



INSPECTION UPON TRANSFER

DEPARTMENT OF ENGINEERING & BUILDING (734) 675-8251

PROPERTY OWNER / ESTATE REPRESENTATIVE: (ESTATE DOCUMENTATION IS REQUIRED)

Owner / Representative: _____ Phone #: _____

Address to be inspected: _____ Lock-box #: _____

Address to send report: _____

REAL ESTATE / REALTOR INFORMATION:

Company or agent: _____ Phone #: _____

Address: _____ Lock-box #: _____

INFORMATION: (CERTIFICATE OF REVIEW)

The Building Department shall issue a Certificate of Review only after it has conducted an inspection of the dwelling and finds that the dwelling meets the minimum requirements to permit the transfer of the property.

- **Inspections:** ***(Note: Electricity is required to be on for this inspection)***
Inspections are performed on Monday, Wednesday, and Friday between 9:00 am & 3:00 pm.
- **Trash carts:** The City of Trenton issued trash carts are the property of the City and shall remain with the residential unit as identified by the address. (Responsibility of the seller)
- **Note:** Documentation of an approved Furnace Heat Exchanger Test completed by an independent Mechanical Contractor is required and must be provided to this Department prior to a buyer assuming responsibility of a signed Housing Agreement. (Responsibility of the seller)

***** **DEPARTMENT USE ONLY** *****

APPLICATION #: _____ **LOCK-BOX #:** _____

INSPECTION DATE: _____

INSPECTION ADDRESS: _____

A Certificate of Review is not a warranty or guarantee that there are no defects in the dwelling and the city shall not be held responsible for hidden or latent defects, or those not noted in the inspection report. This inspection of the land use, exterior posture and interior accessories of the structure is limited to visual inspection only. The city does not guarantee or approve by inference any latent, structural, or mechanical defects therein, or such items that are not apparent by visual inspection. The city shall not assume any liability to any person by reason of the inspections required by this article or the code adopted in this article or the issuance of a certificate of review. This inspection is solely for the purpose of permitting the city to continually assess the condition of the city's housing stock, and to monitor compliance with the building codes. Purchasers must rely solely upon the representations and disclosures made by the seller, their own judgment and experience, and the advice of consultants and advisors of their own selection. Purchasers may not rely upon the city's inspection and reports to represent a full and comprehensive itemization of defects or assume that a Certificate of Review means that the structure is in full compliance with all local codes.

A COPY OF THE INSPECTION REPORT WILL BE SENT TO THE PROPERTY OWNER OR REPRESENTATIVE WITHIN (5) BUSINESS DAYS