

City of Grosse Pointe Woods
20025 Mack Avenue, Grosse Pointe Woods
Phone 343-2440

PAID
CITY CLERK

- \$ _____ F.O.I.A.
- \$ _____ Notary
- \$ _____ Permits/Licenses
- \$ _____ Voter Info.
- \$ 25 *Public Appeal* Public Hearing Fees
- \$ _____ Fireworks Vendor
- \$ _____

David + Audrey Haynes
1469 Hawthorne **701394**
Customer Copy

CITY OF GROSSE POINTE WOODS
20025 MACK PLAZA
GROSSE POINTE WOODS, MI 48236
Phone : (313) 343-2440
E-Mail : SMURPHY@GPWMI.US
WWW.GPWMI.US

Received From: HAYNES, DAVID & AUDREY
Date: 10/04/2021 Time: 2:12:40 PM
Receipt: 440720
Cashier: hgoff

ITEM REFERENCE	AMOUNT
0548 CITY CLERK MISC RECEIPTS	
C OF D APEAL 1469 HAWTHORNE	\$25.00
TOTAL	\$25.00
CHECK 1104	\$25.00
Total Tendered:	\$25.00
Change:	\$0.00

David and Audrey Haynes

1469 Hawthorne Rd
Grosse Pointe Woods, MI 48236
(702)812-9332
ams0025@gmail.com



1 October, 2021

To Whom it may concern,

We, David and Audrey Haynes would like to formally file an appeal of determination in regards to the Certificate of Occupancy property inspection that took place on September 23, 2021 at 10:30am. This is in reference to Permit/Certificate #PS210288 conducted by Jeremy Collins of the Grosse Pointe Woods Division of Safety.

We have decided to sell our home at 1469 Hawthorne Rd in Grosse Pointe Woods, MI that was purchased in April of 2019. Having been made aware of the need to obtain a Certificate of Occupancy in order to sell, we filed for the permit to sell, paid the fees, and scheduled the inspection. Having just purchased our home only two years prior, we were confident everything was up to code. How wrong we were.

The Certificate of Occupancy issued prior to our purchase was done so by Sean Ditty of Grosse Pointe Woods Department of Safety Inspection. Permit No. PS180367 was issued on 12/28/2018. While I am aware that codes change often, there were some code violations in place when this permit was issued that we only brought to our attention when we had our own inspection last week. In addition, some of the violations on the 2018 list were never brought up to code prior to the Certificate being issued, and thus, they are on the new violation list now as well. How is this possible?

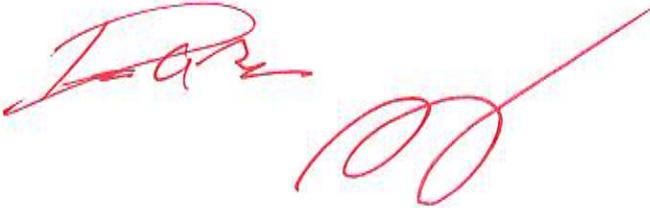
There is a lengthy list of violations that we believe are not our financial responsibility to rectify. We believe that the inspector, Sean Ditty, as a representative of the City of Grosse Pointe Woods was negligent when inspecting the property and issuing his Certificate of Occupancy in 2018.

It is our hope that the city be responsible for the costs associated with the negligence of this employee. While we understand that Sean Ditty no longer works for the City of Grosse Pointe Woods, his actions are costing homeowners(including but not limited to us), who trusted that the required Certificate of Occupancy meant, at the very least, that the homes they purchased were free from code violations. While not warranting the condition of home, the Certificate does indicate that a City Inspector has cleared the

property of violations. If there is no repercussion for a poor inspection, it should not be mandatory.

Thank you for taking the time to hear our appeal. I will attach supporting documents. We look forward to an amicable resolution that will not only rectify the wrongs done to us in our purchase, but will aid others moving forward.

Sincerely,

A handwritten signature in red ink, appearing to be 'David', followed by a large, stylized flourish or scribble.

David and Meghan Haynes

702-812-9332

or
832-718-9183

- please note that a check mark in the box on left indicates violations present @ time of per. check in 2019.

GROSSE POINTE WOODS BUILDING DEPARTMENT
SALE/RENTAL VIOLATIONS LIST
MUST BE IN ACCORDANCE WITH GPW ORDINANCE - CHAPTER 8
Available for viewing on City's Website: www.gpwmi.us

ADDRESS:	1469 Hawthorne
NAME/APPLICANT:	Audrey & David Haynes
PERMIT/CERTIFICATE #:	PS210288
INSPECTOR:	Jeremy Collins
DATE OF INSPECTION:	9-23-2021
CORRECT & CALL FOR REINSPECTION BY:	12-23-2021

OFFICE USE:	I HAVE REVIEWED THE PROPERTY FILE FOR THIS ADDRESS FOR OUTSTANDING & CLOSED OUT PERMITS & ENFORCEMENTS.	Initial
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		<u>BUILDING</u>
X	B-1	Install spark screen on chimney tops to code (1/2" galvanized mesh to extend at least 6" above flue liner). 2 at rear chimney
X	B-2	Scrape, paint, putty where loose or missing outside. At left side chimney. At ceiling above side entry. Around garage overhead doors. At garage windows.
X	B-4A	Driveway cement is broken/sunken (1/2" max differential levels) and must be replaced. (PERMIT REQUIRED) 2 slabs in front of right side garage overhead door. Mudjack front walk-1st and 2nd slabs from porch.
X	B-5	Garage overhead/service door to operate properly. Install safety reverse sensors at both garage doors. Large gap under right side door-replace seal.
X	B-6	Install smoke alarms on each floor, each bedroom, and basement (must be within 10' of bedroom doors). All to be complete and operational. (12/2019) Basement smoke alarm needs new battery. Install in both 1st floor bedrooms.
X	B-7	Replace all broken or cracked glass. At garage window. 2 panes
X	B-9	Remove non-conforming fence (IF REPLACED, PERMIT IS REQUIRED) Stockade fencing along rear fence line
X	B-10	Remove all firewood from the ground
X	B-16	Remove Debris: From around the furnace (boxes)

X	B-17	Obtain permit for pergola/covered patio structure in rear yard
X	B-19	Trim trees, cut grass, remove noxious weeds, shrubs, etc. Cut the shrubs from the structure
X	B-20	Clean gutters & downspouts.
X	B-22	Repair the sistered joists at the garage ceiling so that the new joist extends across entire span.
X	B-23	Repair the block walls at garage rear wall upper area around duct pipes
X	B-24	Repair floor around piping in bedroom closet.
X	B-25	Seal piping/repair ceiling at closet in 1 st floor bedroom
X	B-27	Repair Chimney.
X	B-28	Repair the damaged/cracked garage walls. (Wall with window)
		ELECTRICAL PERMIT REQUIRED BY LICENSED ELECTRICAL CONTRACTOR (EE, 11-22-05: Violations with * have ADDITIONAL line item fee/s on TITLE VII Electrical Permit)
X	E-4	Remove all extension cords. At sump pump. Garage.
X	E-5(P)	Correct ROMEX violations: Exposed wiring at wall in storage closet needs to be in conduit or similar. Exposed wiring on wall outside of cedar closet and at ceiling in furnace area needs to be in conduit or similar. Staple hanging Romex at garage ceiling. <i>(previously approved by electric inspector)</i>
X	E-8	Remove: Unused fluorescent fixture from furnace room ceiling.
X	E-9(P)	Wire to code: Lights in laundry. Must have at least one receptacle installed in basement bath.
X	E-10	Correct polarity Rear exterior GFCI receptacle
	E-11	Eliminate pendant plugs:
X	E-12	Eliminate pendant lights: Basement
X	E-15	All three wire receptacles must be properly grounded or replaced with two wire at and throughout house as needed. At laundry ceiling. 1 st floor hallway. Bedrooms. Living room
X	E-17	Re tape the connections at the service drop
X	E-18	Replace missing or broken wall plates. Install covers at junction boxes in basement storage closet, at junction box on duct work across from water heater
X	E-19	All plugs within 6 feet of a sink must be GFCI protected. Also, all laundry, exterior and garage plugs must be GFCI protected. Garage. At left of laundry sink, above laundry sink. Next to 1 st floor toilet.

X	E-23	Lamps of all clothes closet fixtures to be totally enclosed. Incandescent fixtures with open or partially enclosed lamps and pendant fixtures or lamp holders SHALL NOT BE PERMITTED. Basement storage closet. Basement cedar line closet. Need cover at 2 nd floor right bedroom fixture.
X	E-27	Replace any painted switches or receptacles. 2 nd floor left bedroom, switch at left side of basement, receptacle and switch in laundry area, switch in 1 st floor bedroom
X	E-28	Properly install receptacle box in 1 st floor front bedroom
X	E-29	Remove the screw in receptacle at the garage light fixture
X	E-30	Install KO plug covers at Junction box in basement storage closet, ceiling box at right of water heater
		<u>PLUMBING</u>
X	P-1	Install vacuum breakers on all outside & laundry tub hose faucets (not on hoses to washer). Laundry sink faucet
X	P-10	Install screens at exterior furnace vent/intake pipes. Debris observed in pipes.
X	P-11	Seal around water heater exhaust vent pipe at the chimney termination
X	P-12	Install air gap device at dishwasher

Note: This notice does not constitute any Representation or Warranty as to the condition of the dwelling or other structures on said premises described herein (or any aspect of such condition) and interested persons are advised and encouraged to make their own inspection of the premises in order to determine the condition thereof. Copies of this inspection report are available to interested parties at the office of the Division of Safety Inspection. Ref: GPW Ord. Sections 8-68(a) Appeal of Determination letter to Planning Commission (\$25) and #8-69(b) Appeal of Determination to City Council (\$25). Appeal required within 10 days of this notice.

1-21-19 Added to list of 2019's



CITY OF GROSSE POINTE WOODS

20025 Mack Plaza Drive
Grosse Pointe Woods, Michigan 48236-2397

BUILDING DEPARTMENT CERTIFICATE OF OCCUPANCY CHAPTER 10, Article VII

Permit No.: PS180367 Application Date: 12/28/2018 Expiration Date: 12/27/2020

Name of Owner: FARRILLY DONALD

Building Located At: 1469 HAWTHORNE RD., Grosse Pointe Woods, MI 48236

Type of Occupancy: Residential (X) Commercial ()

Zoning Classification: R-1C One-Family Residential

() Conditional Certificate of Occupancy, Section 10-238 of Chapter 10, Article VII of the City Code of Grosse Pointe Woods. ALL VIOLATIONS MUST BE CORRECTED BY THE ABOVE EXPIRATION DATE. PLEASE CALL FOR A RE-INSPECTION BEFORE THIS DATE.

(X) The Division of Safety Inspection of the City of Grosse Pointe Woods has inspected the above dwelling and has determined that same may be occupied as type of occupancy shown above, in accordance with Article VII, Chapter 10 of the City of Grosse Pointe Woods.

THIS NOTICE DOES NOT CONSTITUTE ANY REPRESENTATION OR WARRANTY AS TO THE CONDITION OF THE DWELLING OR OTHER STRUCTURES ON SAID PREMISES DESCRIBED HEREIN (OR ANY ASPECT OF SUCH CONDITION) AND INTERESTED PERSONS ARE ADVISED AND ENCOURAGED TO MAKE THEIR OWN INSPECTION OF THE PREMISES IN ORDER TO DETERMINE THE CONDITION THEREOF. COPIES OF THIS INSPECTION REPORT ARE AVAILABLE TO INTERESTED PARTIES AT THE OFFICE OF THE DIVISION OF SAFETY INSPECTIONS.

DEPARTMENT OF SAFETY INSPECTION

By Sean Ditty
Sean Ditty/mk
Property Maintenance Inspector