



Rental Assistance Demonstration (RAD): **PART 1: PHYSICAL CONDITION ASSESSMENT**

221-253 South Seventh Street, Ann Arbor, Michigan 48103

PREPARED FOR Norstar Development USA, LP
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Albany, NY 12207

ON BEHALF OF The Ann Arbor
Housing Commission
727 Miller Ave
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1.0 EXECUTIVE SUMMARY

1.1 Summary of Findings

AKT Peerless Environmental & Energy Services (AKT Peerless) was commissioned by NorStar Development USA, L.P. (NorStar) on behalf of the Ann Arbor Housing Commission (AAHC) to conduct a Rental Assistance Demonstration (RAD) Physical Condition Assessment (PCA) on the property referred to as "South Seventh" located at 221-253 South Seventh Street in Ann Arbor, Washtenaw County, Michigan (subject property).

The site visit was conducted on August 8, 2013. Since the site visit, AAHC has made improvements to the subject property. AKT Peerless has verified completion of these improvements by reviewing contractor invoicing, work orders and statements provided by AAHC. AKT Peerless did not conduct another site visit to verify completion of these improvements.

This low-rise residential complex consists of four, 1-story duplex buildings, housing a total of 4,400 gross SF and 8 apartments. The buildings were constructed in 1969.

On site amenities include public gathering areas. The City of Ann Arbor maintains an adjacent park/recreation area.

Generally, the property appears to have adhered to relevant building codes and industry standards at the time of construction. Given the limitations of facilities staff, the property appears to be properly maintained and is in fair-to-good overall condition. AKT Peerless does not recommend a forensic evaluation of the subject property's buildings based on AKT Peerless' site visit, visual inspection of major building systems, record review and interviews with AAHC.

Given the nature of the property's use, AKT Peerless identified a list of "Critical Needs," as defined by the Department of Housing and Urban Development (HUD)'s RAD PCA (RPCA) guidelines.

1.2 Capital Needs Input

The RPCA Statement of Work defines critical items to include:

- 1) Remedies for exigent health and safety hazards or code violations;
- 2) Correction of conditions that adversely affect ingress or egress;
- 3) Correction of conditions preventing sustaining occupancy;
- 4) Correction of accessibility deficiencies.

Critical repair items were not identified at the subject property.

1.3 Professional Evaluation(s) Recommended for Further Investigation

No additional evaluations are recommended at this time.

1.4 Opinions of Probable Cost

The estimates for the repair, replacement and proposed modernizations can be found in the "Cap Needs Input" tab of RPCA tool, located in Appendix A of this report.

1.5 RAD PCA Considerations and Approach

Based upon site observations, research, professional judgment, along with referencing Expected Useful Life (EUL) criteria established through Fannie Mae and other industry standards, AKT Peerless expresses an opinion as to when a system or component will most likely necessitate replacement.

Typically, for standard components with standard maintenance, the EUL table, often provided by the Lender, is used to determine a system or a component's Effective Remaining Life by deducting the age from anticipated EUL. However, this is not done automatically. AKT Peerless evaluates components with unusually good original quality or exceptional maintenance and occasionally estimates a longer useful life. Alternatively, if a component has been poorly maintained or was of below standard original quality, the useful life may be estimated to be shorter than expected. Consequently, the evaluator applies his or her professional judgment in making a determination of the Effective Remaining Life.

After a determination has been made on a system or a component's Effective Remaining Life, it is input into the RPCA tool in the "Cap Needs Input" tab in the relevant line item. This tab directly populates corresponding tabs, which result in the outputs described throughout this report. The corresponding tabs, including (but not limited to) the 20 Year Detail, 20 Year Schedule, and Capital Needs Input, are attached to this report and can be found in Appendix A.

The evaluation period, per the RPCA tool and statement of work, is defined as 20 years.

The RPCA Statement of Work establishes five categories of repairs, replacements, maintenance items and items for improvement. AKT Peerless utilized these categories as a method for evaluating the facilities:

- A) **Critical Needs**
 - a. See 1.2
- B) **Repair/Rehab items (Short Term Physical Needs)**
 - a. The cost of repairs, replacements, and significant deferred and other maintenance items that will need to be addressed within 12 months of closing
 - b. This category is not intended to include items that are not broken but may need replacement in the near future
- C) **Market Comparable Improvements**
 - a. The PCA contractor may include repairs or improvements (based on discussion with Lender/Owner or Lender's appraiser) that are necessary for marketability in the list of Repair/Rehab needs
 - b. The repairs/improvements should be necessary for the project to retain its market position as an affordable project in a decent, safe and sanitary condition
- D) **Long-term Physical Needs/Reserve Items**
 - a. Major maintenance and replacement items that are required to maintain the project's physical integrity over the next twenty (20) years
- E) **Reserve Costs**
 - a. The Initial Deposit to the Reserve for Replacement Account based on the cost of "Near Term" replacement and major maintenance needs of the Project

2.0 INTRODUCTION

AKT Peerless Environmental & Energy Services (AKT Peerless) was commissioned by NorStar Development USA, L.P. (NorStar) on behalf of the Ann Arbor Housing Commission (AAHC) to conduct a Rental Assistance Demonstration (RAD) Physical Condition Assessment (PCA) on the property referred to as "South Seventh" located at 221-253 South Seventh Street in Ann Arbor, Washtenaw County, Michigan (subject property).

This PCA was conducted in accordance with: (1) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessments* (ASTM Standard Practice E 2018-08), (2) Fannie Mae document: *Physical Needs Assessment Guidance to the Property Evaluator* (Exhibit 1), and (3) the Department of Housing and Urban Development (HUD) *Rental Assistance Demonstration (RAD): Physical Condition Assessment Statement of Work and Contractor Qualifications*, Version 1, October 2012.

2.1 Purpose

The purpose of the RAD PCA (RPCA) is to complete a PCA that meets the RAD Physical Condition Assessment Statement of Work Issued by the US Department of Housing and Urban Development (HUD) on October 2012 and updated on December 2013. This included observation and documentation of the conditions and possible defects of readily visible materials and building systems which might significantly affect the value of the property, and to evaluate if conditions exist which may have a significant impact on the continued operation of the facility. The observations, findings, and conclusions within this report are based on professional judgment and information obtained during the course of this assessment. It is understood that AAHC will use the information provided in this Report to assist in decisions regarding the continued operation of the subject property.

2.2 Scope of Services

This RPCA was conducted in accordance with AKT Peerless' Proposal for a RPCA (Proposal Number PE-14790), dated June 26, 2013 and is based on the Statement of Work Issued by the US Department of Housing and Urban Development (HUD) on October 2012. The RPCA Statement of Work has been updated by HUD on December 2013 and AKT Peerless' scope of work will meet Version 2, December 2013. No deviations have been made from the scope of work.

This Report is based on a site visit, in which AKT Peerless performed a visual, non-intrusive and non-destructive evaluation of various external and internal building components, in addition to reviews of original and "as-built" plans and specifications for the subject property, and available information from trade physical element reports. Representative samples of the major building components were observed and physical conditions evaluated in general accordance with ASTM E2018-08. These systems include site development, building structure, building exterior and interior areas; mechanical, electrical, and plumbing systems, conveyance systems, life safety/fire protection, and general ADA compliance. Photographs were taken to provide a record of general conditions of the facility, as well as the specific deficiencies observed. The PCA report is not a building code, safety, regulatory or environmental compliance inspection.

AKT Peerless observed the interior spaces to determine their general character and condition. During the site visit we interviewed the available site personnel and/or property managers to add or confirm information. AKT Peerless reviewed available drawings or site documentation to confirm the general

character of the construction. AKT Peerless also made inquiries to the local building department, zoning department and fire department.

If any additional information is encountered concerning the facility, it should be forwarded to AKT Peerless for possible re-evaluation of the assumptions, conclusions and recommendations presented herein. The recommendations and opinions of cost provided herein are for observed deficiencies based on the understanding that the facility will continue operating in its present occupancy classification.

This Report is based on the evaluator's judgment of the physical condition of the components, their ages and their expected useful life (EUL). The conclusions presented are based upon the evaluator's professional judgment. The actual performance of individual components may vary from a reasonably expected standard and will be affected by circumstances that occur after the date of the evaluation.

The Report does not identify minor, inexpensive repairs or maintenance items which are part of the property owner's current operating budget so long as these items appear to be addressed on a regular basis. The report does identify infrequently occurring maintenance items of significant cost, such as exterior painting, deferred maintenance and repairs and replacements that normally involve major expense or outside contracting.

The following terms are used throughout the report and are defined as follows:

- **EXCELLENT:** New or like new
- **GOOD:** Average to above-average condition for the building system or material assessed, with consideration of its age, design, and geographical location.
- **FAIR:** Average condition for the building system evaluated. Satisfactory; however, some short term and/or immediate attention is required or recommended.
- **POOR:** Below average condition for the building system evaluated; requires rehab, significant work or replacement anticipated to return the building system or material to an acceptable condition

Unless stated otherwise in this report, the systems reviewed are considered to be in good condition and their performance appears to be satisfactory.

2.3 Limitations and Exceptions

The information obtained from external sources, to the extent it was relied upon to form AKT Peerless' opinion about the condition of the site and structures, was assumed to be complete and correct. AKT Peerless cannot be responsible for the quality and content of information from these sources. However, based on a review of readily available and reasonably ascertainable information, AKT Peerless concluded that these limitations/data gaps should not materially limit the reliability of the report and that a thorough documentation of the subject site's condition has been conducted.

Information regarding the cost schedules for any specific property feature is based on AKT Peerless' professional opinion. The precise costs associated with replacing or repairing any referenced building or property structure can vary by items including but not limited to owner selection of product or equipment, vendor, economic conditions, or competitive bidding process. AKT Peerless recommends that the client contact an entity specializing in a particular architectural or engineering discipline to develop precise material/equipment specifications and cost estimates.

2.4 User Reliance

This report was prepared solely for the benefit of NorStar, AAHC, and HUD and no other party or entity shall have any claim against AKT Peerless due to the performance or nonperformance of the services presented herein. Only AAHC and HUD may rely upon this report for the sole purpose of obtaining financing, providing refinancing, acquisition of the subject site, lease of the subject site, or sale of the subject site. Any other parties seeking reliance upon this report must obtain AKT Peerless prior written approval. AKT Peerless specifically renounces any and all claims by parties asserting a third party beneficiary status.

3.0 APPLICABLE CODES, GUIDELINES, AND ACCESSIBILITY STANDARDS

3.1 Building and Fire Code Compliance

During this assessment, AKT Peerless conducted a review of City of Ann Arbor Building Department records available through the City's website. The review of City records did not reveal any documentation for past or open building code violations.

AKT Peerless also contacted the City of Ann Arbor Fire Department to obtain information on fire code, life safety, or environmental issues pertaining to the subject property. A response received indicated the fire department does not possess files associated with the subject property.

3.2 Americans with Disability Act (ADA) and Section 504 UFAS Compliance

The subject property is defined as a multi-family residential facility, providing “affordable” and “federally-assisted” housing. As such, there are accessibility requirements that must be adhered to for these types of facilities. Considerations include the following guidelines, standards, and/or requirements:

- The Fair Housing Act design and construction requirements
- Section 504 of the Rehabilitation Act of 1973
- The Americans with Disabilities Act of 1990

The Fair Housing Amendments Act (FHA) of 1988, prohibits discrimination in housing on the basis of race, color, religion, sex, handicap, familial status, or national origin. The Act also requires reasonable modification to dwellings, reasonable accommodation in policies or handicapped people, and the design and first construction of certain new, multi-family dwellings scheduled for first occupancy after March 13, 1991, meet certain adaptability and accessibility requirements.

Section 504 of the Rehabilitation Act of 1973 applies to all Federally assisted programs, facilities and housing and establishes accessibility standards per HUD requirements in 24 CFR Part 8, which generally follows the Uniform Federal Accessibility Standard (UFAS).

Buildings completed and occupied after January 23, 1993 are required to fully comply with ADAAG. Existing facilities constructed prior to this date are held to a lesser standard of complying, to the extent allowed by structural feasibility and the financial resources available, or a reasonable accommodation must be made.

The subject property was first occupied in the late-1960s (prior to 1991). As such, it is required to comply with provisions for existing buildings in Section 504/UFAS and under the FHA. AKT Peerless believes that this property is in compliance with these standards. AKT Peerless conducted a limited visual observation for ADA and accessibility compliance. Provisions appear to have been made to the property to account for ADA and accessibility requirements. The property has taken Readily Achievable Measures to remove barriers from the property, including accessible path of travel from handicap parking spaces to areas deemed to be relevant interior spaces. Regardless of age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

In this case, the facility’s leasing office (offsite) must at least partially comply with ADA provisions, to the extent readily achievable – and appears to do so. The property includes one handicap accessible parking

space and Unit 251 is equipped with a handicap accessible bathroom. In general, accessibility improvements have been made to the extent possible to comply with relevant accessibility standards.

3.3 Floodplain

AKT Peerless reviewed a Flood Insurance Rate Map (FIRM), published by the Federal Emergency Management Agency (FEMA), to determine if the subject property is located within a 100-year flood zone. According to review of Panel 244 of 585, Community Panel 26161C0244E, dated April 3, 2012, the subject property is located within a 100-year flood zone and is located in an area determined to be outside of the 500-year floodplain. A copy of the Flood Insurance Rate Map of the general project area is provided as Appendix D.

3.4 Seismic Zone

The subject site has been determined to be in Seismic Zone 1, on a scale of 0 to 4, with 0 representing the least severity, and 4 the greatest in terms of ground acceleration as compared to gravity. Zone 1 has a one in ten chance of experiencing an earthquake that will achieve a peak acceleration of one-tenth the acceleration of gravity within the next 50 years.

3.5 Environmental Concerns

AKT Peerless conducted a limited visual survey during the walk-through and no directly observed potential on-site environmental hazards were observed. No documented lead-based paint (LBP) or asbestos testing had been identified prior to conducting this PCA.

An environmental survey and professional evaluation of the entire site was conducted by AKT Peerless. Because the subject building was constructed prior to 1978 and had not been demonstrated to be LBP – and/or asbestos-free, AKT Peerless completed an asbestos identification survey and LBP inspection of the subject property. The results of these inspections can be provided under separate cover. No asbestos was detected in tested material (drywall, base molding and flooring). However, the roofing material was not tested and assumed to contain asbestos. It is recommended further testing be completed for roofing material prior to any renovation or demolition to confirm or refute the presence of asbestos.

The LBP inspection revealed no LBP was identified at the subject property, except in unit 251. The following lead-based pain coatings were identified:

- Living room, Side B (north wall);
- Living room, Side C (east wall);
- Furnace/water heater closet, ceiling;
- Bedroom, Side A (west wall).

All lead-based paint surfaces identified were intact and in good condition.

Refer to Appendix E for a copy of Form 4.4 Environmental Restrictions Checklist.

3.6 Green Building Standard(s)

AKT Peerless investigated opportunities to improve energy efficiency, maximize water efficiency, use re-used and recycled materials where practical, safeguard the indoor air quality of the property, be of less

harm to the environment generally, and remove/re-use replaced materials and construction debris appropriately.

Specifically, AKT Peerless worked with the project team to utilize and reference the Enterprise Green Communities green building standard as a guideline and framework for making decisions on goal setting, areas to make green improvements, and overall implementation strategy.

The Enterprise Green Communities Criteria Checklist is referenced throughout this document.

4.0 PROPERTY DESCRIPTION

The following sections summarize the site description and physical setting of the subject property.

4.1 Subject Property Location

The subject property is located at 221-253 South Seventh Street in Ann Arbor, Washtenaw County, Michigan. The subject property is owned by AAHC and is improved with four, 1-story buildings. The site area is approximately 0.74 acres. Construction of the property was completed in 1969.

Refer to Figure 1, Subject Property Location Map; and Figure 2, Topographic Location Map. Photographs of the subject property and significant features are included in Appendix B.

4.2 Subject Property Characteristics

The subject property includes four, 1-story affordable housing residential apartment buildings commonly known as South Seventh. The interior of the subject property consists of eight one-bedroom apartment units. Common areas consist of a community center located within one of the buildings. The vacancy rate for this property over the period July 2010-Feb 2013 was less than 6.3% and was only 1.6% over the last 8 months of that period.

4.3 Description of Structures and Other Improvements

General information regarding the on-site buildings (the subject buildings) is presented in the following table:

Table 4-1 Subject Building: South Seventh

Total Leasable Area	4,400 square feet
Structure	Standard wood frame construction
Exterior Wall	Vinyl siding and decorative wood paneling
Roof	Asphalt shingle roofs
Foundation	Trench footing, slab on grade
HVAC	Individual gas fired furnaces; no AC at tenant units
Electrical	Pad-mounted transformer
Vertical Transportation	None

Table 4-2 Subject Buildings: Apartment Unit Types and Mix

Quantity	Type	Gross Floor Area (Square Feet)
8	1 Bedroom / 1 Bathroom	550

No additional structures are located on the subject property.

Table 4-3 Subject Buildings: Apartment Units Observed

Unit/Floor	Type	Units Observed
8	1 Bedroom / 1 Bathroom	221, 223, 231, 233, 241, 243, 251, 253

5.0 SITE ELEMENTS

The following sections summarize the physical conditions associated with the exterior portions of the subject property.

5.1 Topography

According to the USGS' Topographic Map of the Ann Arbor West, Michigan Quadrangle, which was published in 2011, the subject property is situated between approximately 800 and 850 feet above the National Geodetic Vertical Datum (NGVD). The subject property's topography slopes to the southeast.

5.2 Storm Water Drainage

The storm water system is managed through Washtenaw County. Storm water runoff from the roof is directed through roof drains into downspouts that feed a mixture of splash blocks, pop up drains, and underground piping connected to the municipal system. Storm water catch basins, which are also connected to the municipal system, are located within the parking lot and landscaped areas on the subject property.

Green Building Alternatives/Considerations:

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
3: Site Improvements					
1.2b	Surface Stormwater Management	X			Undue financial burden - Partial may be feasible

5.3 Ingress and Egress

Description:

Ingress and egress for the subject property is provided via an asphalt-paved driveway from Murray Court to the south. Each tenant unit has two entrances, located on either side of the respective building. The threshold entries to each unit are elevated. Cast-in-place concrete walkways, located throughout the subject property, connect the subject buildings.

Assessment:

The existing vehicle ingress and egress location is in fair condition. The asphalt-paved ingress and egress area is showing signs of aging and wear. Concrete walkways throughout the property appear to be in generally good condition. The number and location of the site access points appear to be sufficient relative to the size and use of the property.

Recommendation:

Repair and maintenance of the asphalt pavement, concrete walkways, and entrance doors are discussed further in Sections 5.4 and 6.3. Please refer to the attached 20 Year Detail, 20 Year Schedule, and Capital Needs Input for additional information on condition, rehab costs and capital reserves.

Green Building Alternatives/Considerations:

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
1: Integrative Design					
1.2b	Universal Design (Substantial and Moderate Rehab only)	X		X	Undue financial burden - 10% not feasible
2: Location + Neighborhood Fabric					
2.9	Walkable Neighborhoods: Connections to Surrounding Neighborhood - Rural/Tribal/Small Towns	X	X		Explore add'l pathway(s)

5.4 Paving, Curbing, and Parking

Description:

The main access drives and parking lot consist of asphalt pavement with asphalt curbing and an asphalt paved approach off Murray Court. Walkways consist of cast-in-place concrete. According to information provided by site personnel, the asphalt pavement parking lot is crack filled by on-site maintenance personnel on an as-needed basis. The date of the most recent seal coating and re-striping was unknown.

Assessment:

Overall, the asphalt and concrete paved areas appear to be in fair condition. However, longitudinal cracking and localized delamination was observed on the asphalt pavement drives and parking areas.

The subject property is equipped with approximately 7 parking spaces, including one handicap accessible parking space.

Recommendation:

Longitudinal crack filling, seal coating, and re-striping of the asphalt pavement and sidewalk are recommended as a rehab item. Continued maintenance of paved areas is recommended. In addition, capital reserves should be considered for additional signage (accessibility, entry, and/or directional), future maintenance, and/or replacement and repair of paved areas. Please refer to the attached 20 Year Detail, 20 Year Schedule, and Capital Needs Input for additional information on condition, rehab costs and capital reserves.

Green Building Alternatives/Considerations:

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
6: Materials Beneficial to the Environment					
6.9b	Reduced Heat-island Effect: Paving	X		X	Any new areas could be high albedo

5.5 Flat Work

Description:

The pedestrian walkways associated with the subject property consist of cast-in-place concrete construction.

Assessment:

The flat work surrounding the building was observed to be in generally good condition. The steps at resident entries may not meet tread depth and riser height requirements and restrictions.

Recommendation:

Repair and maintain broken concrete walkways around the subject property to avoid continued degradation and possible trip hazards.

Green Building Alternatives/Considerations:

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
6: Materials Beneficial to the Environment					
6.9b	Reduced Heat-island Effect: Paving	X			May be possible to replace certain sidewalks w/open grid; could be financially infeasible

5.6 Landscaping and Appurtenances

Description:

Landscape features include grass and deciduous trees. Mulched areas with decorative plants are located throughout the subject property.

The subject property is serviced by a the City of Ann Arbor by dedicated solid waste containers, which are located on vegetated land north the parking lot.

Assessment:

Vegetation appeared to be in a normal, mid-summer state of growth; however, a large tree was observed west of Unit 221. It is likely that the roots of this tree extend beneath the building foundation. Solid waste appeared to be handled and stored in an appropriate manner. In addition, the site appears to drain towards the 243 building, and water reportedly ponds in front of Unit 243.

Recommendation:

Site re-grading, including changing the pitch of the sidewalks away from the buildings, and installing an additional two catch basins is recommended as a rehab item. These additional catch basins should be connected to the existing catch basin in the parking lot. Continued maintenance of landscaping and fencing as part of normal facility operations is also recommended. In addition, capital reserves should be considered for tree removal. Please refer to the attached 20 Year Detail, 20 Year Schedule, and Capital Needs Input for additional information on condition, rehab costs and capital reserves.

Green Building Alternatives/Considerations:

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
3: Site Improvements					
3.4	Landscaping	X			Replace only those areas with site work being done (50% native)

5.7 Recreational Facilities

There are no recreational facilities associated with the property.

5.8 Utilities

Description:

The following utilities and are associated with the subject property. Utilities associated with the subject property are located underground.

- Water and sanitary sewer are provided by the City of Ann Arbor.
- Enclosed storm water drains are provided by Washtenaw County.
- Electric service is provided by DTE Energy Company through below-ground lines and pad-mounted transformers.
- Natural gas is provided by DTE Gas Company
- Telephone service is available to the subject property through several providers.

Assessment:

All utilities appear to be adequately servicing the subject property.

Recommendation:

Continued maintenance of utilities associated with the subject property as part of normal facility operations is recommended.

6.0 STRUCTURAL FRAME AND BUILDING ENVELOPE

The following sections summarize the physical conditions associated with the building envelope and structural elements of the subject buildings.

6.1 Foundation

Description:

Observations of the subject property indicate the foundations of the subject buildings consists of a trench footing with a poured slab floor. The subject buildings are not equipped with basements.

Assessment:

Overall, the foundations of the subject buildings appeared to be in good condition.

Recommendation:

The building foundations should be observed as routine building operations.

Green Building Alternatives/Considerations:

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
7: Healthy Living Environment					
7.14	Integrated Pest Management	X			Seal all wall, floor, joint penetrations to prevent pest entry

6.2 Building Frame

Description:

Each of the four buildings located on the subject property are wood-framed.

Assessment:

No evidence of structural failure or deficiencies was noted, and all framework, floors, and decks appeared to be in fair to good condition.

Recommendation:

The building exterior and interior structural supports should be observed as routine building operations for indications of frame issues. The contractor onsite may recommend additional supports.

Green Building Alternatives/Considerations:

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
6: Materials Beneficial to the Environment					
6.8	Certified, Salvaged, and Engineered Wood Products	X		X	Only minor replacements/upgrades required

6.3 Exterior (Above Grade) Walls

Description:

The exterior walls of the subject building consist of vinyl siding and decorative wood beneath windows. The exterior windows consist of sliding single-paned aluminum and exterior doors are solid steel with aluminum storm doors. Both doors and windows contain dry vinyl sealant systems.

Assessment:

The vinyl siding, decorative wood, screen doors, and steel entry doors generally appeared to be in good condition. However, the windows are beyond their EUL. New double-paned, low E windows were installed in October 2013. In addition, the door frame associated with the rear door on Unit 241 was observed to be damaged.

Recommendation:

Replacement of damaged doors is recommended as a rehab item. Continued maintenance of siding, soffits, fascia, gutters and downspouts, windows and doors is recommended. In addition, capital reserves should be considered for future, cleaning and/or re-caulking of the building exteriors.

Green Building Alternatives/Considerations:

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
5: Energy Efficiency					
5.1c	Building Performance Standard: Single family and Multi-family (three stories or fewer)	X			Must be equivalent to a Home Energy Rating System (HERS) Index score of 85
5.2	Additional Reductions in Energy Use	X			Add R-Value and increase building tightness for higher performance
6: Materials Beneficial to the Environment					
6.6	Recycled Content Material	X			Composite and Recycled Content materials available for exterior use and insulation
6.7	Regional Materials Selection	X			Should be pursued when feasible

6.4 Roofing

Description:

The roofs are gabled, asphalt shingle roofs. The roofs slope to aluminum gutters affixed to the buildings. According to building permits reviewed, the roofs were replaced in 2007. Repairs to the roof are conducted as needed and no leaks were reported by maintenance personnel. No evidence of leaks were observed.

Storm water runoff from the roof appears to percolate directly into the ground or is directed to below-grade piping that leads to catch basins that discharge the storm water into the municipal system.

Assessment:

The roof system appeared to be in good condition with no obvious evidence of leaks.

Recommendation:

Capital reserves should be considered for future maintenance and/or replacement of the roofing system above the common areas/offices. Please refer to the attached 20 Year Detail, 20 Year Schedule, and Capital Needs Input for additional information on condition, rehab costs and capital reserves.

Green Building Alternatives/Considerations:

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
5: Energy Efficiency					
5.1c	Building Performance Standard: Single family and Multi-family (three stories or fewer)	X			Must be equivalent to a Home Energy Rating System (HERS) Index score of 85
5.2	Additional Reductions in Energy Use	X			Add R-Value and increase building tightness for higher performance
6: Materials Beneficial to the Environment					
6.6	Recycled Content Material	X			Composite and Recycled Content materials available for exterior use and insulation
6.7	Regional Material Selection	X			Should be pursued when feasible

6.5 Exterior and Interior Stairs

There are no interior or exterior stairs at the subject property.

6.6 Patio, Terrace, and Balcony

Description:

Each tenant unit contains a cast-in-place concrete patio in the rear of the unit. A wooden privacy fence surrounds each patio.

Assessment:

Overall, the patios and associated fencing were observed to be in good to fair condition.

Recommendation:

Continued maintenance of the fencing and cast-in-place concrete, including the patios is recommended. In addition, cleaning and painting the privacy fencing is recommended as a rehab item. Please refer to the attached 20 Year Detail, 20 Year Schedule, and Capital Needs Input for additional information on condition, rehab costs and capital reserves.

Green Building Alternatives/Considerations:

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
6: Materials Beneficial to the Environment					
6.1	Low/No VOC Paints and Primers	X			When stairs are refinished, use low/no VOC paints and stains
6.7	Regional Material Selection	X			Should be pursued when feasible
6.8	Certified, Salvaged, and Engineered Wood Products	X			At time of replacement

7.0 INTERIOR ELEMENTS

The following sections summarize the physical conditions associated with the interior of the subject building.

7.1 Unit Types and Unit Mix/Building Area

Description:

South Seventh has 8 one-bedroom, one bathroom apartments. One of the eight dwelling units (unit 251) have been renovated for handicap accessibility (i.e. grab bars in the bathrooms, wheelchair accessible, etc.). Seven of the eight dwelling units were occupied as of the date of the site inspection.

Interior finishes vinyl/composite material in bathtub surround areas, wood trim, 4-inch vinyl cove base, one-foot by one-foot resilient floor tiles or linoleum in the kitchens, ceramic floor tile in the bathrooms, and carpet. Aluminum single-paned windows were present throughout the dwelling units. New double-paned, low E windows were installed in October 2013.

According to site representatives, interior renovations have occurred in units when they are turned over including carpet replacement, painting, and cabinet re-facing/repair in some situations.

Each unit contains a series of appliances including:

- a refrigerator
- an electric range and oven
- an under-sink garbage disposal

The individual units also have kitchen cabinetry, which primarily consists of wood veneer and Formica counter tops, and bathrooms are fitted with medicine cabinets. Kitchen sinks are stainless steel, bathroom fixtures are generally enamel coated steel or porcelain. Bathroom and kitchen flooring includes resilient floor tiles and linoleum. The walls of the tub stalls are covered with a vinyl material.

Each individual tenant unit is fitted with two solid, steel entry doors. Closet doors and interior doors are wood veneer and generally have a painted finish.

Assessment:

The entry doors, interior doors, closets, kitchen cabinets, garbage disposals, range hoods, sinks, refrigerators, ranges, and medicine cabinets were observed to be in generally good to fair condition. Most of the bathroom exhaust fans, flooring, and countertops, although functional, are at or beyond their EUL and show wear and tear due to use and age. In addition, with the exception of Units 231 and 241, the bathroom exhaust fans do not have vents through the roofs of the subject buildings.

The painted surfaces in Units 221, 233, 241, 243, and 251 need repainting. In addition, the pass through in the attic space above Units 231 and 233 was observed to be open.

Recommendation:

Replacement or repair of the following items is recommended as a rehab item:

- close the pass through space between Units 231 and 233

- replace the rear entry door and hardware associated with Unit 241
- replace or repair 100-percent of the tenant unit flooring, as appropriate
- paint Units 221, 233, 241, 243, and 251
- replace 100-percent of the bathroom fans with high-efficiency fixtures and vent through roof
- miscellaneous carpentry for unit repairs
- placement of additional attic insulation
- install soundproofing between tenant units
- install radon mitigation system in tenant unit 223 building
- integrate a pest management policy

Continued maintenance of finishes and fixtures in dwelling units is recommended. In addition, capital reserves are included for future maintenance and/or replacement of remaining finishes and fixtures. Please refer to the attached 20 Year Detail, 20 Year Schedule, and Capital Needs Input for additional information on condition, rehab costs and capital reserves.

Green Building Alternatives/Considerations:

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
5: Energy Efficiency					
5.4	ENERGY STAR Appliances	X			For applicable appliances
6: Materials Beneficial to the Environment					
6.1	Low/No VOC Paints and Primers	X			On all paintable surfaces
6.2	Low/No VOC Adhesives and Sealants	X			Should be pursued when feasible
6.6	Recycled Content Material	X			Composite and Recycled Content materials available for many interior components - cost may limit product selection
6.7	Regional Material Selection	X			Should be pursued when feasible
6.8	Certified, Salvaged, and Engineered Wood Products	X			Applicable to Kitchen and Bath improvements and replacements
7: Healthy Living Environment					
7.1	Composite Wood Products that Emit Low/No Formaldehyde	X			Applicable to Kitchen and Bath improvements and replacements
7.2	Environmentally Preferable Flooring	X			Strategic/limited use of carpet
7.3	Environmentally Preferable Flooring: Alternative Sources	X		X	Non-vinyl, non-carpet floor coverings on all floors - may be cost prohibitive and difficult for sound control
7.9b	Mold Prevention: Surfaces	X			Use materials w/durable, cleanable surfaces in Kitchens and Bathrooms
7.9c	Mold Prevention: Tub and Shower Enclosures	X			Use moisture resistant drywall (non-paper faced)

7.2 Common Areas

There are no interior common areas associated with the subject property.

8.0 MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS

The following sections summarize the physical conditions associated with the mechanical and electrical systems at the subject building.

8.1 Plumbing

Description:

Potable water supply piping is copper, while drainage appears to be PVC, galvanized steel, and/or cast iron. Piping associated with the subject buildings was installed during construction in 1969.

Domestic hot water is supplied to the tenant units individual, approximately 30- to 40-gallon, hot water tanks. These tanks have been replaced as necessary from approximately the mid-2000s to present, with the exception of Unit 221, which contains a 30-gallon tank installed in 1989. New hot water tanks were installed in units 231, 221 and 253 following the site visit.

Individual tenant units have porcelain toilets, sinks, and tubs. Tub surrounds are vinyl. Kitchen fixtures include stainless steel sinks. The faucet fixtures are generally chrome plated steel.

Assessment:

The plumbing system is operational, with sufficient water pressure at the time of inspection. Low flow shower heads and low flow faucets in tenant unit kitchens have been installed in some of the units at the subject property. Low flow faucet aerators and low flow shower heads were installed in all units by DTE Energy following the site visit.

No evidence of significantly obsolete equipment, evidence of leaking or deteriorated piping or sewage backup problems was noted or reported. No evidence of polybutylene, ABS, or lead supply piping was observed. Some hot water heaters are near their EUL.

Toilets, sinks and most of the faucet fixtures in bathrooms and kitchens are generally in good condition. Some of the tubs and tub surrounds show signs of wear but are generally in good condition.

Recommendation:

Replacement or repair of the following items is recommended as a rehab item:

- Replace toilets to low-flow units

Upon upgrade, continued maintenance of plumbing systems is recommended.

Please refer to the attached 20 Year Detail, 20 Year Schedule, and Capital Needs Input for additional information on condition, rehab costs and capital reserves.

Green Building Alternatives/Considerations:

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
4: Water Conservation					
4.1	Water-Conserving Fixtures	X	X		Use low flow Toilets, Showerheads, Kitchen and Bathroom faucets
4.2	Advanced Water-Conserving Appliances and Fixtures	X			Should be pursued when feasible; flow rates more aggressive
4.3	Water Reuse	X		X	Treatment on site would create undue financial burden at this location
5: Energy Efficiency					
5.7b	Photovoltaic/Solar Hot Water Ready	X		X	Site, building orientation and decentralized system design may prohibit use of solar thermal
7: Healthy Living Environment					
7.8	Combustion Equipment	X			Specify power-vented or direct vent
7.9b	Mold Prevention: Water Heaters	X	X		Adequate drainage; may require replacement of floor drains

8.2 Heating

Description:

Each apartment is equipped with a natural gas-fired up-flow furnace, located in a closet off the main entrance of each unit. These furnaces have an output capacity ranging of approximately 36 BTU/hr. Heated supply air is generated from the furnace and distributed through insulated ducts located in the attic. Return air is provided through a grille in the mechanical closet, adjacent to the living room, and ducted directly to the unit.

With the exception of Unit 223, which was installed in 1997, these units appear to have been installed in 2002 and 2007 and are considered standard efficiency units. Each furnace appears to be controlled by one non-programmable thermostat.

Heat to the apartment is supplied through sheet metal ducts, with no visible mastic for duct sealing. Return air is ducted to the furnace. Fresh air appears to be supplied by operable windows and natural infiltration. Mechanical exhaust is limited to the bathrooms, with overhead exhaust fans ducted to the outside.

Assessment:

The furnace units reportedly operate normally; however, they are nearing their EUL. In addition, the current units are standard efficiency units.

Recommendation:

Replacement of the furnaces with energy efficient units is recommended at EUL. In addition, replacement of manual thermostats with energy management thermostat units is recommended as a rehab item.

New units installed should comply with Air Conditioning Contractors of America (ACCA) Manual J sizing requirements. Please refer to the Energy Audit for completed ACCA Manual J calculations. Please refer to the attached 20 Year Detail, 20 Year Schedule, and Capital Needs Input for additional information on condition, rehab costs and capital reserves.

Green Building Alternatives/Considerations:

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
5: Energy Efficiency					
5.1c	Building Performance Standard: Single family and Multifamily (three stories or fewer)	X			Must be equivalent to a Home Energy Rating System (HERS) Index score of 85 - high efficiency furnaces
5.2	Additional Reductions in Energy Use	X			Install high efficiency heating equipment - 95% or better AFUE
5.3	Sizing of Heating and Cooling Equipment	X			Size equipment to ACCA Manual J
7: Healthy Living Environment					
7.8	Combustion Equipment	X			Specify power-vented or direct vent

8.3 Air Conditioning and Ventilation

Description:

At the time of the site visit, air conditioning was not provided to the subject buildings. Some apartments were cooled by window air-conditioning units supplied by the residents.

In August of 2014, split air conditioning systems (central air) was installed in all of the subject tenant units. This included new standard efficiency condenser units, complete with electrical disconnect, and evaporator coil added into existing furnace blower cabinets. These unit installations are verified by contractor receipts provided by the AAHC and have not been observed by the RPCA service provider.

Assessment:

Many of the AAHC commission residents are disabled and elderly or have health issues that are exacerbated by hot and humid weather.

The Great Lakes Adaptation Assessment for Cities estimates that the number hot days reaching 90 degrees or more in Southeast Michigan will increase to 30-50 days per year due to global climate changes.

Therefore, the AAHC has ensured each unit has air conditioning.

Recommendation:

New units installed should comply with Air Conditioning Contractors of America (ACCA) Manual J sizing requirements. Please refer to the Energy Audit for completed ACCA Manual J calculations. Please refer to the attached 20 Year Detail, 20 Year Schedule, and Capital Needs Input for additional information on condition, rehab costs and capital reserves.

High efficiency air conditioning units should be considered and evaluated at time of replacement of existing units.

Green Building Alternatives/Considerations:

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
5: Energy Efficiency					
5.1c	Building Performance Standard: Single family and Multifamily (three stories or fewer)	X			Must be equivalent to a Home Energy Rating System (HERS) Index score of 85 - high efficiency furnaces
5.2	Additional Reductions in Energy Use	X			Install high efficiency heating equipment - 95% or better AFUE
5.3	Sizing of Heating and Cooling Equipment	X			Size equipment to ACCA Manual J
7: Healthy Living Environment					
7.8	Combustion Equipment	X			Specify power-vented or direct vent

8.4 Electrical

Description:

The subject building is provided electricity by DTE through pad-mounted transformers. Each unit has its own circuit breaker panel with 100-amp service. Facility wiring is copper and overload protection is provided by circuit breakers.

Interior tenant unit lighting is provided by standard socket fixtures.

Exterior lighting consists of 50 Watt high pressure sodium wall-mounted porch light (16 total) and 150W HID wall-pack security lighting (5 total). HID technology is considered standard efficiency and can be upgraded. The lighting appears to be operated by photo-sensors.

There are two (2) single head light poles on site, providing additional parking lot lighting. These poles are estimated to house 250W HID lamps (2 total). This technology can be replaced with more efficient alternatives.

Assessment:

In general, the electrical systems for the subject building, including switchboards, panel boards, lighting and wiring systems, appear to be in good condition and sufficiently sized for the structure and use.

Exterior lighting appeared acceptable; however, was not visible during the daylight hours.

Recommendation:

Replacement of the standard efficiency HID fixtures with LED fixtures, install in-unit compact fluorescent lamps (CFLs) and insulation of the can lighting fixtures in the tenant unit bathrooms are recommended as rehab items. Continued maintenance of electrical systems is recommended. Please refer to the attached 20 Year Detail, 20 Year Schedule, and Capital Needs Input for additional information on condition, rehab costs and capital reserves.

Green Building Alternatives/Considerations:

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
5: Energy Efficiency					
5.2	Additional Reductions in Energy Use	X			Install high efficiency equipment
5.5a	Efficient Lighting: Interior Units	X			Follow Energy Star MFHR guidance
5.5b	Efficient Lighting: Common Areas and Emergency Lighting	X			Follow Energy Star MFHR guidance
5.5c	Efficient Lighting: Exterior	X			Follow Energy Star MFHR guidance
5.7a	Renewable Energy	X		X	On site electric generation likely financially infeasible - site, orientation and scale issues
5.7b	Photovoltaic/Solar Hot Water Ready	X		X	On site electric generation likely financially infeasible - site, orientation and scale issues

9.0 VERTICAL TRANSPORTATION

There is no vertical transportation at the subject property.

10.0 LIFE SAFETY AND FIRE PROTECTION

Description:

A fire hydrant is located on the subject property at the southwest corner of South Seventh Street and Murray Court. With the exception of Unit 241, each tenant unit is equipped with a smoke detector located in the bedrooms and hallway.

Assessment:

In general, the smoke detectors were observed to be in good condition. No carbon monoxide detectors were observed in the tenant units. Carbon monoxide detectors have been installed in all units following the site visit in October 2013.

Recommendation:

Please refer to the attached 20 Year Detail, 20 Year Schedule, and Capital Needs Input for additional information on condition, rehab costs and capital reserves.

11.0 ADDITIONAL CONSIDERATIONS

No additional considerations were included as part of this RPCA.

12.0 DOCUMENT REVIEW AND INTERVIEWS

The following subsections document information associated with the subject property obtained by AKT Peerless during document reviews and interviews.

12.1 Document Review

AKT Peerless was able to obtain property information from City of Ann Arbor and AAHC property management. This information included general building construction components (blueprints), some limited facility diagrams, information on several building permits, building photographs, and a previous capital improvement summary. Copies of select building permits are provided in Appendix C. Additional records reviewed are provided under separate cover.

12.2 Interviews

During the course of this assessment, AKT Peerless interviewed Mr. Lance Mitchell, the Facilities & Maintenance Property Manager, for AAHC. Mr. Mitchell has been associated with the subject property for approximately one year. Information provided by Mr. Mitchell is referenced throughout this report.

13.0 OPINIONS OF PROBABLE COST

Refer to Appendix A for the RPCA tool including the 20 Year Detail, 20 Year Schedule, and Capital Needs Input for additional information on condition, rehab costs and capital reserves.

14.0 SIGNATURES

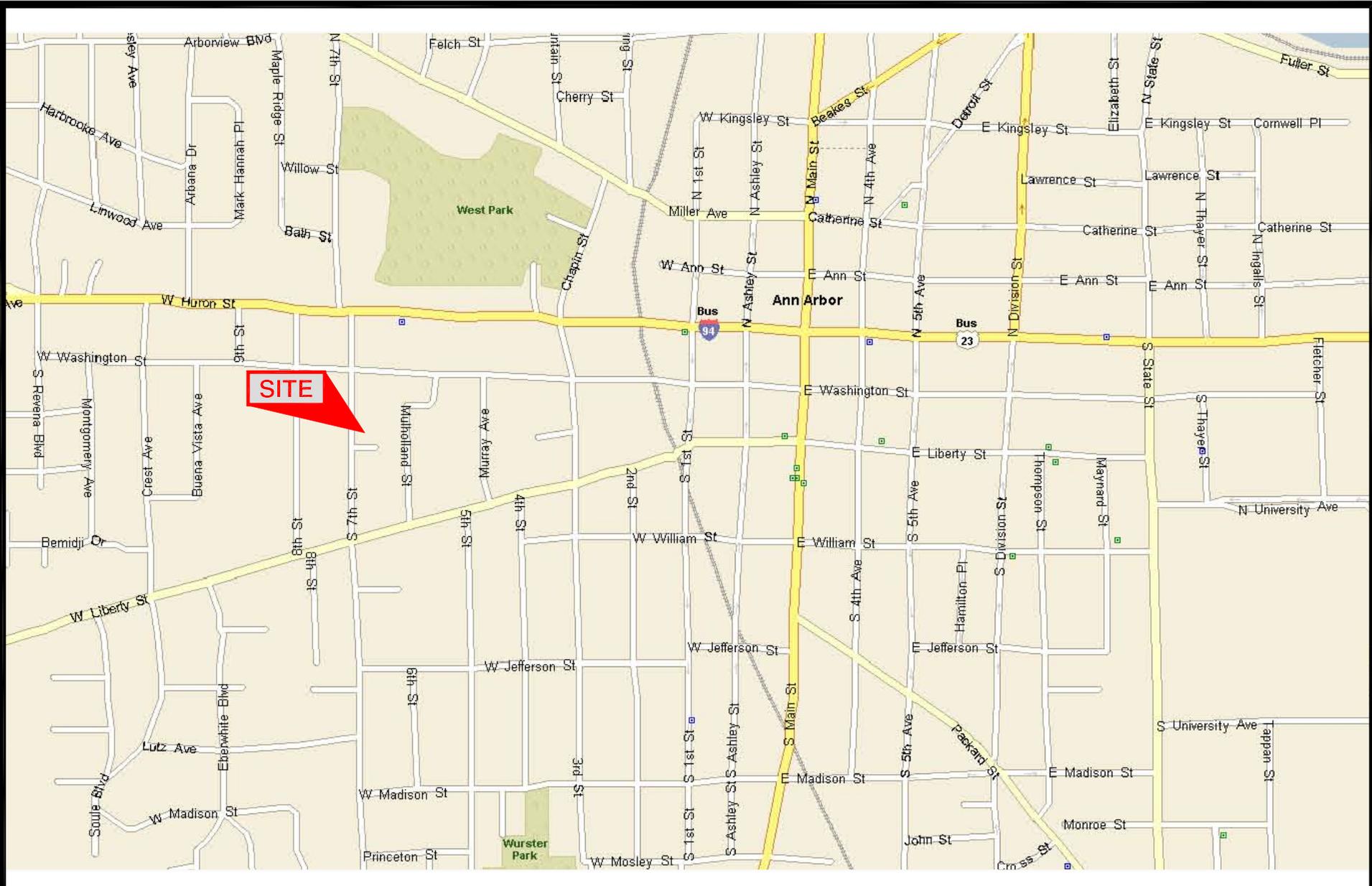


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R.A. Certificate No. 1115311

Figures



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SUBJECT PROPERTY LOCATION MAP

221-253 SOUTH SEVENTH STREET
ANN ARBOR, MICHIGAN
PROJECT NUMBER : 8358F-1-196

LEGEND



DRAWN BY: ARR
DATE: 9/6/2013

FIGURE 1

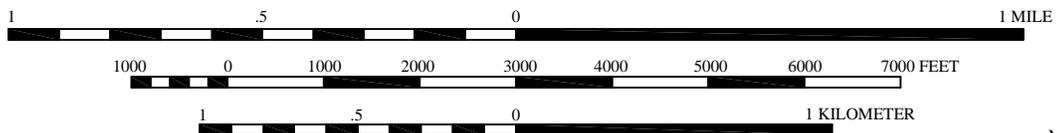
ANN ARBOR WEST QUADRANGLE

MICHIGAN - WASHTENAW COUNTY

7.5 MINUTE SERIES (TOPOGRAPHIC)



T.2 S. - R.6 E.



CONTOUR INTERVAL 5 FEET
DATUM IS MEAN SEA LEVEL

IMAGE TAKEN FROM 1965 U.S.G.S. TOPOGRAPHIC MAP
PHOTOREVISED 1983



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TOPOGRAPHIC LOCATION MAP

221-253 SOUTH SEVENTH STREET
ANN ARBOR, MICHIGAN
PROJECT NUMBER : 8358F-1-196

DRAWN BY: ARR
DATE: 9/6/2013

FIGURE 2

Appendix A
RAD PCA Tool

Appendix B
Reconnaissance Photographs



PHOTOGRAPH NO. 1: TYPICAL VIEW OF TENANT UNIT BUILDING



PHOTOGRAPH NO. 2: TYPICAL VIEW OF REAR OF TENANT BUILDING

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RECONNAISSANCE PHOTOGRAPHS

221-253 SOUTH SEVENTH STREET
ANN ARBOR, MICHIGAN

TAKEN BY: J. BING
DATE: 08.08.2013

PROJECT NUMBER:
8358E-1-196



PHOTOGRAPH NO. 3: TYPICAL VIEW OF LANDSCAPING AND FLATWORK THROUGHOUT SUBJECT PROPERTY



PHOTOGRAPH NO. 4: TYPICAL VIEW OF SUBJECT PROPERTY PARKING LOT

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RECONNAISSANCE PHOTOGRAPHS

221-253 SOUTH SEVENTH STREET
ANN ARBOR, MICHIGAN

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8358E-1-196



PHOTOGRAPH NO. 5: TYPICAL VIEW OF ATTIC INSULATION IN TENANT UNITS



PHOTOGRAPH NO. 6: TYPICAL VIEW OF ELECTRICAL PANELS IN TENANT UNITS



PHOTOGRAPH NO. 7: TYPICAL VIEW OF HOT WATER HEATERS IN TENANT UNITS



PHOTOGRAPH NO. 8 VIEW OF HOT WATER HEATER IN UNIT 221

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RECONNAISSANCE PHOTOGRAPHS

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ANN ARBOR, MICHIGAN

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DATE: 08.08.2013

PROJECT NUMBER:
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PHOTOGRAPH NO. 9: TYPICAL VIEW OF FURNACES IN TENANT UNITS



PHOTOGRAPH NO. 10: TYPICAL VIEW OF TENANT UNIT KITCHEN

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PHOTOGRAPH NO. 12: TYPICAL VIEW OF TENANT UNIT BATHROOM



PHOTOGRAPH NO. 13: TYPICAL VIEW OF TENANT UNIT LIGHT FIXTURES

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RECONNAISSANCE PHOTOGRAPHS

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PHOTOGRAPH NO. 15: TYPICAL VIEW OF TENANT UNIT CEILING FANS



PHOTOGRAPH NO. 16: TYPICAL VIEW OF TENANT UNIT TUB AND ASSOCIATED VINYL ENCLOSURE

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PHOTOGRAPH NO. 17: TYPICAL VIEW OF TENANT UNIT THERMOSTAT



PHOTOGRAPH NO. 18: VIEW OF DAMAGED DOOR FRAME IN TENANT UNIT 241

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RECONNAISSANCE PHOTOGRAPHS

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PHOTOGRAPH NO. 19: VIEW OF ADA UPGRADES TO UNIT 251



PHOTOGRAPH NO. 20: VIEW OF ADA UPGRADES TO UNIT 251

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RECONNAISSANCE PHOTOGRAPHS

221-253 SOUTH SEVENTH STREET
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DATE: 08.08.2013

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Appendix C
Municipal Records



CITY OF ANN ARBOR, MICHIGAN

301 E. Huron Street, P.O. Box 8647, Ann Arbor, Michigan 48107-8647

Phone (734)794-6140 Fax (734)994-8296

www.a2gov.org

City Clerk

August 23, 2013

Ms. Deanna Hutsell, P.E.
Senior Environmental Consultant
22725 Orchard Lake Road
Farmington, MI 48336
Via Email: hutsell@aktpeerless.com

Subject: Freedom of Information Act Request received August 23, 2013
13-262 Hutsell

Dear Ms. Hutsell:

I am responding to your request under the Michigan Freedom of Information Act received August 23, 2013 for Fire Department file records for 3681 to 3689 Platt, 221 to 253 S. Seventh, 1020 to 1042 Pennsylvania and 2670 to 2680 S. Main. Your request is denied. Your request is denied to the extent that the records do not exist.

If you receive written notice that your request has been denied, in whole or in part, under Section 10 of the Act, you may, at your option either: (1) submit to the City Administrator a written appeal that specifically states the word "appeal" and identifies the reason(s) for reversal of the disclosure denial; or (2) file a lawsuit in the circuit court to compel the City's disclosure of the record. If after judicial review, the circuit court determines that the City has not complied with the Act, you may be awarded reasonable attorneys' fees and damages as specified under the Act.

If you have any questions concerning this response, please contact Jennifer Alexa, Deputy Clerk, at 734-794-6140.

Sincerely,

Jacqueline Beaudry
City Clerk

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Permit Search

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Search Results

Search Results
MECH11-1861
PE041850
PP042050

Permit #MECH11-1861

Permit Info Site Info Contacts (4) Inspections (1) Reviews

Type: MECHANICAL
Subtype: MECHANICAL
Description: Replace 40 Gallon H2O Heater
Status: FINALED
Applied Date: 10/7/2011
Issued Date: 10/7/2011
Approved Date: 10/7/2011
Final Date: 10/17/2011
Expiration Date:
Notes:

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CR0824
PB072675
PE041852
PM062688
PP042056

Permit #PM062688

Permit Info Site Info Contacts (4) Inspections (1) Reviews

Type: MECHANICAL
Subtype: MECHANICAL
Description: replace hot water heater
Status: FINALED
Applied Date: 12/12/2006
Issued Date: 12/12/2006
Approved Date:
Finalized Date: 10/25/2007
Expiration Date: 4/22/2008
Notes:

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PM062688
PP042056

Permit #PBO72675

Permit Info Site Info Contacts (4) Inspections (1) Reviews (1)

Type: BUILDING
Subtype: RES. ROOF
Description: Strip - Reshingle roof per contract - This is the City Housi
Status: FINALED
Applied Date: 10/12/2007
Issued Date: 10/12/2007
Approved Date:
Finalized Date: 12/4/2007
Expiration Date: 6/3/2008
Notes: Strip - Reshingle roof per contract - This is the City Housing Dept. - This is a Duplex.

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Search Results

Search Results
MECH10-2531
MECH11-0530
PE041853
PLUM11-1382
PP042051

Permit #MECH10-2531

Permit Info Site Info Contacts (4) Inspections (1) Reviews

Type: MECHANICAL
Subtype: MECHANICAL
Description: replace water heater
Status: FINALED
Applied Date: 12/7/2010
Issued Date: 12/7/2010
Approved Date: 12/7/2010
Finalized Date: 1/26/2011
Expiration Date:
Notes:

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Search Results

Search Results
MECH10-2531
MECH11-0530
PE041853
PLUM11-1382
PP042051

Permit #PLUM11-1382

Permit Info Site Info Contacts (4) Inspections (1) Reviews

Type: PLUMBING
Subtype: PLUMBING
Description: Replace sanitary sewer On private property (in common area)
Status: FINALED
Applied Date: 9/20/2011
Issued Date: 9/20/2011
Approved Date: 9/20/2011
Finalized Date: 9/21/2011
Expiration Date:
Notes:

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Search Results

Search Results
MECH10-2531
MECH11-0530
PE041853
PLUM11-1382
PP042051

Permit #MECH11-0530

Permit Info Site Info Contacts (4) Inspections (1) Reviews

Type: MECHANICAL
Subtype: MECHANICAL
Description: REPLACE 2 FURNACES & #253
Status: FINALED
Applied Date: 3/21/2011
Issued Date: 3/21/2011
Approved Date: 3/21/2011
Finalized Date: 4/28/2011
Expiration Date:
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BLDG10-1099
COFO10-0144
CR0823
ELEC10-1024
MECH11-0629
PB072674
PE041854
PP042049

Permit #MECH11-0629

Permit Info Site Info Contacts (4) Inspections (1) Reviews

Type: MECHANICAL
Subtype: MECHANICAL
Description: Replace 40 Gal H2O Heater
Status: FINALED
Applied Date: 4/4/2011
Issued Date: 4/4/2011
Approved Date: 4/4/2011
Final Date: 4/18/2011
Expiration Date:
Notes:

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ELEC10-1024
MECH11-0629
PB072674
PE041854
PP042049

Permit #PB072674

Permit Info Site Info Contacts (4) Inspections (1) Reviews (1)

Type: BUILDING
Subtype: RES. ROOF
Description: Strip/Reshingle roof per contract - This is the City Housing
Status: FINALED
Applied Date: 10/12/2007
Issued Date: 10/12/2007
Approved Date:
Finalized Date: 12/4/2007
Expiration Date: 6/1/2008
Notes: Strip/Reshingle roof per contract - This is the City Housing Dept. - This is a duplex.

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CR0823
ELEC10-1024
MECH11-0629
PB072674
PE041854
PP042049

Permit #ELEC10-1024

Permit Info Site Info Contacts (4) Inspections (1) Reviews

Type: ELECTRICAL
Subtype: ELECTRICAL
Description: Replace fixtures, smokes, 20amp circuit and add AFI
Status: FINALED
Applied Date: 9/13/2010
Issued Date: 9/13/2010
Approved Date: 9/13/2010
Finalized Date: 11/5/2010
Expiration Date:
Notes:

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ELEC10-1024
MECH11-0629
PB072674
PE041854
PP042049

Permit #COFO10-0144

Permit Info Site Info Contacts (4) Inspections Reviews

Type: C OF O
Subtype: FINAL
Description: Drywall replacement in entire house
Status: APPROVED
Applied Date: 11/10/2010
Issued Date: 11/10/2010
Approved Date: 11/10/2010
Final Date:
Expiration Date:
Notes:

Linked Activities:
Parent Permit(s): BLDG10-1099 BUILDING FINALED

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CR0822
PB053107
PB063353
PE040849
PE041856
PP042053

Permit #PB053107

Permit Info Site Info Contacts (4) Inspections (1) Reviews

Type: BUILDING
Subtype: RES. ADD/ALTER
Description: replace 1 window
Status: FINALED
Applied Date: 12/19/2005
Issued Date: 12/19/2005
Approved Date:
Finalized Date: 1/31/2006
Expiration Date: 2/2/2007
Notes:

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DOG09-0423
DOG11-0922
MECH12-0200
PE041855
PP042052

Permit #MECH12-0200

Permit Info Site Info Contacts (4) Inspections (2) Reviews

Type: MECHANICAL
Subtype: MECHANICAL
Description: Water Heater
Status: FINALED
Applied Date: 2/6/2012
Issued Date: 2/6/2012
Approved Date: 2/6/2012
Finalized Date: 4/5/2012
Expiration Date:
Notes:

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PB053107
PB063353
PE040849
PE041856
PP042053

Permit #PB063353

Permit Info Site Info Contacts (4) Inspections (1) Reviews

Type: BUILDING
Subtype: RES. ROOF
Description: Roofing - tear off and replace.
Status: FINALED
Applied Date: 11/2/2006
Issued Date: 11/2/2006
Approved Date:
Finalized Date: 3/20/2007
Expiration Date: 9/16/2007
Notes:

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Search Results

Search Results
CR0822
PB053107
PB063353
PE040849
PE041856
PP042053

Permit #PE040849

Permit Info Site Info Contacts (4) Inspections (5) Reviews

Type: ELECTRICAL
Subtype: ELECTRICAL
Description: Rewire apt. after fire
Status: FINALED
Applied Date: 5/21/2004
Issued Date: 5/21/2004
Approved Date:
Finalized Date: 9/2/2004
Expiration Date: 9/2/2005
Notes:

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Search Results

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CR0821
PE041857
PM060299
PP042055

Permit #PM060299

Permit Info Site Info Contacts (4) Inspections (1) Reviews

Type: MECHANICAL
Subtype: MECHANICAL
Description: Water heater replacement.
Status: EXPIRED
Applied Date: 2/6/2006
Issued Date: 2/6/2006
Approved Date:
Finalized Date:
Expiration Date: 4/22/2008
Notes:

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Search Results

Search Results
PB072672
PE040161
PE041858
PP042054
ROW12-0058

Permit #ROW12-0058

Permit Info Site Info Contacts (4) Inspections Reviews (2)

Type: RIGHT OF WAY
Subtype: PROJECT MGMT
Description: Replace 2 Defective Utility Poles P# 229 & P#251
Status: EXPIRED
Applied Date: 2/8/2012
Issued Date: 2/10/2012
Approved Date: 2/10/2012
Final Date:
Expiration Date: 2/9/2013
Notes: (2/8/2012 10:06 AM RR)
 forwarding application for review of replacing utility poles

(2/10/2012 2:34 PM MF)
FAXED PERMIT TO GREG YASCHEN

Attachments:
221 S Seventh St.pdf 221 S Seventh St.pdf

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Search Results

Search Results
PB072672
PE040161
PE041858
PP042054
ROW12-0058

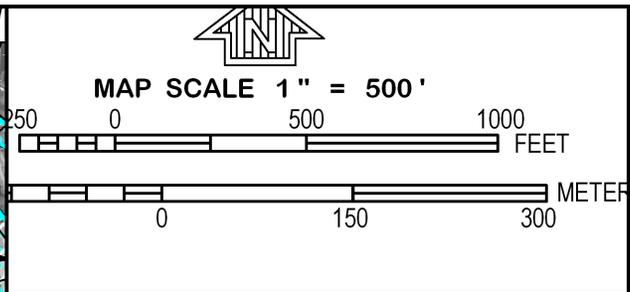
Permit #PBO72672

Permit Info Site Info Contacts (3) Inspections (1) Reviews (1)

Type: BUILDING
Subtype: RES. ROOF
Description: Strip/Reshingle Roof per contract - City HOUSING Dept.- This
Status: FINALED
Applied Date: 10/12/2007
Issued Date: 10/12/2007
Approved Date:
Finalized Date: 12/4/2007
Expiration Date: 6/1/2008
Notes: Strip/Reshingle Roof per contract - City HOUSING Dept.- This is a duplex

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Appendix D
FEMA Floodplain Map



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0244E

FIRM
FLOOD INSURANCE RATE MAP
WASHTENAW COUNTY,
MICHIGAN
 (ALL JURISDICTIONS)

PANEL 244 OF 585
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ANN ARBOR,	260535	0244	E
CHARTER TOWNSHIP OF ANN ARBOR, CITY OF	260213	0244	E
LODI, TOWNSHIP OF	261789	0244	E
PITTSFIELD,	260623	0244	E
CHARTER TOWNSHIP OF SCIO, TOWNSHIP OF	260537	0244	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER
26161C0244E
EFFECTIVE DATE
APRIL 3, 2012

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Appendix E

Form 4.4 Environmental Restrictions Checklist

Sample

Mark-to-Market Environmental Restrictions Checklist

Form 4.4

Project Name and Location (Street, City, County, ST, Zip Code): South Seventh 221-253 South Seventh Street Ann Arbor, MI 48103		Owner Name, Address (Street, City, ST, Zip Code), and Phone: Ann Arbor Housing Commission 727 Miller Avenue, Ann Arbor MI 48103 (734) 794-6720	
Project Description: Completion of a Rental Assistance Demonstration (RAD) Property Condition Assessment (PCA) to determine repairs, replacements, maintenance items and items for improvement at the property.			
ENVIRONMENTAL REVIEW FINDINGS		YES	NO
FLOOD PLAIN			
Is the project located in a FEMA Special Flood Hazard Area? (Current flood plain maps should be found in each HUD field office or call FEMA at 1-877-FEMA-MAP, FEMA's web site URL is www.fema.gov/FHM/)		X	
Identify Map Panel and Date Panel 244 of 585, Community Panel 26161C0244E, dated April 3, 2012			
Does the project currently carry Flood Insurance?		X	
Do any structures appear to be within or close to the floodplain? (If yes and if the project does not currently carry flood insurance, flood insurance is required.)		X	
HISTORIC PRESERVATION (If yes, identify relevant restrictions below.)			
Is the property listed on the National Register of Historic Places?			X
Is the property located in a historic district listed on the National Register of Historic Places?			X
Is the property located in a historic district determined to be eligible for the National Register?			X
AIRPORT HAZARDS			
Is the project located in the clear zone of an airport? (24 CFR Part 51 D. If yes, Notice is required.)			X
HAZARDOUS OPERATIONS			
Is there any evidence or indication of manufacturing operations utilizing or producing hazardous substances (paints, solvents, acids, bases, flammable materials, compressed gases, poisons, or other chemical materials) at or in close proximity to the site?			X
Is there any evidence or indication that past operations located on or in close proximity to the property used hazardous substances or radiological materials that may have been released into the environment?			X
EXPLOSIVE/FLAMMABLE OPERATIONS/STORAGE (24 CFR Part 51C)			
Is there visual evidence or indicators of unobstructed or unshielded above ground storage tanks (fuel oil, gasoline, propane etc.) or operations utilizing explosive/flammable material at or in close proximity to the property?			X
FOR YES RESPONSES, SUMMARIZE RESTRICTIONS BELOW:			

MARK-TO-MARKET PROGRAM ENVIRONMENTAL RESTRICTIONS CHECKLIST

ENVIRONMENTAL REVIEW FINDINGS	YES	NO
TOXIC CHEMICALS AND RADIOACTIVE MATERIALS		
Petroleum Storage		
Is there any evidence or indication of the presence of commercial or residential heating activities that suggest that underground storage tanks may be located on the property?		X
If yes, are any such tanks being used? If yes, indicate below whether the tank is registered, when it was last tested for leaks, the results of that test, and whether there are any applicable state or local laws that impose additional requirements beyond those required under federal law.		X
Are there any out-of-service underground fuel storage tanks? If yes, indicate whether the tank was closed out in accordance with applicable state, local and federal laws.		X
Is there any evidence or indication that any above ground storage tanks on the property are leaking?		X
Polychlorinated Biphenyls (PCB)		
Is there any evidence or indication that electrical equipment, such as transformers, capacitors, or hydraulic equipment (found in machinery and elevators, installed prior to July 1, 1884) are present on the site?	X	
If yes, is any such equipment (a) owned by anyone other than a public utility company; and (b) not marked with a "PCB Free" sticker?		X
If yes, indicate below whether such equipment has been tested for PCBs, the results of those tests, and (if no testing has been performed) the proposed testing approach. (Electrical equipment need not be tested but will be assumed to have PCBs)		
If PCBs are found in non-electrical equipment over 50ppm it must be replaced or retrofitted, otherwise any equipment with PCBs or assumed to have PCBs require an O&M Plan.		
Asbestos Containing Materials (ACM)		
Is there any evidence or indication of ACM insulation or fire retardant materials such as boiler or pipe wrap, ceiling spray, etc. within the buildings on the property? If yes, the property is required to have an Operations and Maintenance Plan for asbestos containing materials.		X
Lead Based Paint		
Are there residential structures on the property that were built prior to 1978?	X	
If yes, has the property been certified as lead-free?		X
If property has not been certified as lead-free, has a Risk Assessment been completed?	X	
If yes, has the owner developed a plan including Interim Controls to address the findings of the Risk Assessment including Tenant notifications and an Operations and Maintenance plan?		X
If yes, has a qualified Risk Assessor reviewed the Owner's plan and O&M plan for compliance with 24 CFR 35?		X
EASEMENT AND USE RESTRICTIONS		
Are there easements, deed restrictions or other use restrictions on this property? (e.g. oil and gas well pumping, transformer boxes/units, navigation, microwave, rights of way (ROW), for hi-voltage power transmission lines, interstate/intrastate gas and liquid petroleum pipelines, etc.)	X	
FOR YES RESPONSES, SUMMARIZE RESTRICTIONS BELOW:		
<p>Installation date of the electrical transformer is not known and "PCB Free" stickers were not observed on the transformer; however, it is owned by DTE Energy. DTE Energy has verified (see attached email) that the 25 KVA Live Front Transformer that was manufactured in 1969. DTE conducted a site visit on 1/14/2014. Please see attached email. A lead-based paint survey did not identify lead-based paint in any of the units surveyed except unit 251.</p>		
<p>If you have questions, please call or E-mail the HUD Housing Environmental Clearance Officer, Eric Axelrod at (202-708-1104 x 2275)</p>		

Jeremy McCallion

From: Christy Clark <clarkc@dteenergy.com>
Sent: Tuesday, January 14, 2014 4:54 PM
To: Jeremy McCallion
Subject: Re: Transformer - PCB Free Question

Jeremy,

One of our crews went out today to check the transformer. Below is what they reported:

One of my crews went out to this Transformer today 1/14/2014, and found that it is a 25 KVA Live Front Transformer that was manufactured in 1969, It is not tagged NON-PCB and the Data plate says nothing about PCB'S. If we were changing this out, We would handle it as if it were PCB'S.

Hope this helps.

Thank you,
Christy

On Jan 10, 2014, at 9:42 AM, "Jeremy McCallion" <McCallionJ@aktpeerless.com> wrote:

Hello Christy,

I hope you had a good holiday. I was following-up on the PCB/transformer question for ann arbor housing commission. Still need an answer to this.

Thanks

Jeremy

Jeremy McCallion, LEED AP

Regional Manager

Cell 248-302-3038

From: Jeremy McCallion
Sent: Friday, December 20, 2013 4:29 PM
To: Christy Clark
Subject: Re: Transformer - PCB Free Question

You too. Thanks for your help.

Sent from my iPhone

On Dec 20, 2013, at 4:20 PM, "Christy Clark" <clarkc@dteenergy.com> wrote:

Thanks Jeremy. We have nothing on file for the address you provided. I can see if somebody is available on Monday to look at interior.

If we get hit with the storm being predicted it may take a few extra days to get someone out there.

Will let you know. Have a great weekend.

Christy Clark
Supervisor - Environmental
313-701-0623

On Dec 20, 2013, at 1:47 PM, "Jeremy McCallion" <McCallionJ@aktpeerless.com> wrote:

Hello Christy,

I have confirmed this is a ground mounted transformer. Let me know if you need any additional information

Jeremy

Jeremy McCallion, LEED AP

Regional Manager

Cell 248-302-3038

From: Jeremy McCallion
Sent: Friday, December 20, 2013 10:14 AM
To: 'clarkc@dteenergy.com'
Subject: Transformer - PCB Free Question

Hello Christy,

Thank you for speaking with me today regarding the transformer. The transformer is located on the S. Seventh property owned by Ann Arbor Housing Commission. The address is 221-253 S. Seventh, Ann Arbor, 48103.

I should have an answer on whether the transformer is pole or ground shortly.

Thanks again for your assistance

Jeremy

Jeremy McCallion, LEED AP

Regional Manager

Email mccallionj@aktpeerless.com

Cell 248-302-3038

<M2.png>

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