/AIR CONDITIONS REPAIRS

HEATING AND VENTILATION/AIR CONDITIONS

THERMOSTAT:	REPLACE
FURNACE:	REPLACE
DUCT WORK:	REPLACE
BOILER:	NOT PRESENT
EXHAUST VENTING:	REPLACE
HARD-WIRED ELECTRIC BASEBOARD HEATERS:	NOT PRESENT
OTHER:	Properly remove damaged pipe insulation

PROVIDE HEAT TO:	LIVING ROOM, DINING ROOM, KITCHEN, BATHROOM, BEDROOM 1, BEDROOM 2, BEDROOM 3

UTILITY STATUS:	GAS SHUT OFF, ELECTRIC SHUT OFF, WATER OFF

CHIMNEY CLEAN OUT:	
FIREPLACE REPAIRS:	

OTHER CONDITIONS:	

OTHER REPAIRS/DEFICIENCIES:	Structural damage from water intrusions Foundation wall open