

Address: 406 PHILIP STREET DETROIT (UPPER AND LOWER)
 Inspection: 11/19/2021

Date of



Inspector	
Supervisor	
Phone Number	
Date of Inspection	

Building Department Services; Community Improvement
 Services; Community Planning and Zoning
 Website: www.detroitrentalinspections.com
 Email: detroitrental@safebuilt.com

City of Detroit Property Maintenance Inspection Report

Property Location:	406 PHILIP	Bldg Name:		Sector:		District:	
Inspection Type:	<input checked="" type="checkbox"/> 1&2 Family <input type="checkbox"/> Hotel <input type="checkbox"/> Apartment <input type="checkbox"/> Motel <input type="checkbox"/> Shelter <input type="checkbox"/> Commercial <input type="checkbox"/> Other:						
Owner:	406 PHILIP LLC	Agent:		Tenant(s):			
Address:	742 TROMBLEY	City:	GROSSE POINTE PARK	State:	MI	Zip:	48230
Phone number:	(313) 910-5779	Cell number:		Email:	kyoung@systemhomeservices.com		

The following correction orders marked (X) are required to be complied on or before:

EMERGENCY correction orders marked (X) are required to be complied on or before:

EMERGENCY		
EMG 1	<input type="checkbox"/> Vacant and discontinue use of this building due to:	Sec. 9-1-43
EMG 2	<input type="checkbox"/> Remove obstruction from building drain / sewer and disinfect areas	Sec. 9-1-440
EMG 3	<input type="checkbox"/> Restore heating equipment to a safe and operable condition capable of maintaining a temperature of not less than 68 degrees F	Sec. 9-1-465
EMG 4	<input type="checkbox"/> Remove unapproved, unvented heating device(s)	Sec. 9-1-469
EMG 5	<input type="checkbox"/> Restore elevator(s) to proper working order	Sec. 9-1-502
EMG 6	<input type="checkbox"/> Provide hot water, cold water to all required plumbing fixtures	Sec. 9-1-441
ADMINISTRATIVE		

ADM 1	<input type="checkbox"/> Arrange for interior inspection	Sec. 9-1-35
ADM 2	<input checked="" type="checkbox"/> Provide Lead Clearance Report <i>inspection done</i>	Sec. 9-1-83
ADM 3	<input type="checkbox"/> Secure Certificate of Compliance	Sec. 9-1-36
ADM 4	<input type="checkbox"/> Secure Certificate of Registration	Sec. 9-1-81 Sec. 9-1-50
ADM 5	<input type="checkbox"/> Submit by compliance date, an approved report by a competent person providing the true condition of the structure or wall(s) integrity	Sec. 9-1-35(8)
REFERRALS		
REF 1	<input type="checkbox"/> Referral to plumbing division for inspection regarding:	
REF 2	<input type="checkbox"/> Referral to electrical division for inspection regarding:	
REF 3	<input type="checkbox"/> Referral to mechanical division for inspection regarding:	
REF 4	<input type="checkbox"/> Referral to building division for inspection regarding:	
EXTERIOR		
EXT 1	<input type="checkbox"/> Properly barricade this vacant and open structure	Sec. 9-1-50
EXT 2	<input checked="" type="checkbox"/> Exterior of buildings, premises, and structures shall be maintained free from any accumulation of solid waste and be maintained in a clean, safe and sanitary condition <input type="checkbox"/> Front, <input type="checkbox"/> Side, <input checked="" type="checkbox"/> Rear	Sec. 9-1-101
EXT 3	<input type="checkbox"/> Maintain exterior of property free from grass, weeds or plant growth in excess of eight (8) inches <input type="checkbox"/> Front, <input type="checkbox"/> Side, <input type="checkbox"/> Rear	Sec. 9-1-104
EXT 4	<input checked="" type="checkbox"/> Accessory structures, including <input type="checkbox"/> detached fences, <input type="checkbox"/> garages, <input checked="" type="checkbox"/> walls, <input checked="" type="checkbox"/> other DRIVEWAY CRACKS AND TRIP HAZARDS shall be maintained structurally sound and in good repair <input checked="" type="checkbox"/> Front, <input type="checkbox"/> Side, <input type="checkbox"/> Rear	Sec. 9-1-107
EXT 5	<input type="checkbox"/> Discontinue the storage of inoperative or unlicensed motor vehicles on property <input type="checkbox"/> Front, <input type="checkbox"/> Side, <input type="checkbox"/> Rear	Sec. 9-1-110
EXT 6	<input type="checkbox"/> Remove graffiti, markings, carvings, painting from exterior surfaces that deface or mar the appearance of the building, premises, or structure <input type="checkbox"/> Front, <input type="checkbox"/> Side, <input type="checkbox"/> Rear	Sec. 9-1-111
EXT 7	<input checked="" type="checkbox"/> Exterior surfaces, including, but not limited to, <input type="checkbox"/> balconies, <input type="checkbox"/> cornices, <input type="checkbox"/> decks, <input type="checkbox"/> doors, <input type="checkbox"/> window frames, <input type="checkbox"/> fences, <input checked="" type="checkbox"/> porches, and <input type="checkbox"/> trim shall be maintained in good condition and be free of broken, crumbling, loose, missing, and rotting materials <input checked="" type="checkbox"/> Front, <input type="checkbox"/> Side, <input type="checkbox"/> Rear	Sec. 9-1-201
EXT 8	<input type="checkbox"/> Exterior wood or metal surfaces, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking, chipped paint shall be eliminated and surfaces repainted with lead-free paint <input type="checkbox"/> Front, <input type="checkbox"/> Side, <input type="checkbox"/> Rear	Sec. 9-1-201
EXT 9	<input checked="" type="checkbox"/> Siding and masonry joints, shall be maintained in good repair, be weather resistant and water tight <input checked="" type="checkbox"/> Front, <input type="checkbox"/> Side, <input type="checkbox"/> Rear	Sec. 9-1-201

EXT 10	<input type="checkbox"/> Maintain an address on the structure using numerals a minimum of 4 inches in height, placed in a position to be plainly legible and visible from the street fronting the property	Sec. 9-1-202
EXT 11	<input type="checkbox"/> Repair / replace defective gutter(s) <input type="checkbox"/> Front, <input type="checkbox"/> Side, <input type="checkbox"/> Rear	Sec. 9-1-206
EXT 12	<input checked="" type="checkbox"/> Repair / replace defective down spouts <input checked="" type="checkbox"/> Front, <input checked="" type="checkbox"/> Side, <input checked="" type="checkbox"/> Rear	Sec. 9-1-206
EXT 13	<input type="checkbox"/> Replace defective roofing material <input type="checkbox"/> Front, <input type="checkbox"/> Side, <input type="checkbox"/> Rear	Sec. 9-1-206
EXT 14	<input type="checkbox"/> Replace defective roof flashing(s) <input type="checkbox"/> Front, <input type="checkbox"/> Side, <input type="checkbox"/> Rear	Sec. 9-1-206
EXT 15	<input checked="" type="checkbox"/> All exterior: <input type="checkbox"/> balconies, <input type="checkbox"/> decks, <input checked="" type="checkbox"/> porches and <input type="checkbox"/> stairways, <input type="checkbox"/> other and all attached appurtenances shall be maintained structurally sound, in good repair, with proper anchorage, and be capable of supporting the imposed loads	Sec. 9-1-209
EXT 16	<input type="checkbox"/> Repair / replace: <input checked="" type="checkbox"/> handrails, <input type="checkbox"/> guard rails, for exterior steps and elevated areas. They shall be firmly fastened and capable of supporting normally imposed loads <input checked="" type="checkbox"/> Front, <input type="checkbox"/> Side, <input checked="" type="checkbox"/> Rear	Sec. 9-1-211
EXT 17	<input type="checkbox"/> Replace glazing material around window(s) so it is free from cracks, holes and be in good repair <input type="checkbox"/> Front, <input type="checkbox"/> Side, <input type="checkbox"/> Rear	Sec. 9-1-213
INTERIOR		
INT 1	<input type="checkbox"/> All structural members within a building shall be maintained free from deterioration, all shall be capable of safely supporting the imposed dead or stationary and live loads Location:	Sec. 9-1-203
INT 2	<input type="checkbox"/> Basement walls shall be maintained so as to prevent water leakage and to keep the basement in a dry condition Location:	Sec. 9-1-204
INT 3	<input checked="" type="checkbox"/> All interior surfaces, including windows, doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, or flaking paint shall be repaired, removed or covered in a safe manner, where appropriate surfaces repainted with lead free paint. Cracked or loose plaster, decayed wood, and other conditions shall be corrected Location: BASEMENT WALLS, REAR HALL CEILING, THOUGHOUT 1 ST INTERIOR AS NEEDED	Sec. 9-1-303
INT 4	<input checked="" type="checkbox"/> All handrails and guards shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition Location: TO BASEMENT	Sec. 9-1-305
INT 5	<input checked="" type="checkbox"/> All means of egress doors shall be readily openable from the side from which egress is to be made from without the need for keys or special knowledge or effort	Sec. 9-1-309
INT 6	<input type="checkbox"/> A safe, continuous and unobstructed path of travel shall be provided from any point in building or structure to the public way Location:	Sec. 9-1-307
INT 7	<input type="checkbox"/> All fire and smoke stop doors shall be maintained in operable condition. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable Location:	Sec. 9-1-310
INT 8	<input type="checkbox"/> Provide, <input type="checkbox"/> maintain approved exit sign at all means of egress Location:	Sec. 9-1-

INT 9	Provide at least one (1) operable electric light for: <input type="checkbox"/> bathrooms, <input type="checkbox"/> boiler rooms, <input type="checkbox"/> furnace rooms, <input type="checkbox"/> interior stairways, <input type="checkbox"/> kitchens, <input type="checkbox"/> laundry rooms, <input type="checkbox"/> public halls, and <input type="checkbox"/> toilet rooms	Sec. 9-1-479
INT 10	<input type="checkbox"/> Repair / replace: <input type="checkbox"/> emergency light fixture, <input type="checkbox"/> wall switch, <input type="checkbox"/> receptacle, <input type="checkbox"/> light, <input type="checkbox"/> other: Location:	Sec. 9-1-477
INT 11	<input type="checkbox"/> Remove: <input type="checkbox"/> unapproved wiring Location:	Sec. 9-1-477
INT 12	Remove obstruction from waste line of: <input type="checkbox"/> water closet, <input type="checkbox"/> lavatory, <input type="checkbox"/> bathtub, <input type="checkbox"/> sink, <input type="checkbox"/> laundry tub, <input type="checkbox"/> other:	Sec. 9-1-444
INT 13	<input checked="" type="checkbox"/> Water heater: <input type="checkbox"/> correct back drafting, <input checked="" type="checkbox"/> seal opening around vent pipe at chimney, <input type="checkbox"/> provide upward slope of vent pipe, <input type="checkbox"/> other:	Sec. 9-1-443
INT 14	<input checked="" type="checkbox"/> SMOKE ALARM REQUIREMENTS IN MICHIGAN Per the Michigan Residential Code R314.3 Location: Smoke alarms shall be installed in the following locations: 1. In each sleeping room; 2. Outside each separate sleeping area in the immediate vicinity of the bedrooms; 3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.	Sec. R314.3
ADDITIONAL VIOLATIONS:		
NOTES	REPLACE EXTERIOR DRYER VENT COVERS MAKE REAR EXTERIOR DOOR WEATHERTIGHT SCRAPE AND PAINT REAR DOOR FRAME	
NOTES	SECURE LAUNDRY TUB ✓ REPAIR BASEMENT FLOOR ✓ REPLACE MISSING BASEMENT FLOOR DRAIN COVERS	
NOTES	1 ST FLR: REPLACE BATHROOM DOOR PROVIDE VENTILATION IN BATHROOM INSTALL GFCI IN BATHROOM SECURE TOILET	
NOTES	2 ND FLR: SCRAPE AND PAINT KITCHEN REPLACE KITCHEN CABINET DOOR PROVIDE VENTILATION IN BATHROOM	
NOTES		