



HOUSING INSPECTION

Required Prior to Closing

In the City of Linden, a Point of Sale Housing Inspection has been **required**, prior to closing, when selling a home in Linden, since 1974. The goal of this inspection is to ensure the health and safety of the dwelling and the public before issuing a Certificate of Compliance.

ITEMS INCLUDED IN THE INSPECTION

- ✓ Open/Expired Permits
- ✓ Open Code Violations
- ✓ Zoning Class
- ✓ No Garbage or Junk
- ✓ Working Smoke Detectors
- ✓ No Missing/Broken Lights
- ✓ No Bare Wires
- ✓ No Missing Outlet Covers
- ✓ Working Handrails
- ✓ Fire Exits
- ✓ No Leaks
- ✓ Adequate Ingress/Egress
- ✓ No Trip Hazards
- ✓ Sump Pump Connection

And more Per Linden Municipal Code Ch. 15.08
available at lindenmi.us

SCHEDULE AN INSPECTION

Marty Johnson, Building Official & Code Enforcement Officer
(810) 735 7980 • building@lindenmi.us



HOUSING INSPECTIONS

A Point of Sale Inspection differs from a typical buyer's inspection, in that we concentrate on the aspects of a home that can cause risk to the health or safety of people living there, whereas a buyer's home inspection focuses more on quirks, inconsistencies, and cosmetic concerns with a home. In the event

of a violation, re-inspection can occur after time for corrections to be made. If a certificate of compliance is not issued, by mutual agreement between the buyer and seller, a waiver can be completed to allow the buyer to correct the violations within a reasonable time after the sale and have the home re-inspected.

FEE: \$50

Linden's Municipal Code (since 1974) and Title Companies require this Inspection before every sale in the City of Linden to demonstrate to buyers your home's compliance. We recommend scheduling with the Inspector at least one week prior to closing.

CONTACT CITY OFFICES TO
SCHEDULE AN INSPECTION

(810) 735-7980