

HOME FAX[®] INSPECTIONS

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Light Commercial Inspection Report

Client Name: [REDACTED]
Referral: [REDACTED]
Inspection Number: 17-[REDACTED]
Inspection Date: May 31, 2017
Inspection Address: [REDACTED]
Inspection Time: 10:45 A.M. - 2:15 P.M.
Inspection Conditions: Sunny, Dry, 70 degrees





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INSPECTION REPORT BREAKDOWN

Home Fax™ Inspections Light Commercial Inspection Reports outline the inspector(s) observations and opinions of the condition, function, and safety operations of the inspected items in a narrative based summary and report format. No impact ratings are to be applied, as found in Residential Inspection Reports from Home Fax™ Inspections. A Commercial Building Inspection is not a code inspection, building inspection, or ADA accessibility survey, nor does it constitute as wood appraisal, and should be used for informational purposes. Commercial inspections are considered limited in scope, with concealed physical deficiencies excluded, and while conditions and symptoms are reported upon, causes, remedies, and costs of correction are generally excluded. While the Commercial Inspection Report will contain findings relevant to the scope of the Walk-Through Survey & Property Condition Report per ASTM E2018 Standards, it should not be considered wood ASTM E2018 and any such supplemental records that may coincide with the ASTM E2018 should not be considered all-inclusive, complete, or incomplete in nature or comparison to the ASTM E2018. Due Diligence items outside of the inspection should be handled by another party and it is fully understood by the client that the services performed are not all inclusive or complete in nature, per normal commercial inspection Due Diligence matters, including but not limited to: review of lease arrangements & documentation, conducting interviews, verifying compliance with fire & safety inspections, permits, zoning and compliance research, environmental studies, baseline assessments, property surveys, etc. Removal or moving of any floor or wall coverings, furniture, equipment or stored items is outside the scope of the inspection, as well as dismantling any equipment, operating shut-off valves, opening access panels, inspecting systems shut-down, and performing destructive, invasive, or intrusive testing.

ENVIRONMENTAL HAZARDS NOTATION

It is always recommended that the client have a Phase One Environmental Assessment (ASTM E1527) completed by a third party, independent from the inspection. Any such inclusions that overlap with typical Phase One Environmental Assessments performed or provided to the client by Home Fax™ Inspections shall not substitute a typical Phase One Environmental Assessment or be considered all-inclusive in nature. Phase Two Assessments (ASTM E1903) may be recommended following a Phase One Assessment if potential environmental issues exist.

Asbestos: Asbestos is a set of silicate materials with thin fibrous crystals, and is common among prior to 1990 construction. If disturbed, the friable asbestos material can be released into the air, and may cause health problems. If substances found contain possible asbestos, further testing may be recommended. The absence of such observation does not mean that asbestos is not present and further testing should not be determined solely based on the reported observation of the inspector, or lack thereof.

Soil: Home Fax™ Inspections cannot attempt to determine whether there may be contaminants in the soil, underground tanks or wells, or geologic conditions that could affect the property due to inspection being a limited visual observation.

Mold: There are various types of mold that are often found around and in buildings, some of which have been suspected of causing health problems. Any observations of visible mold will be noted by Home Fax™ Inspections in this report, but mold may exist in areas or locations inaccessible to the inspector. Home Fax™ Inspections is not qualified to conduct mold testing, and if such observations are noted, further testing may be recommended to determine the extent of contamination.

Lead: This inspection does not include testing for the presence of lead in paint or soil. For further information, contact the National Lead Info Center Hotline at 800-LEAD-FYI.

Insects: Home Fax™ Inspections does not perform pest inspections, and this inspection does not constitute a termite certification. If a pest inspection is recommended on behalf of the inspector, it will be noted in this report based on observations of termites, wood-boring insects, or any other pest or insect.

Should you have any questions or concerns after reviewing this report, or through the duration of your building purchase, please contact Home Fax™ Inspections at (248) 229-0945 or (248) 629-6222 and we will be more than willing to assist you.

Summary Recommendations & Findings

1. Foundation & Structure
 - a. **Ceiling Structure:**
 - i. Qualified carpenter or roofing technician to repair rotted, damaged, deteriorated or molded plywood.
 - ii. Qualified masonry contractor to repair block ceiling material along separation on original foundation after assessment of weight implications to the ceiling structure.
 1. If weight permits, tuck-point separations along opposite area of concrete block ceiling material.
 2. If reinforcing with concrete or grout would add too much additional weight, recommend filling with proper spray foam sealant.
 3. Clean, seal, paint and monitor for changes. Noted as quick identification of leaking or defects along roofing material will be important through the course of ownership, which is the cause of the need for repairs above.
2. Roof
 - a. **Roof Repair:** See Roofing
3. Exterior
 - a. **Easements**
 - i. Determine easement restrictions, access and clearance requirements for emergency access; future development plans, loading, use and zoning effects.
4. Chimney & Fireplaces
5. Electrical
 - a. **Overhead Connections:**
 - i. Remove vegetation restricting proper clearance for electrical raceway from tree limbs, branches and buildings.
 - b. **Panels:** Licensed electrician to:
 - i. Replace recalled Federal Pacific Circuit Breaker Panels
 - ii. Review remaining electrical panels and breakers
6. Plumbing
 - a. Licensed plumber or HVAC technician to correct improperly installed gas shut-off valve at primary furnace appliance
7. Heating, Cooling & Ventilation
 - a. **Water Heater:**
 - i. No Hot Water/Hot Water Heater Present
8. Interior
9. Cooking
10. Life Safety & Fire Protection
11. Outbuildings, Wood Decks & Balconies
 - a. **Shed(s):**
 - i. **Vegetation & Deterioration**
 1. First, remove deteriorated shed(s) and clear vegetation
 2. Assess for presence of pests, insects, open penetrations, or rotting along wood components.
 3. Qualified masonry contractor to assess any repairs needed along exterior. Repair as determined to be needed at such time.
12. Research

COMMERCIAL INSPECTION BREAKDOWN

The purpose of this report, and inspector responsibilities, is to provide wood overall opinion, at the time of the inspection, based on a limited visual observation using standard operating tools, regarding the condition of the inspected buildings readily accessible systems and components, representative number of components, and to describe the methods used to formulate such opinions. The building inspector is bonded, insured, and professionally certified by the ICA (#3057), having completed required education and testing under the State of Michigan building inspector requirements. A commercial inspection is not a code inspection, nor does it constitute as wood appraisal, and should be used for informational purposes. The findings and opinions of this inspection should not be considered all-inclusive in nature. Refer to the signed Pre-Inspection Agreement for specific Details. The inspector shall not be held liable for any errors, omissions, or discrepancies regarding any opinions, now or in the future, and any further recommendations are the responsibility of the buyer and not Home Fax™

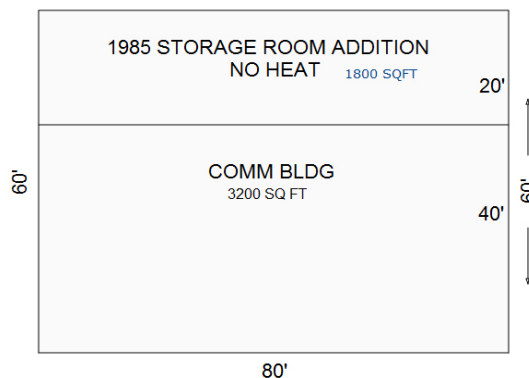


Foundation & Structure

Building Type & Age: 5,000 square foot single story commercial building with a flat top roof structure, and concrete block walls, built on an original 1950 slab-on-grade 3,200 square foot concrete foundation floor and a 1985, 1,800 square foot addition.

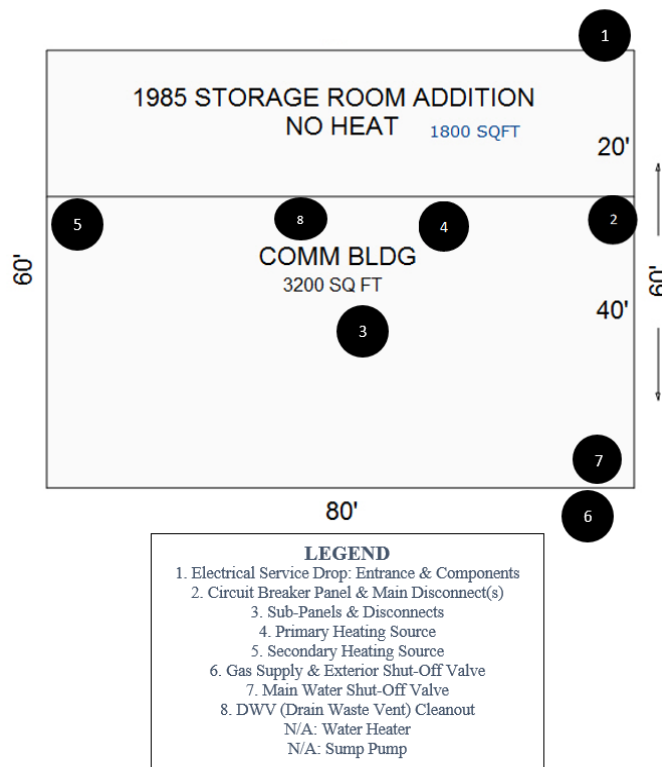
Important Note:

The sketch discovered on file with the applicable city indicated the property was 5,000 square feet, which appears to be 1,800 square feet larger than previously known by the client or reported to the inspector. However, it should be confirmed that the 1,800 square foot section (the addition) is not the deteriorated "storage" shed, which would significantly change the total value of the property based on price per square foot. This is likely not the case (note the slope in elevation seen along the roof from addition to original structure), but should be confirmed during due diligence, prior to appraisal.



Location Map

The "Location Map" was customized based on the sketch for the subject property via public records & should be used for reference purposes; not to scale



Structure (outside) & Foundation (inside): The structural goal of any building is to safely transfer the combined weight of the occupant, furnishings, and building itself to stable ground.

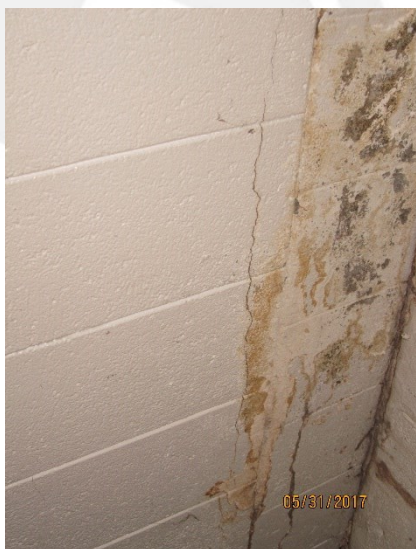
- **Foundation:** Slab-on-grade foundation. The majority of the foundation floors and walls were unable to be observed due to finishing's, coverings, or items present that obstructed view.
- **Floor Structure:** Entire building on unfinished poured concrete floor. The majority of the floor structure was unable to be observed due to finishing's, coverings, or items present that obstructed view.
- **Wall Structure:** Unfinished concrete block walls with hardwood frame and wood paneling covering the front portion of the building. The majority of the wall structure was unable to be observed due to finishing's, coverings, or items present that obstructed view.
- **Ceiling Structure:**
 - **Original** (3,200 sq. ft.): Concrete block ceiling materials supported by steel I-beams, with steel columns and block center wall. The majority of the ceiling structure was unable to be observed due to finishing's, coverings, or items present that obstructed view.
 - **Addition** (1,800 sq. ft.): Dimensional lumber wood joists, covered in plywood and OSB where roof repairs have been completed (likely due to water penetration and deterioration, as present in other areas in need of repair at the time of inspection).
- **Roof Structure:** Flat top roof with combination of materials. See [Roofing](#).

Water Penetration Evidence:

Ceiling Structure: Original

Chronic moisture evidence was noted from wall-to-wall along the original to the end of the addition. In the original area, separations were present and repairs to prevent further deterioration are needed due to long-term exposure from defective flashing or open roof penetrations. Concrete block is known to be porous and, when exposed to chronic moisture, the already heavy material can become waterlogged, subsequently becoming heavier. Approximate 1/16" drop in elevation noted at the time of inspection, creating slight bow along the block materials supporting this portion of the ceiling structure. Identify leaking or defects along roofing material as quickly as possible through the course of ownership by performing regular, scheduled maintenance and check-ups.

Qualified masonry contractor to repair block ceiling material along separation on original foundation after assessment of weight implications to the ceiling structure. If weight permits, tuck-point separations along concrete block ceiling material. If reinforcing with concrete or grout would add too much additional weight, recommend filling with proper spray foam sealant. Wall brace support may be a possible correction to support ceiling structure if additional weight is necessary to properly repair. Masonry contractor should determine if further assessment is needed by structural engineer prior to starting or completing any repairs, after review, if necessary.



Ceiling Structure: Addition

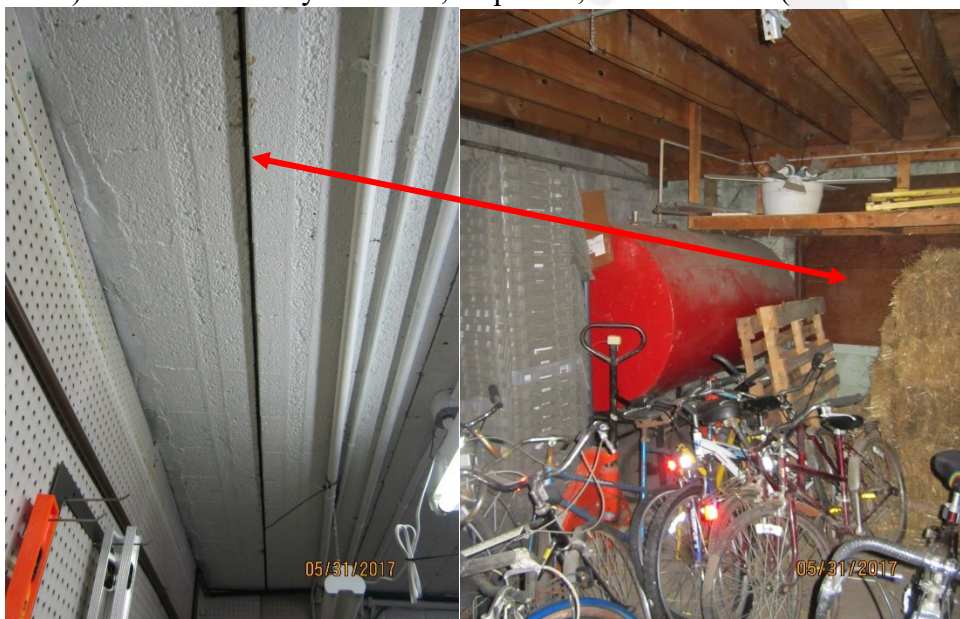
Qualified carpenter or roofing technician to repair rotted, damaged, deteriorated or molded plywood and replace with same OSB materials used during repairs.





Other Items & Areas Noted for Ceiling Structure Effects:

Uneven separation parallel to the main beam (left) and notching, cutting, or other changes that could affect structural integrity (right). Framing and support methods for cut out area (boarded) could not be fully observed, inspected, or determined (restricted access).



Storage racks built in and secured (weight) with additional attachment of the overhead bay door rolling track and suspension cables, affixed to the joists.





Roofing

Roof System:

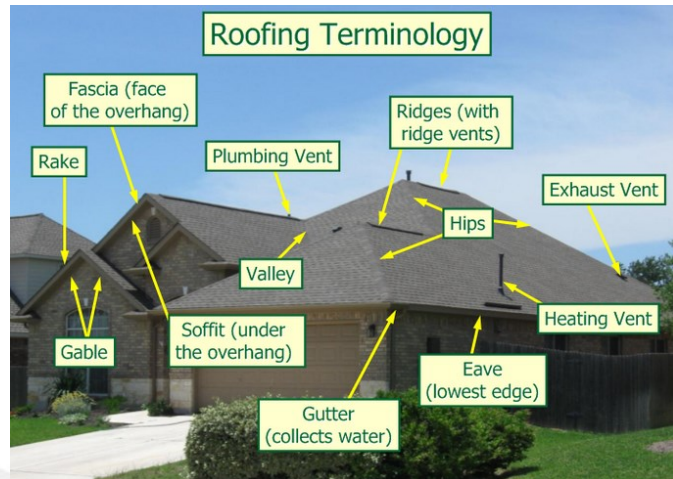
Flat-Top

Method of Inspecting:

Examined on roof, from roof line level (at the eave point) from ladder & from additional visual ground inspection.

Readily accessible panels, doors or stairs:

Not applicable; no rooftop heating or cooling systems or units.



Materials & Condition:

Combination: #24 Rolled Asphalt, Modified Bitumen, Rubber Membrane (TPO)
Roofing material performance is affected by: exposure & orientation to sun, weather, insulation, ventilation, roof pitch, material quality, weight & color, and quality of installation.

Deterioration to the ceiling structure materials noted is primarily the result of chronic moisture along roof penetration points, inadequate drainage systems, defective flashing, and repairs and patches with multiple materials.



Recommend a qualified roofing contractor assess best method of correction given the circumstances. Repair and replace any areas with significant ponding, deterioration, wear, etc. at time of correction to any ceiling structure materials, with consideration of future dryer and appliance venting for any coinciding rooftop installations.



Note: Unused - for consideration with appliance installation and ventilation needs. Unit may need to be changed



Slopes, Ponding, & Parapets:
Inspected; observed.
Signs of regular ponding noted along multiple areas



This included ponding at the time of the inspection along the far back corner, where the plywood ceiling materials were most rotted and in need of repair at this time; this water appeared to have been ponding for a prolonged period of time.

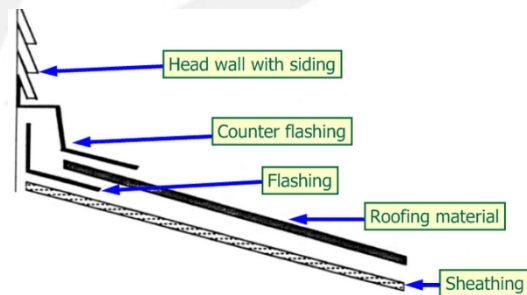


Drainage - Gutters & Downspouts: Defective (Back) & Missing (Front)

Gutter systems along the back of the building are trapped and holding debris without proper discharge due to missing downspouts and are not installed along the eaves at the front of the building. Recommend all gutters be installed by a qualified gutter contractor, handyman, or carpenter. This should include adding 5' downspout extensions around each area of the building to re-direct water downhill and away from the foundation and installing a new downspout system near the service drop.



Flashings: Vents, flashing, coping, ridge vents, kick out diverters and other roof penetrations inspected. Missing or insufficient flashing along vent stacks. Flashing works, through many fashions, to divert water away from penetration points that effect the overall long-term condition of the roof, siding, exterior, and more. Recommend repairs at same time as roof by qualified roofing technician.



Age & Warranty: Industry standard life expectancies are not identified in Commercial Inspection Reports, as is common with residential. Roof appears to be older than the 12 year approximate age noted on the Sellers Disclosure Statement. If roof was installed 12 years ago, a transferable warranty may exist and it is recommended to inquire about the presence of any warranties during Due Diligence.



Exterior

(Building Envelope, Chimneys & Fireplaces, Siding, Gutters & Downspouts, Vegetation, Landscaping & Grading, Site Topography)

Site Topography & Drainage

Parking Lot Type & Condition:

Asphalt. 7-10 parking spaces present. Not lined, missing parking blocks. Cracks should be sealed through the course of ownership.

Walkways & Sidewalks: No public sidewalks.

Storm Drainage Systems & Detention Bases: Inspected; No Detention Bases Observed.





Grading & Drainage (Building): Inspected; Sufficient
Grading & Drainage (General):

Environmental Snapshot
(Flood Hazards, Floodways & Underground Rivers)

(Redacted)

Means of Ingress & Egress: Determine easement restrictions, access and clearance requirements for emergency access, ingress & egress, zoning effects, future development plans during Due Diligence. With current overgrown vegetation, access to the back of the building, near the loading dock area, is approximately 15'-20' wide. Low overhead wires would restrict access for firetrucks and oversized vehicles entering this area.

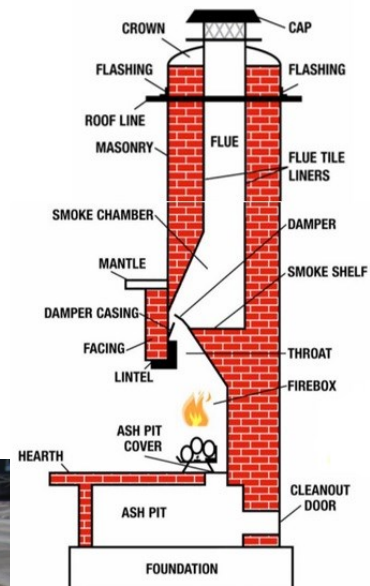


Exterior Components

Chimney & Fireplaces: Not present; see [Ventilation](#)

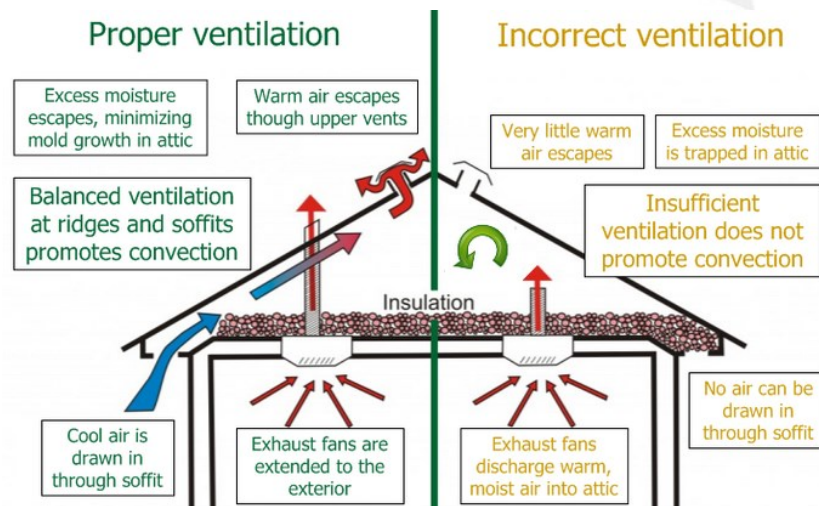
Trim: Inspected; Trim works to close holes and gaps in the siding material. Wood material. Back of building not observable, likely significantly deterioration; may need to be replaced by qualified carpenter.

Eaves, Soffits & Fascia: Inspected; Back not observable, most likely significantly deteriorated and may need to be replaced by qualified carpenter. Wood fascia material. No soffit vents installed; wood material



Attic Insulation & Ventilation: None

Absence or lack of insulation in unfinished spaces. No installed mechanical vent systems in working order identified. No other ventilation sources noted. Temperatures were notably warmer closest to ceiling structure materials standing on a step ladder in the 1,200 square foot addition.



Siding Material & Condition: Inspected. Concrete block with wood board covering along front of property; only building with wood covering on four unit retail strip.

1" gaps noted along adjacent building and siding material next to the service drop. Tuck point and monitor through the course of ownership. See piece of old concrete filler that has deteriorated due to defective flashing & missing drainage allowing water to direct down the side wall above.



Deterioration along the base of the wood covering the siding material (front) is caused by insufficient drainage from the missing gutters at the overhead eaves and wood bearing directly on concrete.



Vegetation: Overgrown vegetation was observed and can potentially cause moisture, deterioration and pest infestation and should be maintained at least 12" away from the exterior.

Building Envelope

Signage: Inspected
Porcelain store sign installed.

Fences: None present (on property). Determine easement restrictions, access and clearance requirements for emergency access; future development plans and zoning effects.

Stairways, Steps, Stairs & Handrails: Inspected, where present.

Windows: Inspected.

Doors & Locks: Inspected
See [Docks](#)

Glazing & Sealant: Inspected

Faucets: None Identified

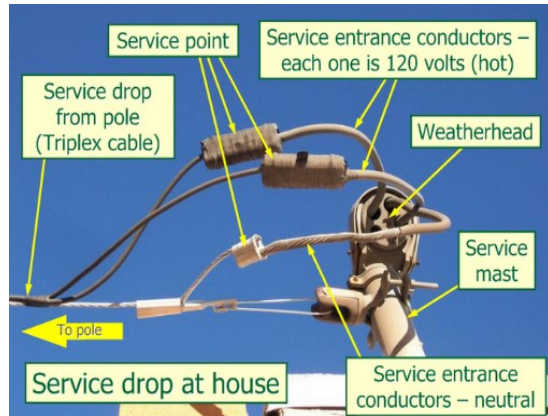
Tree Clearance from Electrical Wires: See [Life Safety](#)

Special/Other: None



Electrical System

Utility Connection Type: Overhead, 240 volt, 3 phase



Transformers: Access Restricted.





Exterior Service Cable (exterior) & Service Capacity (interior): Undetermined; main panel inaccessible. Main disconnect, amperage, and rating of the service disconnect not able to be identified.

Meter: Single Phase, 240v Meter, Type 3R Enclosure. Electrician to review at time of review and replacement of main panel as the service drop is affixed as three phase.



Main Panel: Location, Condition, Access & Type: See Location Map
Main Disconnect Location; Restricted. Lack of accessibility or working space (minimum 30" wide, 36" deep, and 78" high in front of panel) that would obstruct safe operation, maintenance or inspection. While accessibility would be gained upon transfer of ownership, it is recommended that a qualified electrician review and determine replacement needs at main panel, as the sub-panel is an outdated or recalled Federal Pacific model.

Metal conduit through addition for service entrance cables; long-run near potentially flammable kerosene tank. May be noted by code or building inspector.



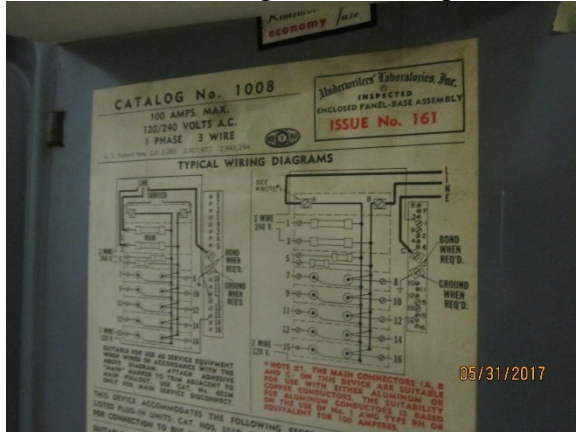
Branch circuit wiring must exit the panel in a metal conduit, not flexible connection (green connector); install at time of assessment and replacement of applicable panels.



Sub-Panel: Location, Condition, Access & Type: See Location Map

Sub-panel accessible, but recalled & outdated Federal Pacific Circuit Breaker model.

Recommend replacement by a qualified electrician. Assess for presence of aluminum branch circuit wiring in need of replacement.

**Grounding Means:**

Grounding electrode present; installed.

Emergency Power & Generators: None Identified**Overcurrent Protection:**

GFCI outlets present within 6' of all water sources

Branch Wire Type: Unknown/Unconfirmed**Outlets, Lights, Visible Conductors & Connections:**

Open junction boxes with exposed electrical wiring were observed, which are a safety hazard, but often inexpensive to correct.



Secure rooftop conduits with proper fasteners for outside and emergency lighting or reposition conduit and connection under fascia boards to protect from exposed elements, including water (as evidenced by rusting along clad).



Unusual or Special Electrical Systems: None

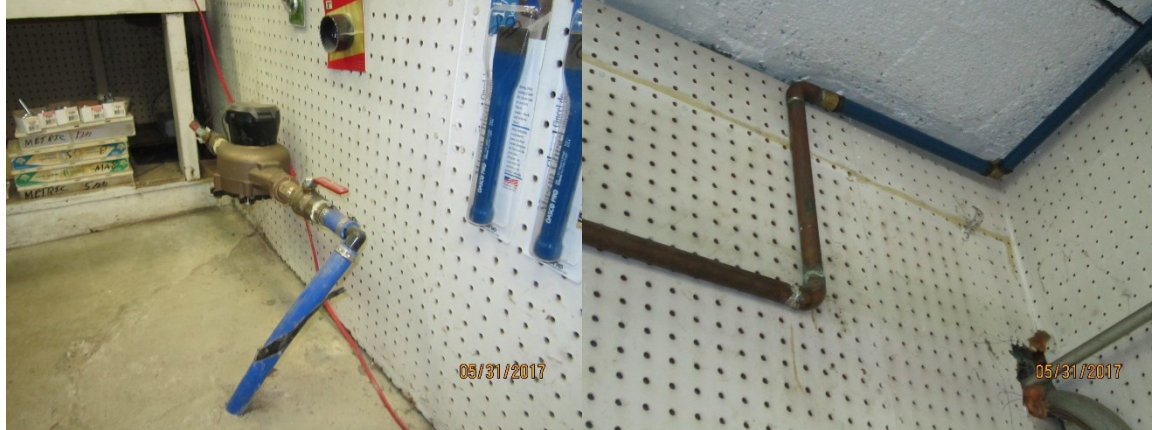


Plumbing System

Water Source: Public

Water Supply Piping Type: Combination: PEX (Supply) with Copper (M)

Main Shut-Off Location: See [Location Map](#)



Discharge Type: Public sewer

Drain-Waste Vent Piping: Cast-Iron & PVC

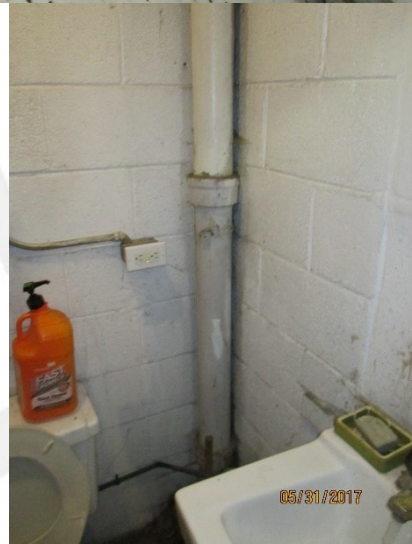
Main Clean-Out Location: See [Location Map](#)

Gas Supply Piping:

Combination: Galvanized & Black-Iron

Gas Main Shut Off Location: See [Location Map](#)

Incorrect gas shut-off valve near primary heat source;
correction needed by a licensed plumber or HVAC
technician for safety purposes.



Recommend sealing behind gas meter housing at the exterior point of entry to avoid water, pests, vegetation, or deterioration.



Fixtures: See [Interior](#)

Unusual or Special Plumbing Systems:

Visible Fuel-Storage Systems

Tank unable to be inspected; obstructed view & access. Kerosene. Unknown content capacity.





Heating, Cooling & Ventilation Systems

(Water Heater, Furnace, AC Unit)

All heating and cooling equipment should be serviced annually by a qualified heating technician. Recommend further review or correction by a qualified HVAC technician, if any items are designated as in need of repair or correction below.

Primary Heat Source:

Brand: Bryant

Type: Forced Air Direct Vent Gas Furnace

Condition & Maintenance: Filter recently changed; irregular maintenance overall. Not tested or operated. Inoperable; shut-off at breaker

Past Replacements or Upgrades: Unknown. Budgeting for replacement is recommended.

Furnaces were not operable at the time of the inspection; 60 amp breaker was shut-off and is much larger than typical for most furnaces. See [Electrical](#)



Maintain 3' clearance around the furnace through the course of ownership, plan for additional space. Atypical electrical connection; would usually direct down wall and loop into the unit. Monitor the fastener and clad cable.



Pipe penetrations in concrete and masonry buildings need to be sleeved. Unable to determine if present. Monitor the elbow connection as this needs to remain on an incline through the point of entry to avoid back-drafting.



Monitor sealant and repair as needed to prevent any further moisture as evidenced along the plywood ceiling materials around this vent stack. Install proper flashing when this section of roof material is replaced in the future, specifically head wall flashing; note slope directing water into base along addition.



Seal any open separations or penetration points in the foundation or structural materials (left of vent stack above). If the exhaust connection were to be unsecured, this area could have combustible materials discharging into the bay door interior area. Carbon monoxide levels could not be tested as the furnace was not operated or operable.

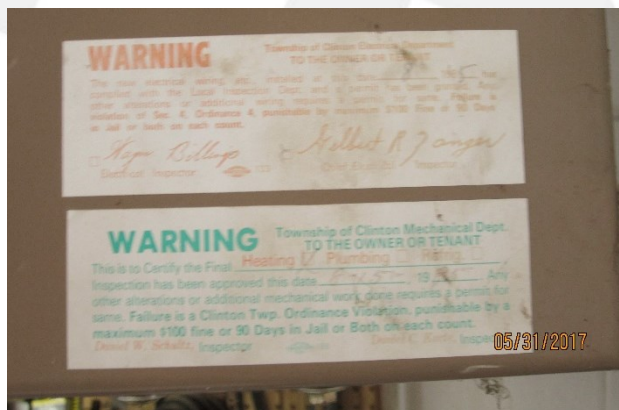
Secondary Heat Source:

Type: Direct Vent Gas Furnace with Electric Blower

Apparent or Reported Age: 1985 (32)

Condition & Maintenance: Not tested or operating at the time of the inspection.

Past Replacements or Upgrades: Unknown



Water Heater Unit: Not Present. No hot water available on the premises.

Cooling: No Systems Present.

Ventilation & Air Distribution Systems: Inspected

Direct vent return and supply plenums on primary furnace; electric blower for secondary furnace; no designated heating for 1,800 square foot addition.



Interior

Interior

Interior Windows: Inspected

Sealant should be monitored and maintained throughout the course of ownership to prevent any unnecessary repairs or damage to the window framing and to protect the condition of the window units.

Interior Doors: Inspected**Stairs, Steps & Handrails:** Inspected**Amenities:** Inspected**Common Public Areas:** None**Skylights:** None Present

Bathrooms

One nonpublic single stall restroom

Walls, Floors, Ceilings: Inspected**Tubs & Toilets:** Inspected

No Tub; No hot water

Venting Systems: Not Applicable**Countertops & Fixtures:** Inspected

Porcelain sink, no vanity.

Water Flow & Pressure: Inspected & Tested



Life Safety & Fire Protection

Vertical Transportation: None

Fire Access Roads: Inspected & Reported Upon
See [Egress/Ingress](#)

Overhead Connections: Obstructions or Overhead Wires. Remove vegetation restricting proper clearance for electrical raceway from tree limbs, branches and buildings; must not be lower than 13' 6".

Street Number Visibility: Clear

3' Clearance Fire Hydrants: None Identified

Flammable Container Storage: Orderly, separated from heaters by distance or shielding so that ignition cannot occur. Stored near hay, with electrical service entrance conduit along exterior wall.



No Smoking Sign: Unobserved at exterior. Unconfirmed around fuel storage. Unknown remaining interior.

Smoke Alarm(s) & Carbon Monoxide Detectors: Not observed. Recommend adding new smoke alarms in each room and carbon monoxide detector no more than 3' above the floor; safety hazard. Replace batteries as needed in existing smoke alarms; test monthly.

Emergency Lighting & Signs: Inspected, Present
See [Electrical](#). Exit sign present. Emergency lighting should be operated by independent power (ex: batteries).

Exit Doors: Inspected, Present (front)
Back addition; storage tank facility area with bay gate locked from the inside, chained, bolted, barred or latched or otherwise rendered unusable at the time of the inspection.
See [Bays](#).

Fire Alarm Systems: Not Observed

Alarm Panel Accessibility: Not Observed

Sprinkler System: Not Observed

Fire Extinguisher: Not Observed

Exit Stairwells & Handrails: Not Present

Exit Trip Hazards: None

Doorways: Inspected. 32" minimum width



Outbuildings, Decks & Balconies

Loading Docks: None

Decks & Balconies: None

Porch: None

Recreational Facilities: None

Bays/Bay Doors: One 8' Overhead Bay with Manual Functioning Door, Back Access, No Pavement or Installed Driveway. See [Egress & Ingress](#) and other applicable areas, as previously mentioned.

Storage tank facility area with bay gate locked from the inside, chained, bolted, barred or latched or otherwise rendered unusable at the time of the inspection. This is a safety hazard when considering that the deteriorated shed - with multiple safety hazards - would prevent exiting through the back fireproof door in this area in an emergency due to blockage from the materials and unknown hazards present.



Sheds & Storage: Rotted, Deteriorated, Remove & Replace

First, remove deteriorated shed(s) and clear vegetation. Second, assess for presence of pests, insects, open penetrations, or rotting along wood components. Third, qualified masonry contractor to assess any repairs needed along exterior. Fourth, repairs - as determined to be needed at such time.



24378 CROCKER BLVD
TAX ID: 11-13-379-019
Community: CLINTON TOWNSHIP

Tax Data	Bing View	Sales Info
Legal	Flood Data	Delinquent ?
Hist. Photo	Tax Map	Community
Deeds	Soils	Plats

Arial Photo: 2017

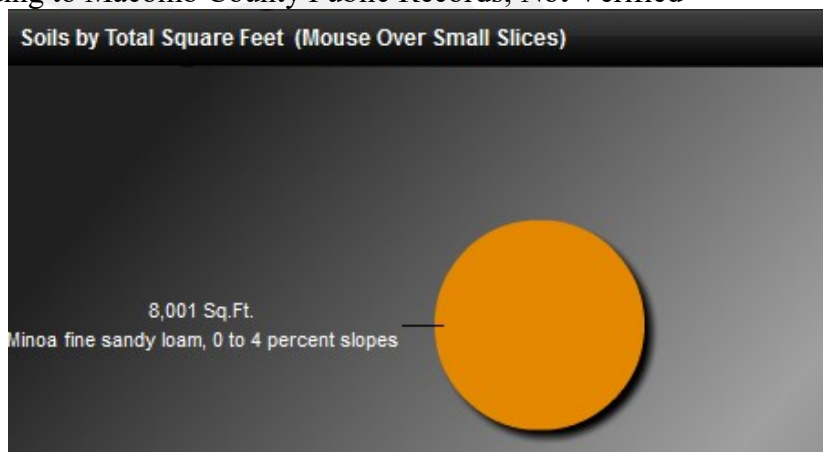
Restricted Access
Non-Permanent
Chain-link Fencing
(Appendix A)

Stahl's Prime Meat & Deli

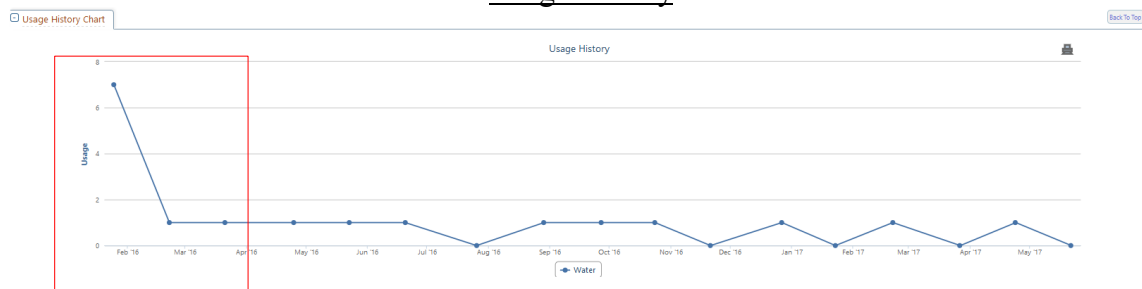
Appendix A



Soil: According to Macomb County Public Records; Not Verified



Utility Records: Not Included

Usage History

Miscellaneous:Parcels, Numbers & Accounts Recorded with City

(Redacted photo)

Google Street View

Building appears to have had construction completed on the main entrance door at some point in the recent past, post-listing (Notice “For Sale” Sign). Recommend checking with the owner to determine what was completed and purpose thereof.

Assessor Photo: 2001 (16 Years)



Legal Description

(Redacted)

This concludes our Light Commercial Inspection Report. We thank you for choosing Home Fax™ Inspections & look forward to working with you in the future. If you need anything further regarding this report, please contact your representative and we will gladly assist you.

Home Fax™ Inspections

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