



SUMMARY
24831 Richmond St, Dearborn, MI
48124
Bryan Blackburn
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Summary of Property Inspection Report



ITEMS INSPECTED



MAJOR DEFECT

2.5.1 Vegetation, Surface Drainage, Retaining Walls & Grading

Major Defect

TREE DEBRIS ON ROOF

GARAGE ROOF

Tree debris observed on roof. This can cause improper drainage to gutters and downspouts. Recommend clearing debris.



Over grown vegetation from neighbors yard.

4.1.1 Masonry Chimney

Major Defect

CHIMNEY RAIN CAP MISSING

BACK ADDITION FIREPLACE

I observed a missing chimney rain cap. The rain cap covers the top opening of the chimney flue liner. The cap is missing for the stove exhaust built into the fireplace. Also shown in the photo, recommended mortar tuck and point.



Missing Rain Cap on fire place stove exhaust. Should be properly covered. Recommend point and tuck mortar repair.

12.7.1 Presence of Smoke and CO Detectors

MISSING SMOKE DETECTOR

BASEMENT

I observed indications of a missing smoke detector. Hazard.

Major Defect

12.7.2 Presence of Smoke and CO Detectors

MISSING CO DETECTOR

BASEMENT

I observed indications of a missing carbon monoxide detector. Hazard.

Major Defect

14.7.1 Electric/GFCI Outside Garage

MISSING GFCI

I observed indications that a GFCI is missing in an area that is required to keep people safe.

Major Defect

14.14.1 Electric in the Garage

MISSING GFCI-PROTECTION IN GARAGE

I observed a receptacle in the attached garage without GFCI (or ground fault circuit interrupter) protection.

GFCI protection is required for all 15- and 20-amp receptacles, including outlets for refrigerators, garage door openers, and washing machines.

Major Defect