



**RENTAL ASSISTANCE DEMONSTRATION (RAD):**

# **PART 1: PHYSICAL CONDITION ASSESSMENT**

3681-3689 Platt Road, Ann Arbor, Michigan 48108

**PREPARED FOR** Norstar Development USA, LP  
733 Broadway  
Albany, NY 12207

**ON BEHALF OF** The Ann Arbor  
Housing Commission  
727 Miller Ave  
Ann Arbor, MI 48103

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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 "Upper Platt" located at 3681-3689 Platt Road in Ann Arbor, Washtenaw County, Michigan (subject property).

The site visit was conducted on August 6, 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 one, 2-story building, housing a total of 5,858 gross SF and 5 apartments. The building was constructed in 1964. Significant renovations to the apartment interiors were performed in 2004. On site amenities include public gathering areas.

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 Critical Needs Summary

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 Rehab Specifications, 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 "Upper Platt" located at 3681-3689 Platt Road 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 2, December 2013.

### 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 immediate repair, 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. Should the AAHC choose to pursue future accessibility

upgrades (which would exceed existing requirements) and deem them financially feasible, these improvements would likely include the following:

- Construction of a handicap accessible parking space and associated signage;
- Modifications to site pathways;
- Modifications to interior/exterior walls; and
- Moving and re-installing some interior/exterior unit doors

### **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 402 of 585, Community Panel 26161C0402E, dated April 3, 2012, the subject property is not 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. However, limited mold conditions were noted in Unit 3681. A lead based paint (LBP) survey of the subject property was completed in 1996. Results indicated LBP was not identified at the property, except for on the exterior wood siding. AKT Peerless' August 2013 site reconnaissance did not identify wood siding on the subject building. It is unknown whether this siding was removed or exists beneath the current aluminum siding. No documented 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 asbestos-free, AKT Peerless completed an asbestos identification survey, which can be provided under separate cover. No asbestos was detected in tested material (drywall, base molding and flooring). However, two materials were assumed to contain asbestos, which included cloth duct insulation and roofing material. It is recommended further testing be completed for the duct insulation and roofing material prior to any renovation or demolition to confirm or refute the presence of asbestos.

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 3681-3689 Platt Road in Ann Arbor, Washtenaw County, Michigan. The subject property is owned by AAHC and is improved with one, 2-story building. The site area is approximately 0.70 acres. Construction of the property was completed in 1964. Significant renovations to the apartment interiors were performed in 2004.

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 one, 2-story affordable housing residential apartment building commonly known as Upper Platt. The interior of the subject property consists of 1 one-bedroom apartment unit, 2 two-bedroom apartments, 1 three-bedroom apartment, and 1 four-bedroom apartment. The vacancy rate for this property over the period July 2010-Feb 2013 was less than 3.3% and was only 2.5% 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 Buildings: Upper Platt**

<b>Total Leasable Area</b>	5,858 square feet
<b>Structure</b>	Standard wood frame construction
<b>Exterior Wall</b>	Brick veneer and aluminum siding
<b>Roof</b>	Asphalt shingle roofs
<b>Foundation</b>	Poured concrete

<b>HVAC</b>	Individual gas fired furnaces; no AC at tenant units
<b>Electrical</b>	Pad-mounted transformer
<b>Vertical Transportation</b>	None

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

Quantity	Type	Gross Floor Area (Square Feet)
1	1 Bedroom / 1 Bathroom	580
1	2 Bedroom / 1 Bathroom (Type B Unit)	1,214
1	2 Bedroom / 1.5 Bathroom (Type C Unit)	1,283
1	3 Bedroom / 1.5 Bathroom	1,215
1	4 Bedroom / 1.5 Bathroom	1,566

No additional structures are located on the subject property.

**Table 4-3 Subject Buildings: Apartment Units Observed**

Unit/Floor	Type	Units Observed
1	1 Bedroom / 1 Bathroom	3689
1	2 Bedroom / 1 Bathroom (Type B Unit)	3687
1	2 Bedroom / 1.5 Bathroom (Type C Unit)	3683
1	3 Bedroom / 1.5 Bathroom	3681
1	4 Bedroom / 1.5 Bathroom	3685

## 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 Ypsilanti West, Michigan Quadrangle, which was published in 1967 and photo revised in 1983, the subject property is situated between approximately 820 and 830 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 and pop up drains. Storm water catch basins, which are also connected to the municipal system, are located within the parking lot on the subject property.

***Green Building Alternatives/Considerations:***

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
<b>3: Site Improvements</b>					
1.2b	Surface Stormwater Management	X		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 Platt Road to the west. Each tenant unit has two entrances, located on either side of the building. Entries to each unit are elevated and utilize concrete steps. Cast-in-place concrete walkways, located throughout the subject property, connect the tenant units.

***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 Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

**Green Building Alternatives/Considerations:**

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
<b>1: Integrative Design</b>					
1.2b	Universal Design (Substantial and Moderate Rehab only)	X		X	Undue financial burden - 10% not feasible
<b>2: Location + Neighborhood Fabric</b>					
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 cast-in-place concrete curbing and an asphalt paved approach off Platt Road. Walkways and associated curbing are 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. Longitudinal cracking and movement along engineered seams was also observed on the concrete paved sidewalk. The concrete curbing and concrete approach were observed to be in good condition.

The amount of parking appears to be deficient for the type and use of the property. The subject property is equipped with approximately 8 parking spaces. The subject property is not equipped with any handicap accessible parking spaces.

**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 Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

**Green Building Alternatives/Considerations:**

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
<b>6: Materials Beneficial to the Environment</b>					
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. Entrances to tenant units have a cast-in-place concrete step.

**Assessment:**

The flat work surrounding the building was observed to be in fair condition with some cracking and separation at engineered seams observed. The steps at resident entries may not meet tread depth and riser height requirements and restrictions. In addition, the concrete step associated with the rear entrance to Unit 3689 was observed to be at its EUL. AAHC has repaired the concrete step following the original site visit.

**Recommendation:**

Replacement of damaged concrete steps was originally recommended as a rehab item, but it was repaired in 2014. Please refer to the attached Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

**Green Building Alternatives/Considerations:**

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
<b>6: Materials Beneficial to the Environment</b>					
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 near the entrances to the tenant units.

**Assessment:**

Vegetation appeared to be in a normal, mid-summer state of growth. Solid waste appeared to be handled and stored in an appropriate manner.

**Recommendation:**

Continued maintenance of landscaping and fencing as part of normal facility operations is recommended. Please refer to the attached Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

**Green Building Alternatives/Considerations:**

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
<b>3: Site Improvements</b>					
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 building.

### 6.1 Foundation

**Description:**

Observations of the subject property indicate the basement walls consist of 8” cast-in-place concrete with a poured slab floor. Tenant units 3685 through 3687 are equipped with full basements. Tenant unit 3689 is located over an unfinished crawlspace.

**Assessment:**

Overall, the foundations of the subject buildings appeared to be in good to fair 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
<b>7: Healthy Living Environment</b>					
7.14	Integrated Pest Management	X			Seal all wall, floor, joint penetrations to prevent pest entry

### 6.2 Building Frame

**Description:**

The subject building is 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. Floor joists should be reviewed and properly fastened and secured as required at the time of rehab/renovation. The contractor onsite may recommend additional supports.

**Green Building Alternatives/Considerations:**

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
<b>6: Materials Beneficial to the Environment</b>					
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 masonry veneer and aluminum siding. The exterior windows consist of both sliding double-paned vinyl and single-paned aluminum. Exterior doors are steel with aluminum storm doors at the rear entrances to the tenant units. Both doors and windows contain dry vinyl sealant systems.

**Assessment:**

The decorative wood, screen doors, and steel entry doors generally appeared to be in good condition. However, the vinyl siding and windows are beyond their EUL. New double-paned, low E windows were installed in October 2013. In addition, the door frame associated with the front door on Unit 3681 was observed to be damaged.

**Recommendation:**

Replacement of vinyl siding, aluminum downspouts and the front door at Unit 3681 are recommended as a rehab item. Placement of rigid insulation beneath new siding and additional tuck pointing of the masonry veneer should be considered. Continued maintenance of soffits, fascia and gutters is recommended. In addition, capital reserves should be considered for future re-caulking of the building exterior.

**Green Building Alternatives/Considerations:**

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
<b>5: Energy Efficiency</b>					
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
<b>6: Materials Beneficial to the Environment</b>					
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 roof was replaced in 2009. 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. However, the roof is nearing its EUL.

### **Recommendation:**

Replacement of the roof is recommended as rehab item. Please refer to Section 3.5 regarding environmental concerns. Capital reserves should be considered for future maintenance of the roofing system. Please refer to the attached Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

### **Green Building Alternatives/Considerations:**

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
<b>5: Energy Efficiency</b>					
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
<b>6: Materials Beneficial to the Environment</b>					
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

### **Description:**

Two sets of stairwells constructed of wood are located in each tenant unit. In addition, a concrete step is located at each tenant entry door.

### **Assessment:**

In general, interior stairs appeared to be in fair condition; however, the stairs between the first and second story in Unit 3687 were observed to need repair and rehabilitation. Treads and risers may need

to be replaced or repaired and secured in places required. AAHC has replaced the stairs between the first and second floor following the site visit.

Exterior stairs appeared to be in good to fair condition and no deficiencies were noted; however, railings associated with the stairs at the main entrances to tenant units were observed to be at EUL.

**Recommendation:**

Replacement of exterior railings is recommended as a rehab item. The repair of second story stairs in Unit 3687 was originally recommended as a rehab item, but this has been replaced by AAHC. Continued maintenance of stairways is recommended. In addition, capital reserves should be considered for future maintenance of interior stairwells. Please refer to the attached Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

**Green Building Alternatives/Considerations:**

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
<b>6: Materials Beneficial to the Environment</b>					
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

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

**Green Building Alternatives/Considerations:**

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
<b>6: Materials Beneficial to the Environment</b>					
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:***

Upper Platt has 1 one-bedroom apartment, 2 two-bedroom apartments, 1 three-bedroom apartment, and 1 four-bedroom apartment. The dwelling units have not been upgraded for handicap accessibility (i.e. grab bars in the bathrooms, wheelchair accessible, etc.). According to facility personnel, all of the dwelling units were occupied as of the date of the site inspection.

Interior finishes include gypsum dry-wall or 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, resilient floor tiles or ceramic tile in the bathrooms, wood floors, and carpet. Aluminum or vinyl 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, linoleum or ceramic tiles. The walls of the tub stalls are covered with a vinyl or composite material.

Each individual tenant unit is fitted with two 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, tile flooring, and countertops, although functional, are at or beyond their EUL and show wear and tear due to use and age. New Energy Star rated refrigerators were installed in 3 units in December 2013.

The painted surfaces in 4 of 5 units are due for repainting. In addition, mold was observed in upstairs bedrooms beneath the windows in Unit 3681.

**Recommendation:**

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

- repair exterior wall and address moisture issues in Unit 3681
- replace kitchen wall cabinets in Unit 3685
- replace countertops in each tenant unit
- replace 100-percent of the bathroom fans
- repair or replace bathroom exhaust vents
- interior repainting
- placement of additional insulation in tenant unit attics
- perform air sealing throughout tenant units as needed
- install radon mitigation system
- integrate 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 Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

**Green Building Alternatives/Considerations:**

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
<b>5: Energy Efficiency</b>					
5.4	ENERGY STAR Appliances	X			For all applicable appliances
<b>6: Materials Beneficial to the Environment</b>					
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
<b>7: Healthy Living Environment</b>					
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)
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**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, plumbing 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 cast iron. Piping associated with the subject buildings was installed during construction in 1964.

Domestic hot water is supplied to the tenant units individually, approximately 40-gallon, hot water tanks. These tanks have been replaced as necessary from the late-1990s to present.

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 boilers 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.

In unit 3683 the DHW tank is at its EUL. A new high-efficiency On-Demand hot water heater was installed in unit 3683 in August 2013.

Should the AAHC deem accessibility upgrades financially feasible, some bathroom accessibility upgrades (i.e. toilets, call buttons, etc.) will be necessary.

***Recommendation:***

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

- Insulation of hot water lines in tenant unit basements
- Replace toilets to low-flow units

Upon upgrade, continued maintenance of plumbing systems is recommended. Please refer to the attached Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

**Green Building Alternatives/Considerations:**

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
<b>4: Water Conservation</b>					
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
<b>5: Energy Efficiency</b>					
5.7b	Photovoltaic/Solar Hot Water Ready	X		X	Site, building orientation and decentralized system design may prohibit use of solar thermal
<b>7: Healthy Living Environment</b>					
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:**

At the time of the original site visit, each apartment was equipped with a natural gas-fired up-flow furnace, located in a closet off the main entrance of each unit. These furnaces had an output capacity range of approximately 72 BTU/hr. The majority of these units were installed in 2004 and are considered standard efficiency units.

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 at EUL is recommended. In addition, replacement of manual thermostats with energy management thermostats is recommended.

Installation of ground source heat pumps for heating and cooling was analyzed. The cooling was compared against a standard efficiency central air-conditioning system for each unit. Ground source heat pumps are not recommended due to an extended simple payback.

Please refer to Section 3.5 regarding environmental concerns. New units installed should comply with Air Conditioning Contractors of America (ACCA) Manual J sizing requirements. Please refer to the Energy Audit for more detail regarding the ground source heat pump analysis and completed ACCA Manual J calculations. Please refer to the attached Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

**Green Building Alternatives/Considerations:**

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
<b>5: Energy Efficiency</b>					
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
<b>7: Healthy Living Environment</b>					
7.8	Combustion Equipment	X			Specify power-vented or direct vent

**8.3 Air Conditioning and Ventilation**

**Description:**

At the time of the original site visit, air conditioning is not provided to the subject buildings. Two of the units had at least one air window air-conditioning unit, with one of these units having two air conditioners. The residents supply these window air-conditioning units.

**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 wants to ensure each unit has air conditioning.

**Recommendation:**

Installing a high-efficiency conventional split-system for cooling is recommended. This will meet the needs of the AAHC and residents. In addition, replacement of manual thermostats with energy management thermostats is recommended.

Installation of ground source heat pumps for heating and cooling was analyzed. The cooling was compared against a standard efficiency central air-conditioning system for each unit. Ground source heat pumps are not recommended due to an extended simple payback.

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

**Green Building Alternatives/Considerations:**

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
<b>5: Energy Efficiency</b>					
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
<b>7: Healthy Living Environment</b>					
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 with incandescent lamps. Incandescent lamps are considered substandard efficiency lamps and basement sockets are pull string switches, and can often be left on for extended periods of time.

Exterior lighting consists of 50 Watt high pressure sodium wall-mounted porch light (10 total) and 150W HID wall-pack security lighting (1 total). HID technology is considered standard efficiency and can be upgraded. The lighting appears to be operated by photo-sensors.

**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 incandescent lamps with compact fluorescent lamps (CFLs), HID fixtures with LED fixtures 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 Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

**Green Building Alternatives/Considerations:**

#	Item	Recommended (for Study)	Already Exists	Appears Infeasible	Comments/Notes
<b>5: Energy Efficiency</b>					
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:*

Each tenant unit is equipped with smoke detectors. However, smoke detectors were observed to be missing from the main floor of Units 3681 and 3683. Upon observation the AAHC was notified and the smoke detectors have been installed.

In general, the smoke detectors were observed to be in good condition and located in all bedrooms and hallways. 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 Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications 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 available 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 Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

## 14.0 SIGNATURES



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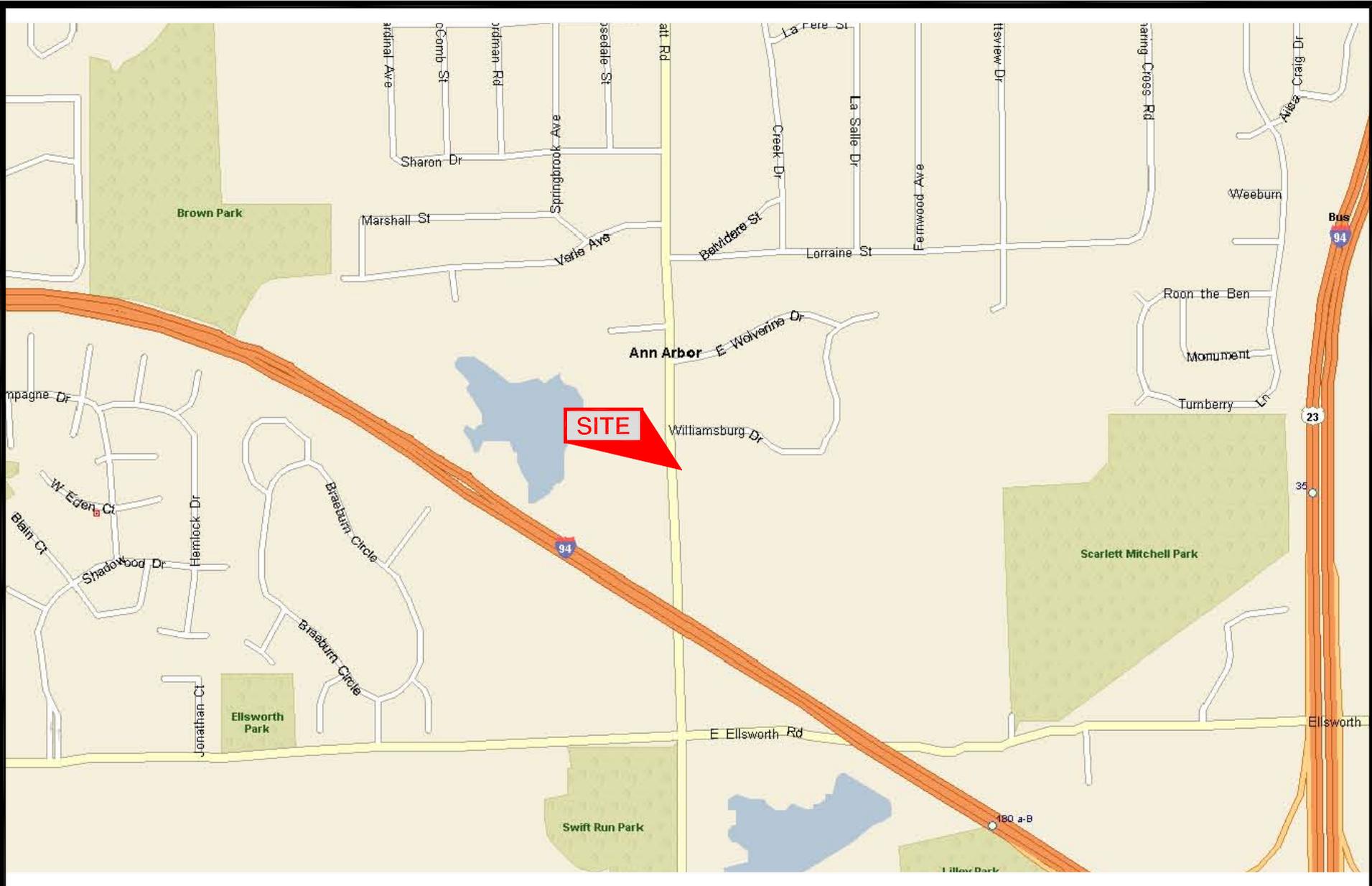
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## Figures



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**SUBJECT PROPERTY LOCATION MAP**

3681-3689 PLATT ROAD  
ANN ARBOR, MICHIGAN  
PROJECT NUMBER : 8357F-1-196

**LEGEND**



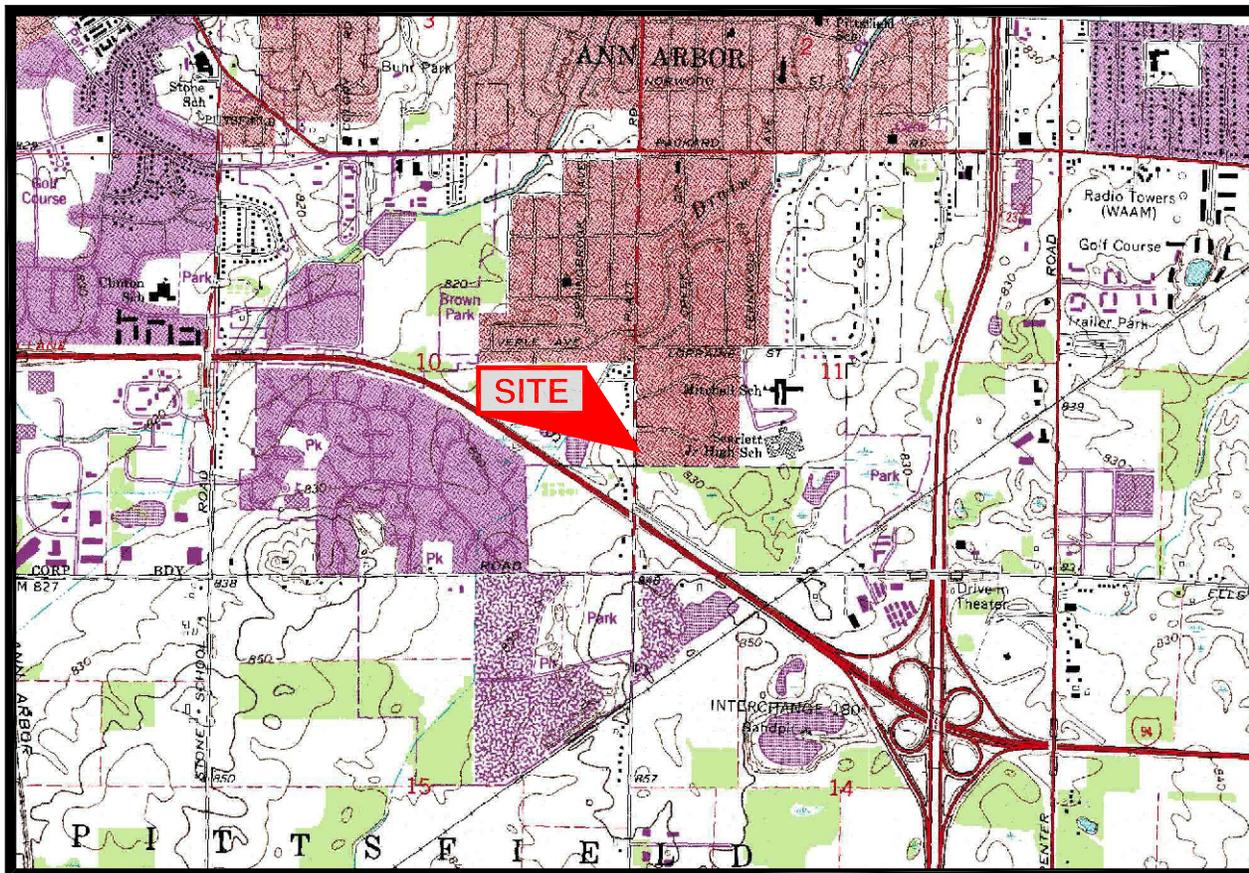
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DATE: 9/6/2013

FIGURE 1

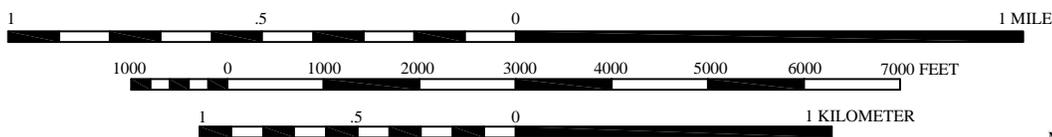
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MICHIGAN - WASHTENAW COUNTY

7.5 MINUTE SERIES (TOPOGRAPHIC)

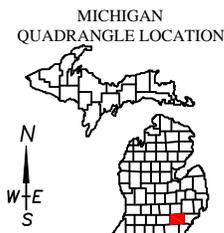


T.3 S. - R.6 E.



CONTOUR INTERVAL 5 FEET  
DATUM IS MEAN SEA LEVEL

IMAGE TAKEN FROM 1967 U.S.G.S. TOPOGRAPHIC MAP  
PHOTOREVISED 1983



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### TOPOGRAPHIC LOCATION MAP

3681-3689 PLATT ROAD  
ANN ARBOR, MICHIGAN  
PROJECT NUMBER : 8357F-1-196

DRAWN BY: ARR  
DATE: 9/6/2013

FIGURE 2

**Appendix A**  
**RAD PCA Tool**

**Appendix B**  
**Reconnaissance Photographs**



*PHOTOGRAPH NO. 1: VIEW OF TENANT UNIT BUILDING*



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

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*RECONNAISSANCE PHOTOGRAPHS*

3681-3689 PLATT ROAD  
ANN ARBOR, MICHIGAN

TAKEN BY: J. BING  
DATE: 08.06.2013

PROJECT NUMBER:  
8357E-1-196



*PHOTOGRAPH NO. 3: TYPICAL VIEW OF LANDSCAPING AND FLATWORK BEHIND TENANT BUILDING*



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

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*RECONNAISSANCE PHOTOGRAPHS*

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



*PHOTOGRAPH NO. 6: TYPICAL VIEW OF DUCTWORK IN CRAWLSPACE LOCATED BENEATH ONE-STORY TENANT UNIT*

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*PHOTOGRAPH NO. 7: TYPICAL VIEW OF ELECTRICAL PANELS IN TENANT UNITS*



*PHOTOGRAPH NO. 8 TYPICAL VIEW OF BASEMENT STAIRS IN TENANT UNITS*

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DATE: 08.06.2013

PROJECT NUMBER:  
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*PHOTOGRAPH NO. 9: TYPICAL VIEW OF HOT WATER HEATERS AND 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*

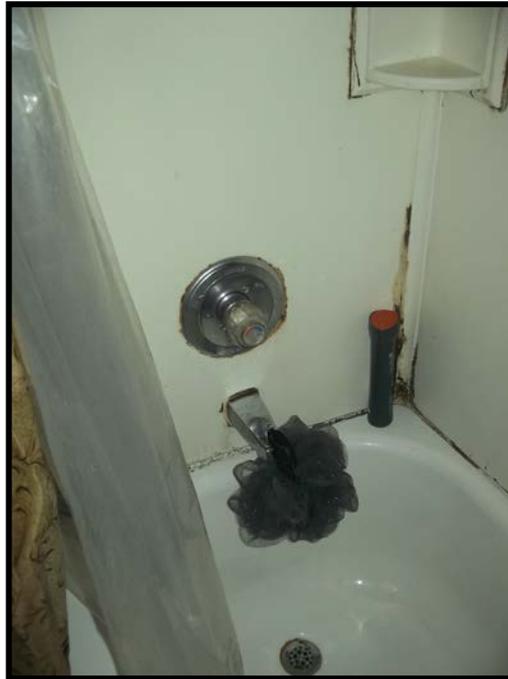
3681-3689 PLATT ROAD  
ANN ARBOR, MICHIGAN

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DATE: 08.06.2013

PROJECT NUMBER:  
8357E-1-196



*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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DATE: 08.06.2013

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*PHOTOGRAPH NO. 17: TYPICAL VIEW OF TENANT UNIT THERMOSTAT*



*PHOTOGRAPH NO. 18: VIEW OF DAMAGED SECOND STORY STAIRS IN TENANT UNIT 3687*

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*RECONNAISSANCE PHOTOGRAPHS*

3681-3689 PLATT ROAD  
ANN ARBOR, MICHIGAN

TAKEN BY: J. BING  
DATE: 08.06.2013

PROJECT NUMBER:  
8357E-1-196



*PHOTOGRAPH NO. 19: TYPICAL VIEW OF MOISTURE INTRUSION OBSERVED IN TENANT UNIT 3681*



*PHOTOGRAPH NO. 20: VIEW OF DAMAGED ENTRY DOOR FRAME IN TENANT UNIT 3681*

 **AKT** PEERLESS

*RECONNAISSANCE PHOTOGRAPHS*

3681-3689 PLATT ROAD  
ANN ARBOR, MICHIGAN

TAKEN BY: J. BING  
DATE: 08.06.2013

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8357E-1-196

**Appendix C**  
**Municipal Records**

**Permits**  
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BLDG09-1836
CR2292
MECH12-0186
PE011089
PE021733
PM042079

#### Permit #BLDG09-1836

Permit Info    Site Info    Contacts (4)    Inspections (2)    Reviews (5)

**Type:** BUILDING  
**Subtype:** RES ROOF  
**Description:** Re-roof  
**Status:** FINALED  
**Applied Date:** 9/25/2009  
**Issued Date:** 9/25/2009  
**Approved Date:** 9/25/2009  
**Finalized Date:** 10/13/2009  
**Expiration Date:** 3/21/2011  
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Search Results
PB063352
PM040387
PM042148
PM042149
PM042150
PM042151

#### Permit #PM040387

Permit Info Site Info Contacts (4) Inspections Reviews

**Type:** MECHANICAL  
**Subtype:** MECHANICAL  
**Description:** replace water heater  
**Status:** EXPIRED  
**Applied Date:** 2/19/2004  
**Issued Date:** 2/19/2004  
**Approved Date:**  
**Final Date:**  
**Expiration Date:** 2/18/2005  
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PM042148
PM042149
PM042150
PM042151

#### Permit #PB063352

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  
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PM042148
PM042149
PM042150
PM042151

#### Permit #PM042148

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

**Type:** MECHANICAL  
**Subtype:** MECHANICAL  
**Description:** furnace and ductwork  
**Status:** EXPIRED  
**Applied Date:** 10/4/2004  
**Issued Date:** 10/4/2004  
**Approved Date:**  
**Finalized Date:**  
**Expiration Date:** 10/25/2005  
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#### Search Results

Search Results
BLDG09-1843

#### Permit #BLDG09-1843

Permit Info Site Info Contacts (4) Inspections (2) Reviews (5)

**Type:** BUILDING  
**Subtype:** RES ROOF  
**Description:** Re-roof  
**Status:** FINALED  
**Applied Date:** 9/25/2009  
**Issued Date:** 9/25/2009  
**Approved Date:** 9/25/2009  
**Finalized Date:** 10/13/2009  
**Expiration Date:** 3/21/2011  
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#### Search Results

Search Results
BLDG09-1842

#### Permit #BLDG09-1842

Permit Info Site Info Contacts (4) Inspections (2) Reviews (5)

**Type:** BUILDING  
**Subtype:** RES ROOF  
**Description:** Re-roof  
**Status:** FINALED  
**Applied Date:** 9/25/2009  
**Issued Date:** 9/25/2009  
**Approved Date:** 9/25/2009  
**Finalized Date:** 10/13/2009  
**Expiration Date:** 3/21/2011  
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#### Search Results

Search Results
BLDG09-1841
MECH11-0630

#### Permit #MECH11-0630

[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  
**Finalized Date:** 4/18/2011  
**Expiration Date:**  
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Search Results
BLDG09-1841
MECH11-0630

#### Permit #BLDG09-1841

Permit Info    Site Info    Contacts (4)    Inspections (2)    Reviews (5)

**Type:** BUILDING  
**Subtype:** RES ROOF  
**Description:** Re-roof  
**Status:** FINALED  
**Applied Date:** 9/25/2009  
**Issued Date:** 9/25/2009  
**Approved Date:** 9/25/2009  
**Finalized Date:** 10/13/2009  
**Expiration Date:** 3/21/2011  
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MECH12-0186
PE011089
PE021733
PM042079

#### Permit #MECH12-0186

[Permit Info](#)   [Site Info](#)   [Contacts \(4\)](#)   [Inspections \(1\)](#)   [Reviews](#)

**Type:** MECHANICAL  
**Subtype:** MECHANICAL  
**Description:** Replace Water Heater  
**Status:** FINALED  
**Applied Date:** 2/6/2012  
**Issued Date:** 2/6/2012  
**Approved Date:** 2/6/2012  
**Finalized Date:** 2/9/2012  
**Expiration Date:**  
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### Permit Search

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#### Search Results

Search Results
BLDG09-1836
CR2292
MECH12-0186
PE011089
PE021733
PM042079

#### Permit #PE011089

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

**Type:** ELECTRICAL  
**Subtype:** ELECTRICAL  
**Description:** Install 3 plugs in basement and 1 light for basement stairs  
**Status:** FINALED  
**Applied Date:** 11/1/2001  
**Issued Date:** 11/1/2001  
**Approved Date:**  
**Finalized Date:** 12/5/2001  
**Expiration Date:** 6/4/2002  
**Notes:** Install 3 plugs in basement and 1 light for basement stairs

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CR2292
MECH12-0186
PE011089
PE021733
PM042079

#### Permit #PM042079

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

**Type:** MECHANICAL  
**Subtype:** MECHANICAL  
**Description:** Install Furn & ductwork  
**Status:** FINALED  
**Applied Date:** 9/24/2004  
**Issued Date:** 9/24/2004  
**Approved Date:**  
**Finalized Date:** 10/25/2004  
**Expiration Date:** 10/26/2005  
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MECH12-0186
PE011089
PE021733
PM042079

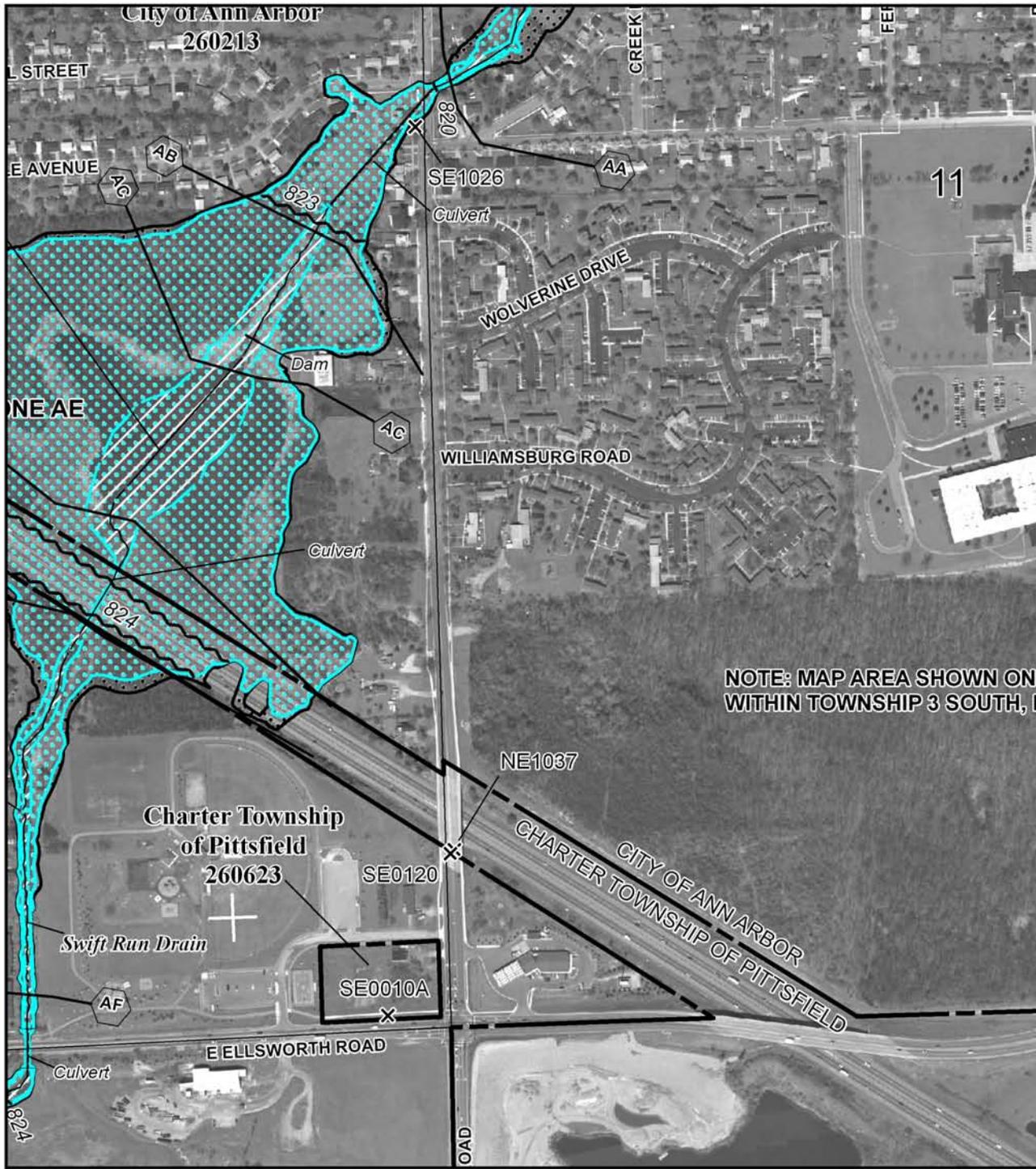
#### Permit #PE021733

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

**Type:** ELECTRICAL  
**Subtype:** ELECTRICAL  
**Description:** Add ceiling fan and light  
**Status:** FINALED  
**Applied Date:** 12/3/2002  
**Issued Date:** 12/3/2002  
**Approved Date:**  
**Finalized Date:** 2/25/2003  
**Expiration Date:** 2/26/2004  
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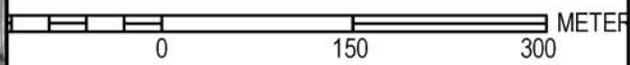
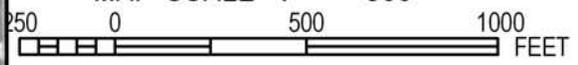
**Appendix D**  
**FEMA Floodplain Map**



NOTE: MAP AREA SHOWN ON WITHIN TOWNSHIP 3 SOUTH, F



MAP SCALE 1" = 500'



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0402E

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

PANEL 402 OF 585  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ANN ARBOR, CITY OF	260213	0402	E
PITTSFIELD,			
CHARTER TOWNSHIP OF	260623	0402	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  
 26161C0402E  
 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](http://www.msc.fema.gov)

## **Appendix E**

### **Form 4.4 Environmental Restrictions Checklist**

# Sample

## Mark-to-Market Environmental Restrictions Checklist

Form 4.4

<b>Project Name and Location (Street, City, County, ST, Zip Code):</b> Upper Platt 3681-3689 Platt Road Ann Arbor, MI 48108	<b>Owner Name, Address (Street, City, ST, Zip Code), and Phone:</b> Ann Arbor Housing Commission 727 Miller Avenue, Ann Arbor MI 48103 (734) 794-6720	
<b>Project Description:</b> Completion of a Rental Assistance Demonstration (RAD) Property Condition Assessment (PCA) to determine repairs, replacements, maintenance items and items for improvement at the property.		
<b>ENVIRONMENTAL REVIEW FINDINGS</b>		
<b>FLOOD PLAIN</b>		
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 <a href="http://www.fema.gov/FHM/">www.fema.gov/FHM/</a> )		X
Identify Map Panel and Date Panel 402 of 585, Community Panel 26161C0244E, dated April 3, 2012		
Does the project currently carry Flood Insurance?		
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
<b>HISTORIC PRESERVATION (If yes, identify relevant restrictions below.)</b>		
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
<b>AIRPORT HAZARDS</b>		
Is the project located in the clear zone of an airport? (24 CFR Part 51 D. If yes, Notice is required.)		X
<b>HAZARDOUS OPERATIONS</b>		
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
<b>EXPLOSIVE/FLAMMABLE OPERATIONS/STORAGE (24 CFR Part 51C)</b>		
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
<b>FOR YES RESPONSES, SUMMARIZE RESTRICTIONS BELOW:</b>		
[Empty space for summarizing restrictions]		

**MARK-TO-MARKET PROGRAM ENVIRONMENTAL RESTRICTIONS CHECKLIST**

ENVIRONMENTAL REVIEW FINDINGS	YES	NO
<b>TOXIC CHEMICALS AND RADIOACTIVE MATERIALS</b>		
<b>Petroleum Storage</b>		
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
<b>Polychlorinated Biphenyls (PCB)</b>		
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.		
<b>Asbestos Containing Materials (ACM)</b>		
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	
<b>Lead Based Paint</b>		
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
<b>EASEMENT AND USE RESTRICTIONS</b>		
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	
<b>FOR YES RESPONSES, SUMMARIZE RESTRICTIONS BELOW:</b>		
<p>Installation date of the electrical transformer is unknown and "PCB Free" stickers were not observed on the transformer; however, it is owned by DTE Energy. A lead-based paint survey completed at the subject property in 1996 did not identify lead-based paint, except on the exterior wood siding. Siding on the subject building during the August 2013 site reconnaissance was observed to be aluminum.</p>		
<p><b>If you have questions, please call or E-mail the HUD Housing Environmental Clearance Officer, Eric Axelrod at (202-708-1104 x 2275)</b></p>		