



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

727 Miller Avenue, Ann Arbor, Michigan 48103

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

AND

The Ann Arbor
Housing Commission
727 Miller Ave
Ann Arbor, MI 48103
MI064

PROJECT # 8208E

PIC #

DATE February 10, 2014

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1.0 OVERVIEW OF RPCA

AKT Peerless Environmental & Energy Services (AKT Peerless) was commissioned by Norstar Development USA, L.P. (Client) 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 Miller Manor located at 727 Miller Avenue in Ann Arbor, Washtenaw County, Michigan (subject property). The RAD PCA was conducted in accordance with 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.

1.1 Summary of Report

The following RAD PCA report includes the following parts:

- **Part 1: PCA Report Comparing Traditional and Green Requirements**
- **Part 2: Energy Audit**
- **Part 3: Utility Consumption Baseline**

1.2 RPCA Excel Tool

The completed RPCA Excel Tool was provided to AAHC for the Miller Manor location.

1.3 Acknowledgement Sections

Following each report identified in Section 1.1 above, an acknowledgement section is included. The acknowledgement section contains the following information:

- Certification that report preparers meet the RPCA qualifications
- Acknowledgement of delivery and review of RPCA required deliverables

2.0 Part 1: Physical Condition Assessment Report Comparing Traditional and Green Requirements

2.1 Acknowledgements of Part 1: Physical Condition Assessment Report Comparing Traditional and Green Requirements

The Physical Condition Assessment Report Comparing Traditional and Green Requirements Report and Excel RPCA Model were completed by Jason Bing and Henry McElvery of AKT Peerless. AKT Peerless certifies that the report preparers meet the qualifications identified in the RAD Physical Condition Assessment Statement of Work and Contractor Qualifications Part 1.1 (Version 2, December 2013).



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RENTAL ASSISTANCE DEMONSTRATION (RAD):

PART 1: PHYSICAL CONDITION ASSESSMENT

727 Miller Avenue, Ann Arbor, Michigan 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. (Client) on behalf of the Ann Arbor Housing Commission (AAHC) to conduct a Rental Assistance Demonstration (RAD) Property Condition Assessment (PCA) on the property referred to as "Miller Manor" located at 727 Miller Avenue in Ann Arbor, Washtenaw County, Michigan (subject property).

The site visit was conducted on April 16, 2013.

This high-rise residential building consists of one, 7-story buildings, housing a total of 74,130 gross SF. The interior of the subject property consists of 98 one bedroom apartment units, 5 two bedroom apartments, and an art studio which consists of a converted one bedroom apartment, common areas, a laundry room, offices, and mechanical areas. Construction of the property was completed in 1971. Significant renovations were performed in 1993, with the addition of the office wing (approximately 4,060 SF addition) at the front of the building.

On site amenities include a playground, and 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.

Given the nature of the property's use, and because no significant alterations have been documented since 1993, 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

Due to the age of property, following the RPCA investigation conducted by AKT Peerless, the Client retained a licensed mechanical engineering firm to further investigate the needs of the building's electrical system. Process Results, Inc. with offices in Saline, Michigan, conducted an electrical analysis to review the overall condition of the electrical system serving the property.

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. (Client) on behalf of the Ann Arbor Housing Commission (AAHC) to conduct a Rental Assistance Demonstration (RAD) Property Condition Assessment (PCA) on the property referred to as " Miller Manor " located at 727 Miller Avenue 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 Client 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-14248), dated January 9, 2013 and revised on March 15, 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 Norstar, 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-1970s (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:

- Modifications to interior/exterior walls
- Moving and re-installing some interior/exterior unit doors

There are (3) existing, 2-bedroom Barrier Free (BF) units on the 1st Floor that previously met Barrier Free Code and are being modernized without any additional accessibility improvements. There are (2) new, 1-bedroom BF units on the 1st Floor being constructed from common area. These units will be fully compliant UFAS barrier free units with appropriate doors and hardware, movement clearances, barrier free bathroom including roll in showers, and accessible kitchen area. There are (2) existing, 2-bedroom BF units on the 5th Floor that previously met BF Code and are being modernized without any additional accessibility improvements.

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 242 of 585, Community Panel 26161C0242E, dated April 3, 2012, the subject property is not located within a 100-year flood zone or 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. A lead based paint (LBP) survey of the subject property was completed in April of 2013 by American Environmental Consultants, LLC (AEC). Results indicated that LBP was not identified at the property; however a Lead Hazard (lead in dust) was identified. Lead abatement was performed in July of 2013 and a Lead Hazard Clearance confirmed adequate identification. An Asbestos Containing Material Survey was conducted in April 2013 by AEC. The following asbestos containing materials were identified:

- 2,000 linear feet of gray cement caulk - Exterior porches and expansion joints
- 400 square feet of 2'x4' pinhole fissured ceiling tile – Office by kitchen
- 20,000 square feet of Roof Materials – Suspected to be ACM

Radon testing was completed in April and May 2013 by Compliance, Inc. A total of 17 radon samplers were placed in all units. Radon was not detected at levels above U.S. EPA's recommended action level for radon mitigation (4 pCi/l) in any of the areas tested at Miller Manor.

A Phase I Environmental Site Assessment (ESA) was conducted in July 2013 by Environmental Resources Group (ERG). The Phase I did not identify any recognized environmental concerns.

AKT Peerless has completed Section 3.5 Environmental Concerns and the Environmental Restrictions Checklist based on a limited visual survey during the walk-through and environmental reports conducted by ERG, AEC and Compliance, Inc. Please 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 727 Miller Avenue in Ann Arbor, Washtenaw County, Michigan. The subject property is owned by AAHC and is improved with one, 7-story building. The site area is approximately 1.32 acres. Construction of the property was completed in 1971. Significant renovations were performed in 1993, with the addition of the office wing at the front of the building.

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 is improved with an approximately 74,130-square foot, 7-story high-rise, affordable housing residential apartment building commonly known as Miller Manor. The interior of the subject property consists of 98 one bedroom apartment units, 5 two bedroom apartments, and an art studio which consists of a converted one bedroom apartment, common areas, a laundry room, offices, and mechanical areas. The vacancy rate for this property over the period July 2010-Feb 2013 was less than 3.9% and was only 1.2% 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: Miller Manor

Total Leasable Area	52,002 square feet
Structure	Reinforced concrete
Exterior Wall	Brick Veneer
Roof	Conventional built-up roof
Foundation	Slab on grade
HVAC	Central plant
Electrical	Pad-mounted transformers
Vertical Transportation	Cable Driven

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

Quantity	Type	Gross Floor Area (Square Feet)
99	1 Bedroom / 1 Bathroom (Unit A)	502
	1 Bedroom / 1 Bathroom (Unit B)	480
5	2 Bedroom / 1 Bathroom	1,004

No additional structures are located on the subject property.

Table 4-3 Subject Buildings: Apartment Units Observed

Unit/Floor	Type	Units Observed
99	1 Bedroom / 1 Bathroom	206, 209, 212, 215, 302, 307, 309, 315, 316, 404, 405, 407, 415, 501, 502, 510, 513, 603, 611, 614, 615, 703, 704, 712, 714

Unit/Floor	Type	Units Observed
5	2 Bedroom / 1 Bathroom	517

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 830 and 840 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	Already Exists	Appears Infeasible	Comments/Notes
3: Site Improvements					
3.6	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 asphalt-paved driveways from Miller Avenue to the north. The main entrance to the subject building is located on the north side of the building.

Assessment:

The existing ingress and egress locations are in fair condition and appear to be adequately serving the subject building. No major deficiencies were noted on the asphalt-paved ingress and egress areas; however, concrete walkways are showing signs of aging and wear. The number and location of the site access points appear to be adequate relative to the size and use of the property.

Recommendation:

Continued maintenance of ingress and egress asphalt areas 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	Already Exists	Appears Infeasible	Comments/Notes
1: Integrative Design					

1.2b	Universal Design (Substantial and Moderate Rehab only)			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 concrete and asphalt pavement curbing with a cast-in-place concrete approach off Miller Avenue. 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 39 parking spaces, including two handicapped-accessible stalls.

Recommendation:

Replacement of address and site signage (accessibility, entry, and/or directional) is recommended as a rehab item. Continued maintenance of paved areas is recommended. In addition, capital reserves should be considered for 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	Already Exists	Appears Infeasible	Comments/Notes
6: Materials Beneficial to the Environment					
6.9b	Reduced Heat-island Effect: Paving	X			Any new or repaired areas could be high albedo, where economically feasible

5.5 Flat Work

Description:

The pedestrian walkways and courtyard associated with the subject property consist of cast-in-place concrete construction. Building electric transformers are situated on cast-in-place concrete pads. All entrances to the building have at grade entrances.

Assessment:

The flat work surrounding the building was observed to be in fair condition with some cracking and separation at engineered seams observed.

Recommendation:

Replacement of concrete walkways around the subject property to avoid continued degradation and possible trip hazards is recommended as a rehab item. 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	Already Exists	Appears Infeasible	Comments/Notes
6: Materials Beneficial to the Environment					
6.9b	Reduced Heat-island Effect: Paving	X			Any new or repaired areas could be high albedo, where economically feasible

5.6 Landscaping and Appurtenances

Description:

Landscape features include grass and deciduous trees. Mulched areas with decorative plants are located on the southern side of the subject building, near building entrances, and south of the subject building. A cyclone fence is located along the northwestern and northern property boundary. A wooden privacy fence is located along the western property boundary in the parking lot area.

The subject property is serviced by a private waste disposal company by a series of solid waste containers, which are contained located north of the parking lot in front of the subject building. No enclosure area is associated with these containers.

A trash compactor is located in the utility room on the first floor. The trash compactor appears to be in fair condition; however, it appears to be near the end of its useful life.

Assessment:

Vegetation appeared to be in a normal, early-spring state of growth, although areas of bare soil were observed throughout the subject property, in engineered planters and vegetated areas. Solid waste appeared to be handled and stored in an appropriate manner. The cyclone fencing at the subject property was observed to be in fair condition. The wooden privacy fence in the parking lot area is in good condition.

Recommendation:

Replacement of the existing trash compactor and equipment is recommended as a rehab item. Continued maintenance of landscaping and fencing as part of normal facility operations is recommended. In addition, capital reserves should be considered for future landscaping maintenance (i.e., tree trimming, landscape improvements). 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	Already Exists	Appears Infeasible	Comments/Notes
3: Site Improvements					
3.4	Landscaping	X			Replace only those areas with site work being done (50% native)
6: Materials Beneficial to the Environment					
3.4	Recycling Storage for Multifamily Project	X			Provide permanent area for collection and storage of recyclable materials

5.7 Recreational Facilities

Description:

An art gallery is located on the fifth floor of the subject building. A greenhouse, kitchen, common area television area, and community room are located on the main floor of the subject building.

Assessment:

The recreational facilities service the tenants of the subject property. The art gallery consists of a one-bedroom apartment unit that has been converted for use as an art gallery. The greenhouse is located on the northern side of the subject building and appeared to be in fair condition. The remaining recreational areas were observed to be well-maintained and in good to fair condition.

Recommendation:

Continued maintenance of fixtures associated with these areas (i.e. couches, tables, chairs, sinks, refrigerators, etc.) 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	Already Exists	Appears Infeasible	Comments/Notes
2: Location + Neighborhood Fabric					
2.7	Preservation of and Access to Open Space		X		Continue/Maintain
2.8	Access to Public Transportation		X		Continue/Maintain

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. However, the subject building experiences plumbing issues associated with sanitary sewer drainage. Refer to Section 7.1 for further discussion.

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 foundation consists of a trench footing placed at a minimum of 9-feet to 12-feet below the ground surface beneath the building with a 6-inch thick concrete slab. The subject building is not equipped with a basement; however, the mechanical room is partially below-grade to accommodate mechanical equipment.

Assessment:

No structural failures were observed in the subject building. The foundation system appeared stable and in good structural condition.

Recommendation:

Observe and repair, as needed, as part of normal facility maintenance.

Green Building Alternatives/Considerations:

#	Item	Recommended	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:

The building frame consists of steel reinforced concrete.

Assessment:

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

Recommendation:

The building exterior and interior structural supports should be observed as routine building operations for indications of frame issues.

Green Building Alternatives/Considerations:

#	Item	Recommended	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 masonry veneer and exterior insulation finishing system (EIFS) molding. The exterior windows consist of both sliding and fixed double-paned vinyl and exterior doors are single-paned aluminum or solid steel. The maintenance garage is equipped with four metal overhead doors. In addition, 213 double-paned aluminum door walls are located in units with balconies. Both doors and windows contain dry vinyl sealant systems.

Assessment:

Tuck pointing of the masonry veneer was completed in 2012. The EIFS molding, entrance doors, and fixed double-paned vinyl windows generally appeared to be in good condition. However, the sliding double-paned vinyl windows, and door walls are beyond the EUL and/or damaged.

Recommendation:

Replacement of sliding glass doors with a new door wall system and design is recommended a rehab item. In addition, install and seal R-10 or greater, rigid insulation in the new door wall system. Continued maintenance of windows and doors is recommended. In addition, capital reserves should be considered for future re-caulking of the building exterior. 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	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
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6.4 Roofing

Description:

The roofs are flat and finished with a single ply, elastomeric membrane. The main roof, office roof, and maintenance shop roof are topped with gravel ballast. The roof slopes to internal drains located on the roof. According to maintenance personnel, the roof above the tenant units was replaced within the last five years. Repairs to the roof are conducted as needed and no leaks were reported by maintenance personnel. No evidence of ponding was observed, except on the northern portion of the roof above the common area/offices. AAHC has confirmed the roof was installed in November of 2011.

Storm water runoff from the roof 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. Evidence of ponding was observed on the northern portion of the roof above the common areas/offices.

Recommendation:

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	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

Description:

Two sets of stairwells constructed of concrete and painted steel are located on either end of the subject building. No steps were located inside the dwelling units or on the exterior portions of the property.

Assessment:

Stairs appeared to be in good condition and no deficiencies were noted.

Recommendation:

Continued maintenance of stairways is recommended.

Green Building Alternatives/Considerations:

#	Item	Recommended	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

6.6 Patio, Terrace, and Balcony

Description:

The subject building has 102 balconies associated with dwelling units. These balconies are constructed of steel reinforced pre-cast concrete.

Assessment:

The paint on the balcony railings is showing signs of wear and tear due to the age of the material. In addition, concrete spalling was observed on some of the balconies.

Recommendation:

Continued maintenance of the balconies is recommended. In addition, capital reserves should be considered for future maintenance of the balconies. 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	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:

Miller Manor has 99 one bedroom, one bathroom apartments and 5 two bedroom, one bathroom apartments. Each of the one bedroom dwelling units have been upgraded with some elements on handicap accessibility (i.e. grab bars in the bathrooms), and the bathrooms in the two bedroom units are handicap accessible. According to facility personnel, over 98-percent of the dwelling units were occupied as of the date of the site inspection.

Interior finishes include gypsum dry-wall, steel reinforced concrete, or tiled walls in bathtub surround areas, wood trim, 4-inch vinyl cove base, one-foot by one-foot resilient floor tiles or linoleum in the kitchens and bathrooms, and carpet. 102 units contain balconies. Aluminum double-paned doorwalls were present throughout the dwelling units.

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 ceramic tiles.

Each individual tenant unit is fitted with a wood entry door. Closet doors and interior doors are wood veneer and have a painted finish.

There are curtains at door walls and some windows within each individual dwelling. In addition, the units contain a wall air conditioning unit.

Assessment:

The entry doors, interior doors, closets, kitchen cabinets, garbage disposals, range hoods, medicine cabinets, kitchen exhaust fans, and bathroom fans, although functional, are at or beyond their EUL and show wear and tear due to use and age.

Virtually all of the kitchen and bathroom flooring, counter tops, sinks, refrigerators, ranges, and air conditioning units, although functional, are at or beyond their EUL or show wear and tear due to use and age.

Approximately 70-percent of the unit carpeting and all of the common area carpeting is beyond the EUL and showing signs of wear due to use and age.

The painted surfaces in almost all the units need repainting.

Recommendation:

Replacement or repairs of the following items are recommended as rehab items:

- replace 70-percent of the unit carpeting
- replace 20-percent of the kitchen wall and base cabinets
- replace/install 80-percent of the bathroom vanities
- replace/install 10-percent of the medicine cabinets
- replace 100-percent of the unit entry doors and hardware
- replace 10-percent of the closet doors and hardware
- replace 20-percent of the kitchen and bathroom flooring
- paint 100-percent of the units and entry doors
- replace 60-percent of the cooking ranges
- replace 50-percent of the refrigerators
- replace 30-percent of kitchen counter tops and sinks
- replace 80-percent of bathroom counter tops and sinks
- remove 100-percent of the garbage disposals
- replace 100-percent of the kitchen exhaust fans
- replace 100-percent of the bathroom fans
- replace interior signage (room numbers, directional)
- convert three previously modified units into total barrier-free environments

Additionally, preparing and performing asbestos abatement in areas specified in Section 3.5 and integrating pest management control upgrades are recommended as rehab items. 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	Already Exists	Appears Infeasible	Comments/Notes
5: Energy Efficiency					
5.4	ENERGY STAR Appliances	X			For all 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	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

Description:

Interior finishes of the common areas consist of gypsum drywall and reinforced concrete walls, wallpaper, reinforced concrete ceilings and acoustic ceiling tiles, 4-inch cove base, carpet, ceramic, resilient, and marmoleum floor tiles. Aluminum double-paned windows were present throughout the common areas. The flooring in the common area was reportedly replaced with the last three years.

A laundry room is located on the 2nd floor of the subject building. A total of four coin operated dryers and four coin operated washers are available for tenant use. The washers and dryers are rented from a third-party company.

Assessment:

Overall, painted walls, reinforced concrete walls and ceilings and acoustic ceiling tiles were observed to be in good condition. Resilient floor tiles in the laundry room and painted walls in the laundry room and corridors throughout the tenant floors were observed to be beyond their EUL and/or showing signs of wear and tear due to use and age. In addition, cove base was observed to be missing and/or damaged in some locations.

Recommendation:

Replacement or repair of the resilient floor tiles and cove base is recommended as a rehab item. Some localized paint in corridors throughout the tenant floors is recommended as a rehab item. Continued maintenance of finishes in common areas is recommended over the term. In addition, capital reserves should be considered for future maintenance and/or replacement of finishes in these 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.

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 building was installed during construction in 1971. Two pumps associated with the potable water supply system are located in the maintenance room on the first floor of the subject building.

Domestic hot water is supplied to the subject building by two Raypack 514 MBH output hot water boilers with two associated storage tanks. These boilers were installed in approximately 1993. Refer to Section 8.2 for further discussion of the domestic hot water system at the subject property.

Individual tenant units have porcelain toilets, sinks, and tubs. Tub surrounds are tile. 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 faucets and shower heads have been installed in the tenant units at the subject property. However; sewage backup problems were reported from several tenants and facility maintenance staff. Based on information provided by facility maintenance staff and project engineers associated with the AAHC, plumbing issues at the property appear to be related to several factors including; (1) negative drainage due to the pitch of sanitary plumbing associated with drains, (2) failing gate valves, (3) improper piping connections, and (4) disposal of kitchen grease and other flushed items into the sanitary system.

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. The Raypack hot water boilers are near their EUL.

Toilets, sinks and most of the faucet fixtures in bathrooms and kitchens are nearing the EUL or of less than average quality. Some of the tubs and tub surrounds show signs of wear but are generally in good condition.

Recommendation:

Replacements or repair of the following items are recommended as rehab items:

- Replace the Raypack hot water boilers with energy efficient units
- Replace 90-percent of existing tube enclosures
- Replace sinks, faucets and valves in kitchens and bathrooms
- Replace in-unit shower valves and heads with low-flow options
- Replace all toilets with low-flow options
- Restore plumbing with miscellaneous repairs (proper fittings, equipment, drainage slopes, etc.)

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	Already Exists	Appears Infeasible	Comments/Notes
4: Water Conservation					
4.1	Water-Conserving Fixtures	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	Treatment on site would create undue financial burden at this location
5: Energy Efficiency					
5.7b	Photovoltaic/Solar Hot Water Ready			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:

There is a central HVAC system for the building. Hot water for the central heating system is supplied by six Burnham gas-fired, atmospheric boilers. The boilers each have an output capacity of 459 MBH to 475 MBH and are located in the boiler room. The boilers are vented to the exterior via natural draft. Circulating pumps provide hot water to each temperature-controlled space via a two-pipe distribution system. There are two circulating pumps (primary / backup) rated at 5 HP each. Two of these boilers have reached their EUL and are no longer operational.

The community room and common area kitchen are heated with an air handling unit (AHU) and hot water coil.

Heating and cooling are provided in the office wing by two Lennox gas-fired, packaged, rooftop-mounted, HVAC units. Each unit has a heating input rating of 45,000 Btu/hr and was installed in approximately 2008.

Supplemental heating is provided in the boiler room, maintenance garage, and mechanical room by ceiling mounted, gas-fired unit heaters. The unit heaters have a rated input capacity of 125,000 Btu/hr each and are controlled by individual wall-mounted thermostats.

Each apartment is heated by hot water baseboard heating units mounted on an exterior wall in each room and supplied with hot water by the central boilers. A single thermostat controls the zone valve for each resident unit. Radiators are also located on each floor in the stairwells and throughout the common areas. The radiator units are not equipped with zone controls.

Domestic hot water is supplied by two, gas-fired Raypack boilers. Each boiler has a rated input capacity of 627 MBH and is located in the boiler room. These boilers were installed in approximately 1993.

Assessment:

The heat supply system reportedly operates normally; however, two of the boilers are no longer functional. Each of the six boilers are at or near their EUL. In addition, although no deficiencies were reported, the AHU associated with the community room and common area kitchen and Raypack hot water boilers are also nearing their EUL.

Recommendation:

Replacement of the building heating boilers and repair of the controls on the perimeter heating are recommended as rehab items. In addition, replacement of manual thermostats with energy management thermostats 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	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:

The lobby is cooled by two ductless split system air conditioners. The fan coil units are wall-mounted in the lobby. The condensing units are roof-mounted and have a cooling capacity of two tons each.

Heating and cooling are provided in the office wing by two Lennox gas-fired, packaged, rooftop-mounted, HVAC units. Each unit has a cooling capacity of 10 tons. These units were installed in approximately 2008.

The community room, common area kitchen, and each apartment are cooled by one through-the-wall air-conditioning units mounted on the exterior wall. The air-conditioning units are estimated to have a rated cooling capacity of 8,000 to 10,000 Btu/hr.

The building is equipped with a mechanical ventilation system. Two Reznor model #RPB400S gas-fired packaged MUA units are located on the roof and deliver 3,200 CFM of outside air each to two ventilation shafts supplying fresh air to the corridors. There are also several roof mounted exhaust fans, some of which are not operational.

Assessment:

The ductless split system air conditioners, wall mounted air conditioning units, and MUA units, although no deficiencies were reported, are at or near their EUL.

Recommendation:

Replacements of the ductless split system air conditioners, wall mounted air conditioning units, and MUA units with high efficiency units are recommended as rehab items. Additionally, repairing zone valves and thermostatic control to each unit have been recommended as rehab items. 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	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 cooling equipment
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 two pad-mounted transformers. Each unit has its own circuit breaker panel with 60-amp service. Facility wiring is copper and overload protection is provided by circuit breakers.

Interior lighting is provided in the common areas and corridors by fluorescent light fixtures. The fluorescent light fixtures contain magnetic ballasts, utilizing T-12 bulbs. Electronic ballasts with T-8 bulbs are used in the office area and the maintenance shop. The exit signs are illuminated by fluorescent

lighting. Interior lighting is provided in each apartment unit by one 4-lamp compact fluorescent fixture and three linear fluorescent light fixtures.

Exterior lighting is provided by ten exterior wall pack fixtures. The existing exterior wall packs are of the high intensity discharge (HID) type with metal halide (MH) or high pressure sodium (HPS) lamps that appeared to be 100 watts each. Operation of the exterior wall packs was reported to be controlled by photocell.

Individual dwelling units contain intercoms that provide remote access to the entry doors. Security cameras are located at the main entrance, throughout the common areas and on the exterior of the subject building. The security system is discussed in further detail in Section 9.0.

Assessment:

Following the RPCA investigation, Process Results completed an electrical study of the building to ensure that the system was adequate to meet the overall needs of the building. The investigation included evaluation of peak electrical consumption, main electrical services through the existing DTE meter and 500 KVA transformer, main distribution systems, and panels. Exterior lighting appeared acceptable; however, was not visible during the daylight hours. Many tenant unit fixtures (lights, outlets, switches) show signs of wear and tear, and are at or beyond the EUL.

Recommendation:

The additional electrical investigation led to the following recommendations for work in the building:

- Replacement of DTE meter and enclosure, transformer (208V) and main electrical distribution center with larger equipment.
- Replacement of three (3) existing SDP panels with new panels since existing panels show signs of fire, corrosion and have molded breakers that have fault current ratings below requirements.
- Install fire stopping in all conduits connecting electrical panels in rental units.
- Perform preventative maintenance on all electrical gear, replacement of all damaged or questionable parts, and ensure that all fuse sizes are correct and match.
- Relocate existing piping above electrical gear or install shield to reduce possibility of water being discharged into electrical equipment

Replacement of duplex receptacles in unit kitchens when necessary is recommended as a rehab item. Replacement of in-unit lighting fixtures with Energy Star fixtures is recommended as a rehab item. 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	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	On site electric generation likely financially infeasible - site, orientation and scale issues
5.7b	Photovoltaic/Solar Hot Water Ready			X	On site electric generation likely financially infeasible - site, orientation and scale issues

9.0 VERTICAL TRANSPORTATION

Description:

Two hydraulic passenger elevators manufactured by Dover Elevator are located in the central portion of the subject building. One elevator has a 2,000-pound capacity and the other has a 3,500-pound capacity. The elevators service the 1st through 7th floors. Schindler Elevator services the elevators on the subject property.

The interior of the elevators are furnished with control panels, paneled walls, one-foot by one-foot resilient floor tiles, and fluorescent lighting. Control panels contain an emergency stop button, an emergency call button, and Braille numbering next to each associated floor number. Elevator doors are equipped with sensors to prevent closing if an obstruction is present.

Assessment:

The elevators appeared to be operating normally with no noted deficiencies. However, the interior features of the elevator cabs, although functional, are nearing their EUL and show wear and tear due to use and age. In addition, the mechanical equipment associated with the elevators is dated, although operational.

Recommendation:

Complete elevator replacement is recommended as a rehab item. 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.

10.0 LIFE SAFETY AND FIRE PROTECTION

Description:

The subject building is equipped with a wet fire suppression system. This system protects the common areas and mechanical room. There is one fire hydrant on the north side of the subject building, along Miller Avenue. Each tenant unit has a smoke detector that is hard wired to the building electric system.

Assessment:

The fire suppression system appears to be adequate for the facility.

Recommendation:

Continued maintenance of smoke and carbon monoxide detectors is recommended.

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

Prepared by:



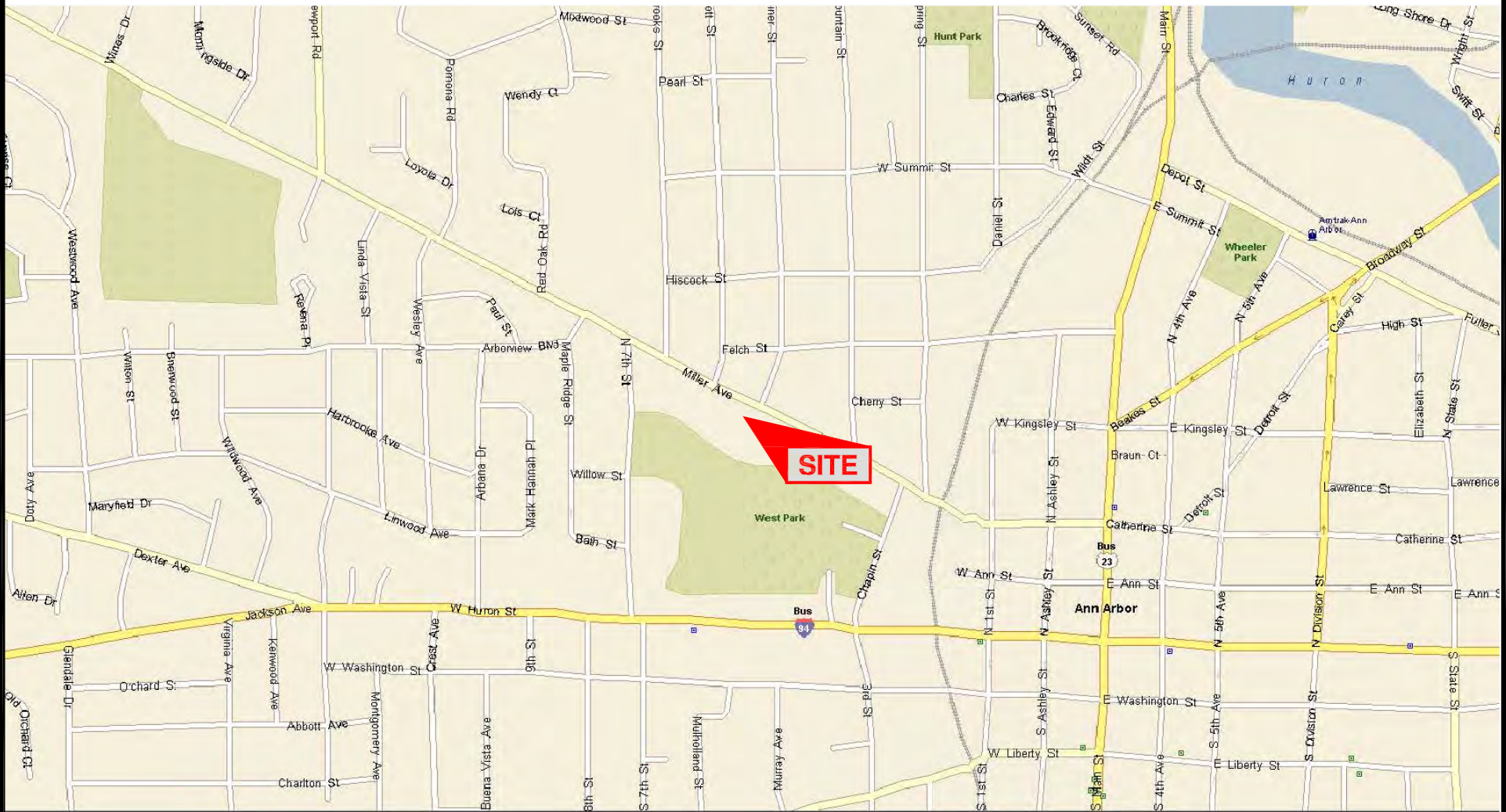
Jason Bing, RA, LEED AP
Senior Energy Analyst
AKT Peerless Environmental Services
Michigan Region
Phone: 248-615-1333
Fax: 248.615.1334
R.A. Certificate No. 1115311

Reviewed by:



Henry McElvery
Senior Energy Analyst
AKT Peerless Environmental Services
Illinois Region
Phone: 773-426-5454
Fax: 248.615.1334
Building Analyst Professional No. 5023902
Building Performance Institute

Figures



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SUBJECT PROPERTY LOCATION MAP

MILLER MANOR
727 MILLER AVENUE
ANN ARBOR, MICHIGAN
PROJECT NUMBER : 8208E-1-196

LEGEND



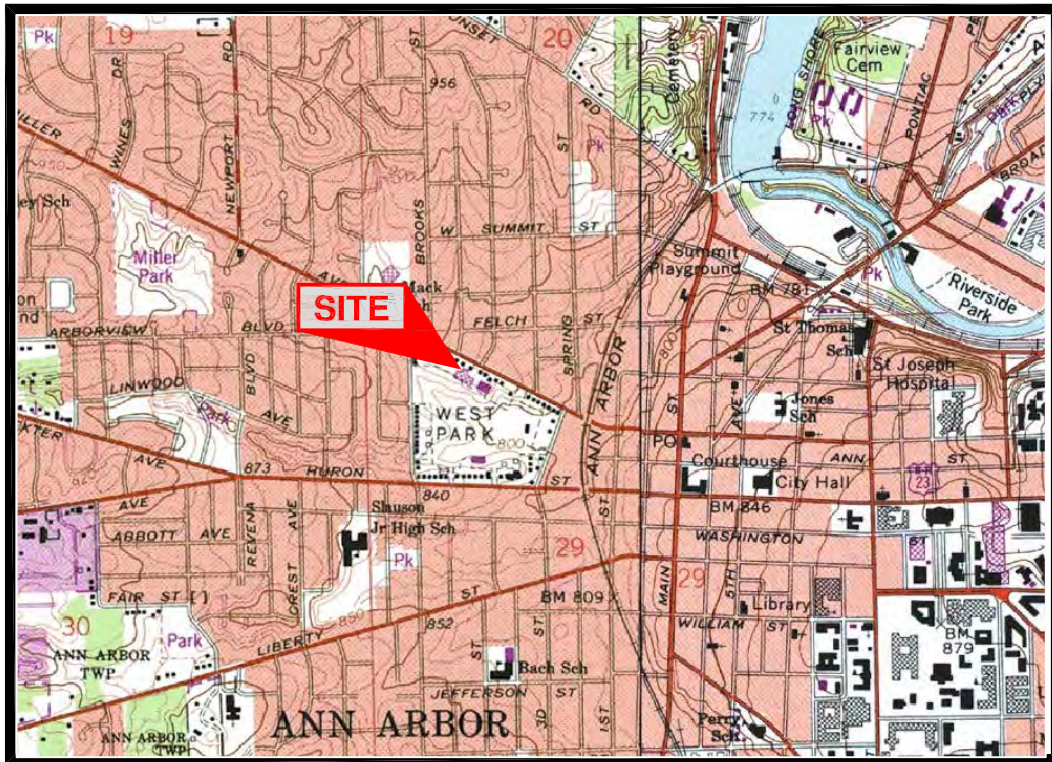
DRAWN BY: JWB
DATE: 2/4/2014

FIGURE 1

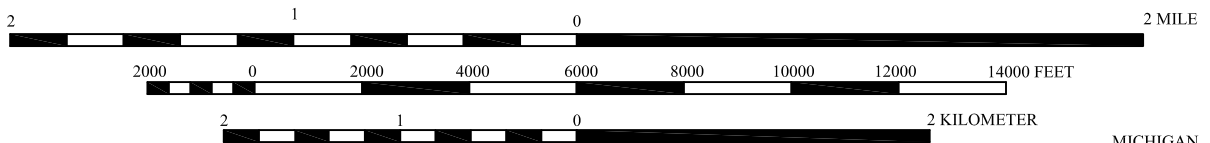
ANN ARBOR EAST QUADRANGLE

MICHIGAN - WASHTENAW COUNTY

7.5 MINUTE SERIES (TOPOGRAPHIC)

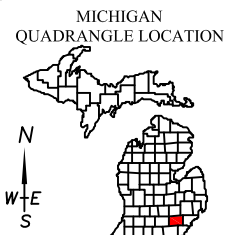


T.2 S. - R.6 E.



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

MILLER MANOR
727 MILLER AVENUE
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PROJECT NUMBER : 8208E-1-196

DRAWN BY: JWB
DATE: 2/4/2014

FIGURE 2

Appendix A
RAD PCA Tool

Appendix B
Reconnaissance Photographs



PHOTOGRAPH NO. 1: SUBJECT BUILDING AS VIEWED FACING SOUTHWEST



PHOTOGRAPH NO. 2: OFFICE PORTION OF SUBJECT BUILDING AS VIEWED FACING WEST

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RECONNAISSANCE PHOTOGRAPHS

727 MILLER AVENUE
ANN ARBOR, MICHIGAN

TAKEN BY: DLH
DATE: 04.16.2013

PROJECT NUMBER:
8208e-1-196



PHOTOGRAPH NO. 3: SUBJECT BUILDING: VIEW OF OFFICE WING PACKAGE RTU



PHOTOGRAPH NO. 4: SUBJECT BUILDING: TYPICAL VIEW OF GAS-FIRED HOT WATER BOILERS

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RECONNAISSANCE PHOTOGRAPHS

727 MILLER AVENUE
ANN ARBOR, MICHIGAN

TAKEN BY: DLH
DATE: 04.16.2013

PROJECT NUMBER:
8208e-1-196



PHOTOGRAPH NO. 5: SUBJECT BUILDING: VIEW OF HOT WATER TANKS



PHOTOGRAPH NO. 6: SUBJECT BUILDING: VIEW OF GAS-FIRED BURNHAM BOILERS

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RECONNAISSANCE PHOTOGRAPHS

727 MILLER AVENUE
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PHOTOGRAPH NO. 7: SUBJECT BUILDING: TYPICAL VIEW OF REZNOR MUA UNIT



PHOTOGRAPH NO. 8: SUBJECT BUILDING: TYPICAL VIEW OF TENANT UNIT AIR CONDITIONER

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727 MILLER AVENUE
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PHOTOGRAPH NO. 9: SUBJECT BUILDING: TYPICAL VIEW OF TENANT UNIT ELECTRICAL PANEL



PHOTOGRAPH NO. 10: SUBJECT BUILDING: TYPICAL VIEW OF COMMUNITY ROOM

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727 MILLER AVENUE
ANN ARBOR, MICHIGAN

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PROJECT NUMBER:
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PHOTOGRAPH NO. 11: SUBJECT BUILDING: TYPICAL VIEW OF FIRST FLOOR COMMON AREA HALLWAY



PHOTOGRAPH NO. 12: SUBJECT BUILDING: TYPICAL VIEW OF TENANT UNIT BALCONY

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727 MILLER AVENUE
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PROJECT NUMBER:
8208e-1-196



PHOTOGRAPH NO. 13: SUBJECT BUILDING: TYPICAL VIEW OF TENANT UNIT KITCHEN



PHOTOGRAPH NO. 14: SUBJECT BUILDING: TYPICAL VIEW OF TENANT UNIT KITCHEN

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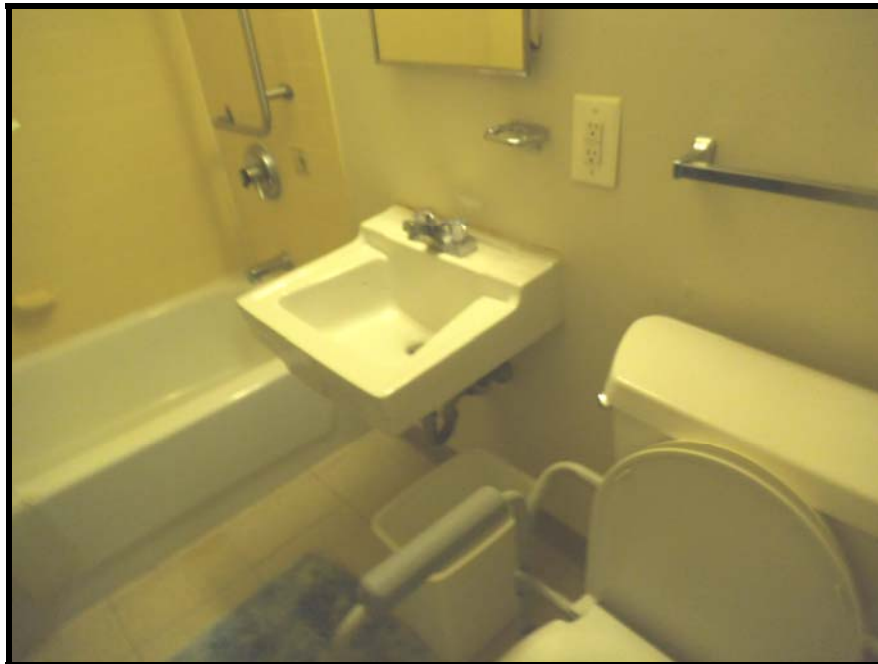
727 MILLER AVENUE
ANN ARBOR, MICHIGAN

TAKEN BY: DLH
DATE: 04.16.2013

PROJECT NUMBER:
8208e-1-196



PHOTOGRAPH NO. 15: SUBJECT BUILDING: TYPICAL VIEW OF TENANT UNIT EXHAUST FAN (KITCHEN)



PHOTOGRAPH NO. 16: SUBJECT BUILDING: TYPICAL VIEW OF TENANT UNIT BATHROOM

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727 MILLER AVENUE
ANN ARBOR, MICHIGAN

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DATE: 04.16.2013

PROJECT NUMBER:
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PHOTOGRAPH NO. 17: SUBJECT BUILDING: TYPICAL VIEW OF TENANT UNIT LIVING ROOM



PHOTOGRAPH NO. 18: SUBJECT BUILDING: TYPICAL VIEW OF TENANT UNIT THERMOSTAT

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TAKEN BY: DLH
DATE: 04.16.2013

PROJECT NUMBER:
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PHOTOGRAPH NO. 19: SUBJECT BUILDING: VIEW OF ELEVATOR INTERIOR



PHOTOGRAPH NO. 20: SUBJECT BUILDING: TYPICAL VIEW OF ELEVATORS AND TRASH CHUTE ACCESS

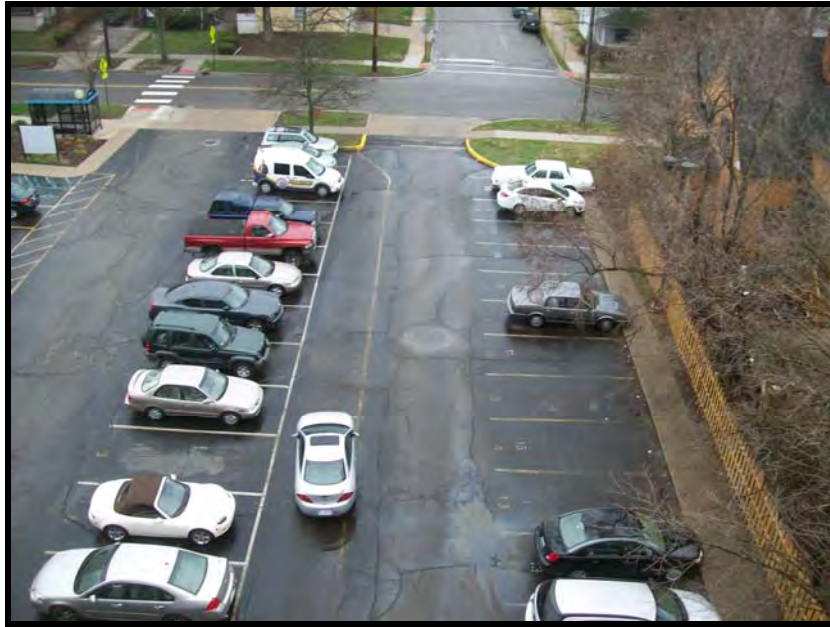
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PHOTOGRAPH NO. 21: SUBJECT BUILDING: VIEW OF PARKING LOT



PHOTOGRAPH NO. 22: SUBJECT BUILDING: VIEW OF ROOF OVER OFFICE WING

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727 MILLER AVENUE
ANN ARBOR, MICHIGAN

TAKEN BY: DLH
DATE: 04.16.2013

PROJECT NUMBER:
8208e-1-196

Appendix C
Municipal Records



CITY OF ANN ARBOR, MICHIGAN

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

www.a2gov.org

City Clerk

May 9, 2013

Deanna Hutsell
Senior Environmental
22725 Orchard Lake Road
Farmington, Mi 48336
Via Email: hutselld@aktpeerless.com

Subject: Freedom of Information Act Request received May 2, 2013
13-147 Hutsell

Dear Mr. Hutsell:

I am responding to your request under the Michigan Freedom of Information Act received May 2, 2013 for any file information from the Ann Arbor Fire Department, for 106 Packard, 1701-1747 Green Road, 2702-2760 Hikone, 800-890 South Maple, 727 Miller Avenue 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

05/20/2013
10:24 AM

Permit No.	PE021738	Permit Type	ELECTRICAL	Site Address	727 MILLER AV ANN ARBOR
Applied	12/03/2002	Applicant	Fleming Dennis		
Approved		Owner	CITY OF ANN ARBOR		
Issued	12/03/2002	Contractor	First Contracting Inc		
Parent Permit No.		Description	Replace exterior lighting and control		
		Notes			

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
07/25/2003	FINAL	LDLB	Approved	Completed	contact info 7/18/2003 Denny- 517-202-2825 *****

05/20/2013
9:52 AM

Permit No.	PB020465	Permit Type	BUILDING	Site Address	727 MILLER AV ANN ARBOR
Applied	03/06/2002	Applicant	Pearl Michael		
Approved		Owner	CITY OF ANN ARBOR		
Issued	03/06/2002	Contractor			
Parent Permit No.		Description	Footings for new sign.		
		Notes			

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
03/28/2002	FOOTING	DEFAULT BUILDING	Canceled	Canceled	
03/28/2002	FINAL	PAUL ADLIN	Approved	Completed	



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 727 miller

Details - Permit# PP021255

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

Permit#: PP021255
 Type: PLUMBING
 Subtype: PLUMBING
 Description: Install owner supplied water heater
 Additional Info::
 Status: EXPIRED
 Applied Date: 8/23/2002
 Issued Date: 8/23/2002
 Approved Date:
 Finaled Date:
 Expiration Date: 2/19/2003

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[MUNICIPAL CODE](#)

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Permit Number	Address	Contractor Name
PE011231	727 MILLER AV	Schwarz, Sam
PE011290	727 MILLER AV	Schwarz, Sam
PE011291	727 MILLER AV	Schwarz, Sam
PE021738	727 MILLER AV	First Contracting Inc
PE032179	727 MILLER AV	First Contracting Inc
PE041420	727 MILLER AV	Wiltse Electric Service Inc
PE051228	727 MILLER AV	Richard Jones Electric
PE060286	727 MILLER AV	First Contracting Inc
PE071138	727 MILLER AV	First Contracting Inc
PLUM11-0113	727 MILLER AV	Horton Plumbing
PM042157	727 MILLER AV	Bronson Heating & Cooling Inc
PP021255	727 MILLER AV	Hutzel Plumbing & Heating
PP040055	727 MILLER AV	Smiths Pumps & Plbg, Inc
PP041869	727 MILLER AV	L R Plumbing
ZCOM11-0141	727 MILLER AV	Allied Fence
DOG12-0852	727 MILLER AVE	

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05/20/2013
10:29 AM

Permit No.	PE032179	Permit Type	ELECTRICAL	Site Address	727 MILLER AV ANN ARBOR
Applied	12/01/2003	Applicant	Fleming Dennis	Owner	CITY OF ANN ARBOR
Approved		Contractor	First Contracting Inc	Description	2 community restrooms
Issued	12/01/2003	Notes			
Parent Permit No.					

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
02/05/2004	ROUGH	LDLB	Approved	Completed	contact info 2/3/2004 Denny-517-204-5721 *****
07/15/2004	FINAL	LDLB	Approved	Completed	contact 7/12/2004 Denny-517-204-5721 *****

05/20/2013
9:52 AM

Permit No.	PB033146	Permit Type	BUILDING	Site Address	727 MILLER AV ANN ARBOR
Applied	11/05/2003	Applicant	Fleming Clarence		
Approved		Owner	CITY OF ANN ARBOR		
Issued	11/24/2003	Contractor	First Contracting Inc		
Parent Permit No.		Description	Interior toilet room alterations-Install new overhead door.		
		Notes			

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
03/02/2005	FINAL	DEFAULT BUILDING	Canceled	Canceled	
					note No rough inspection made. Mech. vents not hooked up. No ceiling grid inspection made. Rated walls not rated or draftstopped. Grab bars loose. remove wall covering and tile for required inspection. ***** Todd 12/27/2004 *****
01/07/2005	FINAL	BT	Disapproved	Completed	***** VIOLATION FOUND: 1/31/2005 VIOLATION DESC: Deficiency note No rough inspection made. Mech. vents not hooked up. No ceiling grid inspection made. Rated walls not rated or draftstopped. Grab bars loose. remove wall covering and tile for required inspection. VIO CORRECTED: YES

05/20/2013
10:06 AM

Permit No.	PB041733	Permit Type	BUILDING	Site Address	727 MILLER AV ANN ARBOR
Applied	07/08/2004	Applicant	Raeder Jr. Charles		
Approved		Owner	CITY OF ANN ARBOR		
Issued	07/29/2004	Contractor	Raeder Jr. Charles		
Parent Permit No.		Description	Interior alterations of existing tenant space		
		Notes			

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
09/07/2004	ROUGH	BT	Approved	Completed	Dan 216-3021 AM 9/3/2004 ***** insp note 9/9/2004 Ok rough walls only Phase I ***** contact 10/27/2004 daniel ryan at 216-3021 - am request please *****
10/29/2004	PARTIAL FINAL	BT	Disapproved	Completed	insp note 11/2/2004 Not ready space incomplete windows not covered for em light test Floor egress trip hazzards doors not installed exitway not rated ***** contact 11/15/2004 Am please Dan 216-3021 *****
11/19/2004	ROUGH	BT	Approved	Completed	insp note 11/30/2004 Ok rough walls per conversation on balance of draftstop & hanging of soffit-bulkheads ***** note Properly tie ceiling grid to manufactures specs max 4' on mains 3 twists top and bottom within 3". Lighting bolts are prohibited. em. lights not to code. Min. 1 foot candle required. Exit sign not working on battery *****
02/01/2005	FINAL/EM LIGHTS	BT	Disapproved	Completed	VIOLATION FOUND: 2/4/2005 VIOLATION DESC: Deficiency note Properly tie ceiling grid to manufactures specs max 4' on mains 3 twists top and bottom within 3". Lighting bolts are prohibited. em. lights not to code. Min. 1 foot candle required. Exit sign not working on battery VIO CORRECTED: YES
02/10/2005	FINAL	BT	Disapproved	Completed	contact 2/9/2005 Daniel Ryan at 216-3021 A.M. please ***** note 2/17/2005 Max spacing 4"

on mains. Eliminate SAS a foam
board. Replace wires with
lighting bolts. Ok em. lights.

02/17/2005 FINAL BT Approved Completed

Contact 2/15/2005 Dan Ryan
734-216-3021

05/20/2013
10:30 AM

Permit No.	PE041420	Permit Type	ELECTRICAL	Site Address	727 MILLER AV ANN ARBOR
Applied	08/16/2004	Applicant	Wiltse Gary	Owner	CITY OF ANN ARBOR
Approved		Contractor	Wiltse Electric Service Inc	Description	renovation of existing office areas
Issued	08/16/2004	Notes			
Parent Permit No.					

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
09/03/2004	ROUGH	BAKER JIM	Approved	Completed	contact 9/2/2004 Gary 734 878-5947 ***** insp note 9/8/2004 Room 111 Office 109 110 106 107 119 approved walls Note: Low voltage in return air non-conforming *****
10/14/2004	CEILING	LDLB	Approved	Completed	comment 10/13/2004 Contact Gary at 734-878-5947 *****
11/08/2004	PRT FINAL- PH 1	LDLB	Approved	Completed	contact 11/3/2004 Dan-216-3021 *****
11/17/2004	ROUGH	LDLB	Approved	Completed	contact 11/15/2004 Gary-734-878-5947 ***** insp note 11/17/2004 Phase II walls *****
12/27/2004	FINAL	LDLB	Approved	Completed	contact 12/22/2004 Gary-734-878-5947 ***** insp note 12/28/2004 Data & temp control LV to be completed PH II ceiling for Wiltse approved also *****

05/20/2013
10:44 AM

Permit No.	PP040055	Permit Type	PLUMBING	Site Address	727 MILLER AV ANN ARBOR
Applied	01/14/2004	Applicant	Smith Leslie		
Approved		Owner	CITY OF ANN ARBOR		
Issued	01/14/2004	Contractor	Smiths Pumps & Plbg, Inc		
Parent Permit No.		Description	Replace plumbing fixtures in public restrooms		
		Notes			

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
03/10/2004	FINAL	IVORY SIMS	Approved	Completed	contact 3/9/2004 AM Please Kirk 517-202-1893 *****

05/20/2013
10:44 AM

Permit No.	PP041869	Permit Type	PLUMBING	Site Address	727 MILLER AV ANN ARBOR
Applied	10/06/2004	Applicant	Romelhardt Larry		
Approved		Owner	CITY OF ANN ARBOR		
Issued	10/06/2004	Contractor	L R Plumbing		
Parent Permit No.		Description	Reroute 4" roof drain, install new 6 gallon water heater, in		
		Notes	Reroute 4" roof drain, install new 6 gallon water heater, install new sink w/faucet		

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
10/11/2004	ROUGH/UNDGR	CALVERT JOHN	Approved	Completed	insp note 10/19/2004 4" PVC for roof conductor ***** contact 11/3/2004 Dan-216-3021 *****
11/05/2004	PARTIAL FINAL	IVORY SIMS	Disapproved	Completed	insp note 11/8/2004 Vacuum relief valve required on bottom feed water heater *****
11/09/2004	FINAL	IVORY SIMS	Disapproved	Completed	insp note 11/9/2004 Vacuum relief valve not a vacuum breaker ***** contact 12/6/2004 lr plumbing at 320-1995 *****
12/08/2004	ROUGH	IVORY SIMS	Approved	Completed	insp note 12/9/2004 May need rater panel for cleanout reroute 4" roof conductor vacuum relief valve on heater corrected ***** Contact 2/16/2005 Larry 320-1995 *****
02/17/2005	FINAL	IVORY SIMS	Approved	Completed	Insp. Note 2/18/2005 Final out point. *****



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Details - Permit# PB040384

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

Permit#: PB040384
 Type: BUILDING
 Subtype: COMMERCIAL, ROOF
 Description: strip and reroof rubber roofing above dining area
 Additional Info::
 Status: EXPIRED
 Applied Date: 3/1/2004
 Issued Date: 3/1/2004
 Approved Date:
 Finaled Date:
 Expiration Date: 3/1/2005

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Permit Number	Address	Contractor Name
BLDG09-2283	727 MILLER AV	Bronni, Carl R
CR0865	727 MILLER AV	
DOG09-0717	727 MILLER AV	
DOG10-0375	727 MILLER AV	
DOG11-0111	727 MILLER AV	
DOG11-0470	727 MILLER AV	
ELEC09-1179	727 MILLER AV	First Contracting Inc
ELEC09-1493	727 MILLER AV	Guardian Alarm Co
MECH09-0005	727 MILLER AV	Fuller Heating Co
MECH09-2526	727 MILLER AV	Hutzel Plumbing & Heating
MECH10-0289	727 MILLER AV	Hutzel Plumbing & Heating
MECH11-1071	727 MILLER AV	CITY OF ANN ARBOR
PB020465	727 MILLER AV	Qualified Construction Corp
PB033146	727 MILLER AV	First Contracting Inc
PB040384	727 MILLER AV	Diversified Roofing
PB041733	727 MILLER AV	Raeder Jr. Charles
PE011114	727 MILLER AV	Schwarz, Sam
PE011115	727 MILLER AV	Schwarz, Sam

Permit Number	Address	Contractor Name
PE011116	727 MILLER AV	Schwarz, Sam
PE011230	727 MILLER AV	Schwarz, Sam

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Permit No.	PM042157	Permit Type	MECHANICAL	Site Address	727 MILLER AV ANN ARBOR
Applied	10/05/2004	Applicant	Bronson Andrew		
Approved		Owner	CITY OF ANN ARBOR		
Issued	10/05/2004	Contractor	Bronson Heating & Cooling Inc		
Parent Permit No.		Description	ventilation		
		Notes			

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
10/27/2004	ROUGH	RICH C	Approved	Completed	insp note 10/29/2004 Duct above ceiling approved rough Phase 1 *****
11/04/2004	PT-FINAL-PHSE 1	RICH C	Approved	Completed	contact 12/8/2004 AM Please Dawn-662-9993 *****
12/09/2004	FINAL	RICH C	Approved	Completed	insp note 12/13/2004 Duct alteration for office remodel complete-approved-final *****

05/20/2013
10:31 AM

Permit No.	PE051228	Permit Type	ELECTRICAL	Site Address	727 MILLER AV ANN ARBOR
Applied	08/02/2005	Applicant	Richard Jones Electric		
Approved		Owner	CITY OF ANN ARBOR		
Issued	08/02/2005	Contractor	Richard Jones Electric		
Parent Permit No.		Description	120 volt supply for water meter sending unit		
		Notes			

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
	FINAL	DEFAULT ELECTRICAL	Scheduled	Scheduling Comment 3/22/2006 TIME: 10-Noon Contact: Chuck Pear @ 994-2828 Set up by Jeff Ellis & Patty at City. *****	
09/21/2006	FINAL	LDLB	Approved	Completed	Notes per Inspect. Lou D. 9/22/2006 Water Meter *****



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Details - Permit# PE060286

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

Permit#: PE060286
 Type: ELECTRICAL
 Subtype: ELECTRICAL
 Description: replace hallway light fixtures add 2 AC circuits in communit
 Additional Info: replace hallway light fixtures add 2 AC circuits in community center
 Status: EXPIRED
 Applied Date: 3/3/2006
 Issued Date: 3/3/2006
 Approved Date:
 Finaled Date:
 Expiration Date: 3/3/2007

[CONTRACTOR](#)
[MUNICIPAL CODE](#)

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Permit Number	Address	Contractor Name
PE011231	727 MILLER AV	Schwarz, Sam
PE011290	727 MILLER AV	Schwarz, Sam
PE011291	727 MILLER AV	Schwarz, Sam
PE021738	727 MILLER AV	First Contracting Inc
PE032179	727 MILLER AV	First Contracting Inc
PE041420	727 MILLER AV	Wiltse Electric Service Inc
PE051228	727 MILLER AV	Richard Jones Electric
PE060286	727 MILLER AV	First Contracting Inc
PE071138	727 MILLER AV	First Contracting Inc
PLUM11-0113	727 MILLER AV	Horton Plumbing
PM042157	727 MILLER AV	Bronson Heating & Cooling Inc
PP021255	727 MILLER AV	Hutzel Plumbing & Heating
PP040055	727 MILLER AV	Smiths Pumps & Plbg, Inc
PP041869	727 MILLER AV	L R Plumbing
ZCOM11-0141	727 MILLER AV	Allied Fence
DOG12-0852	727 MILLER AVE	

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 Address Search String
 727 miller

Details - Permit# PE071138

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

Permit#: PE071138
 Type: ELECTRICAL
 Subtype: ELECTRICAL
 Description: Replace parking lot pole light
 Additional Info:
 Status: EXPIRED
 Applied Date: 7/31/2007
 Issued Date: 8/2/2007
 Approved Date:
 Finaled Date:
 Expiration Date: 1/29/2008

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Permit Number	Address	Contractor Name
PE011231	727 MILLER AV	Schwarz, Sam
PE011290	727 MILLER AV	Schwarz, Sam
PE011291	727 MILLER AV	Schwarz, Sam
PE021738	727 MILLER AV	First Contracting Inc
PE032179	727 MILLER AV	First Contracting Inc
PE041420	727 MILLER AV	Wiltse Electric Service Inc
PE051228	727 MILLER AV	Richard Jones Electric
PE060286	727 MILLER AV	First Contracting Inc
PE071138	727 MILLER AV	First Contracting Inc
PLUM11-0113	727 MILLER AV	Horton Plumbing
PM042157	727 MILLER AV	Bronson Heating & Cooling Inc
PP021255	727 MILLER AV	Hutzel Plumbing & Heating
PP040055	727 MILLER AV	Smiths Pumps & Plbg, Inc
PP041869	727 MILLER AV	L R Plumbing
ZCOM11-0141	727 MILLER AV	Allied Fence
DOG12-0852	727 MILLER AVE	

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Details - Permit# ELEC09-1179

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

Permit#: ELEC09-1179
 Type: ELECTRICAL
 Subtype: ELECTRICAL
 Description: power 110V for fire alarm upgrageds
 Additional Info::
 Status: EXPIRED
 Applied Date: 9/23/2009
 Issued Date: 9/23/2009
 Approved Date: 9/23/2009
 Finaled Date:
 Expiration Date: 3/22/2010

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Permit Number	Address	Contractor Name
BLDG09-2283	727 MILLER AV	Bronni, Carl R
CR0865	727 MILLER AV	
DOG09-0717	727 MILLER AV	
DOG10-0375	727 MILLER AV	
DOG11-0111	727 MILLER AV	
DOG11-0470	727 MILLER AV	
ELEC09-1179	727 MILLER AV	First Contracting Inc
ELEC09-1493	727 MILLER AV	Guardian Alarm Co
MECH09-0005	727 MILLER AV	Fuller Heating Co
MECH09-2526	727 MILLER AV	Hutzel Plumbing & Heating
MECH10-0289	727 MILLER AV	Hutzel Plumbing & Heating
MECH11-1071	727 MILLER AV	CITY OF ANN ARBOR
PB020465	727 MILLER AV	Qualified Construction Corp
PB033146	727 MILLER AV	First Contracting Inc
PB040384	727 MILLER AV	Diversified Roofing
PB041733	727 MILLER AV	Raeder Jr. Charles
PE011114	727 MILLER AV	Schwarz, Sam
PE011115	727 MILLER AV	Schwarz, Sam

Permit Number	Address	Contractor Name
PE011116	727 MILLER AV	Schwarz, Sam
PE011230	727 MILLER AV	Schwarz, Sam

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 Address

Details - Permit# MECH09-2526

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

Permit#: MECH09-2526
 Type: MECHANICAL
 Subtype: MECHANICAL
 Description: Replace hot water boiler
 Additional Info::
 Status: EXPIRED
 Applied Date: 12/22/2009
 Issued Date: 12/22/2009
 Approved Date: 12/22/2009
 Finaled Date:
 Expiration Date: 6/20/2010

Attachments:

application.pdf: [727millr2526.pdf](#)

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[MUNICIPAL CODE](#)

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Permit Number	Address	Contractor Name
BLDG09-2283	727 MILLER AV	Bronni, Carl R
CR0865	727 MILLER AV	
DOG09-0717	727 MILLER AV	
DOG10-0375	727 MILLER AV	
DOG11-0111	727 MILLER AV	
DOG11-0470	727 MILLER AV	
ELEC09-1179	727 MILLER AV	First Contracting Inc
ELEC09-1493	727 MILLER AV	Guardian Alarm Co
MECH09-0005	727 MILLER AV	Fuller Heating Co
MECH09-2526	727 MILLER AV	Hutzel Plumbing & Heating
MECH10-0289	727 MILLER AV	Hutzel Plumbing & Heating
MECH11-1071	727 MILLER AV	CITY OF ANN ARBOR
PB020465	727 MILLER AV	Qualified Construction Corp
PB033146	727 MILLER AV	First Contracting Inc
PB040384	727 MILLER AV	Diversified Roofing
PB041733	727 MILLER AV	Raeder Jr. Charles

Permit Number	Address	Contractor Name
PE011114	727 MILLER AV	Schwarz, Sam
PE011115	727 MILLER AV	Schwarz, Sam
PE011116	727 MILLER AV	Schwarz, Sam
PE011230	727 MILLER AV	Schwarz, Sam

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05/20/2013
9:36 AM

Permit No.	MECH09-0005	Permit Type	MECHANICAL	Site Address	727 MILLER AV Ann Arbor, MI 48103
Applied	01/02/2009	Applicant	Fuller Heating Co	Owner	CITY OF ANN ARBOR
Approved	01/02/2009	Contractor	Fuller Heating Co	Description	Replace 2 roof top units
Issued	01/02/2009	Notes			
Parent Permit No.					

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
03/03/2009	**MECH FINAL	PAPPAS VERN	NOT READY		originally for 2/17/09 & scheduled for 3/3/09 not ready 3/3 scheduled for 2 weeks again
03/17/2009	**MECH FINAL	PAPPAS VERN	NOT READY		
03/31/2009	**MECH FINAL	PAPPAS VERN	FAILED		signal must be supervisory not general alarm.
04/14/2009	**MECH FINAL	PAPPAS VERN	PASS		smoke detector performance test ok Notes: Contact Name: bruce pratt Site Address: 727 MILLER AV Phone: 734-665-8651 Email: brucep@fullerheating.com
02/03/2009	**MECH FINAL	PAPPAS VERN	FAILED	Etrakit Inspection Request	Provide smoke detector performance test as required. The smoke detectors are required to be wired to the FACP, sending a supervisory signal to the panel and reset only at the alarm panel. Auto generated next inspection is 2/17/09,

05/20/2013
9:28 AM

Permit No.	BLDG09-2283	Permit Type	BUILDING	Site Address	727 MILLER AV Ann Arbor, MI 48103
Applied	11/09/2009	Applicant	Bronni, Carl R		
Approved	11/09/2009	Owner	CITY OF ANN ARBOR		
Issued	11/09/2009	Contractor	Bronni, Carl R		
Parent Permit No.		Description	strip & re-roof		
		Notes			

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
11/25/2009	**FINAL	HANOSH CRAIG	PASS	Flat Carl 734-260-4911/call 30 min prior	



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Details - Permit# MECH10-0289

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

Permit#: MECH10-0289
 Type: MECHANICAL
 Subtype: MECHANICAL
 Description: Replace Unit Heater in Mechanical Room
 Additional Info::
 Status: EXPIRED
 Applied Date: 2/10/2010
 Issued Date: 2/10/2010
 Approved Date: 2/10/2010
 Finaled Date:
 Expiration Date: 8/9/2010

Attachments:

application.pdf: [727millr.pdf](#)

[CONTRACTOR](#)
[MUNICIPAL CODE](#)

(Double-Click Row for Details)

Permit Number	Address	Contractor Name
BLDG09-2283	727 MILLER AV	Bronni, Carl R
CR0865	727 MILLER AV	
DOG09-0717	727 MILLER AV	
DOG10-0375	727 MILLER AV	
DOG11-0111	727 MILLER AV	
DOG11-0470	727 MILLER AV	
ELEC09-1179	727 MILLER AV	First Contracting Inc
ELEC09-1493	727 MILLER AV	Guardian Alarm Co
MECH09-0005	727 MILLER AV	Fuller Heating Co
MECH09-2526	727 MILLER AV	Hutzel Plumbing & Heating
MECH10-0289	727 MILLER AV	Hutzel Plumbing & Heating
MECH11-1071	727 MILLER AV	CITY OF ANN ARBOR
PB020465	727 MILLER AV	Qualified Construction Corp
PB033146	727 MILLER AV	First Contracting Inc
PB040384	727 MILLER AV	Diversified Roofing
PB041733	727 MILLER AV	Raeder Jr. Charles

Permit Number	Address	Contractor Name
PE011114	727 MILLER AV	Schwarz, Sam
PE011115	727 MILLER AV	Schwarz, Sam
PE011116	727 MILLER AV	Schwarz, Sam
PE011230	727 MILLER AV	Schwarz, Sam

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Details - Permit# ZCOM11-0141

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

Permit#: ZCOM11-0141
 Type: ZONING COMPLIANCE
 Subtype: FENCE
 Description: 230' X 4' HIGH BLACK VINYL CHAIN LINK
 Additional Info: (7/26/2011 2:47 PM AMH) ***FEES WAIVED PER CITY PROJECT PER S. BAHL***
 Status: ISSUED
 Applied Date: 7/25/2011
 Issued Date: 7/26/2011
 Approved Date: 7/26/2011
 Finaled Date:
 Expiration Date:

[CONTRACTOR](#)
[MUNICIPAL CODE](#)

(Double-Click Row for Details)

Permit Number	Address	Contractor Name
PE011231	727 MILLER AV	Schwarz, Sam
PE011290	727 MILLER AV	Schwarz, Sam
PE011291	727 MILLER AV	Schwarz, Sam
PE021738	727 MILLER AV	First Contracting Inc
PE032179	727 MILLER AV	First Contracting Inc
PE041420	727 MILLER AV	Wiltse Electric Service Inc
PE051228	727 MILLER AV	Richard Jones Electric
PE060286	727 MILLER AV	First Contracting Inc
PE071138	727 MILLER AV	First Contracting Inc
PLUM11-0113	727 MILLER AV	Horton Plumbing
PM042157	727 MILLER AV	Bronson Heating & Cooling Inc
PP021255	727 MILLER AV	Hutzel Plumbing & Heating
PP040055	727 MILLER AV	Smiths Pumps & Plbg, Inc
PP041869	727 MILLER AV	L R Plumbing
ZCOM11-0141	727 MILLER AV	Allied Fence
DOG12-0852	727 MILLER AVE	

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Details - Permit# MECH11-1071

Permit Info	Site Info	Contacts (4)	Inspections	Reviews
<p>Permit#: MECH11-1071 Type: MECHANICAL Subtype: MECHANICAL Description: Annual Permit Additional Info:: Status: EXPIRED Applied Date: 6/13/2011 Issued Date: 6/13/2011 Approved Date: 6/13/2011 Finaled Date: Expiration Date: 12/31/2011</p>				

[CONTRACTOR](#)
[MUNICIPAL CODE](#)

(Double-Click Row for Details)

Permit Number	Address	Contractor Name
BLDG09-2283	727 MILLER AV	Bronni, Carl R
CR0865	727 MILLER AV	
DOG09-0717	727 MILLER AV	
DOG10-0375	727 MILLER AV	
DOG11-0111	727 MILLER AV	
DOG11-0470	727 MILLER AV	
ELEC09-1179	727 MILLER AV	First Contracting Inc
ELEC09-1493	727 MILLER AV	Guardian Alarm Co
MECH09-0005	727 MILLER AV	Fuller Heating Co
MECH09-2526	727 MILLER AV	Hutzel Plumbing & Heating
MECH10-0289	727 MILLER AV	Hutzel Plumbing & Heating
MECH11-1071	727 MILLER AV	CITY OF ANN ARBOR
PB020465	727 MILLER AV	Qualified Construction Corp
PB033146	727 MILLER AV	First Contracting Inc
PB040384	727 MILLER AV	Diversified Roofing
PB041733	727 MILLER AV	Raeder Jr. Charles
PE011114	727 MILLER AV	Schwarz, Sam
PE011115	727 MILLER AV	Schwarz, Sam

Permit Number	Address	Contractor Name
PE011116	727 MILLER AV	Schwarz, Sam
PE011230	727 MILLER AV	Schwarz, Sam

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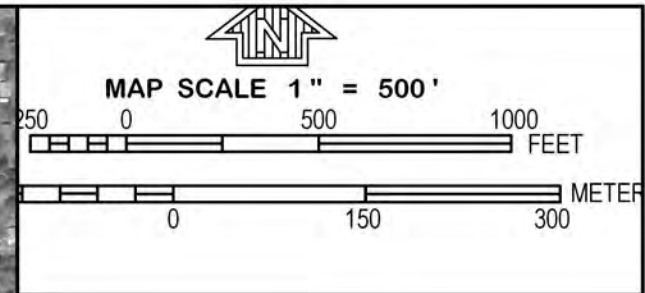
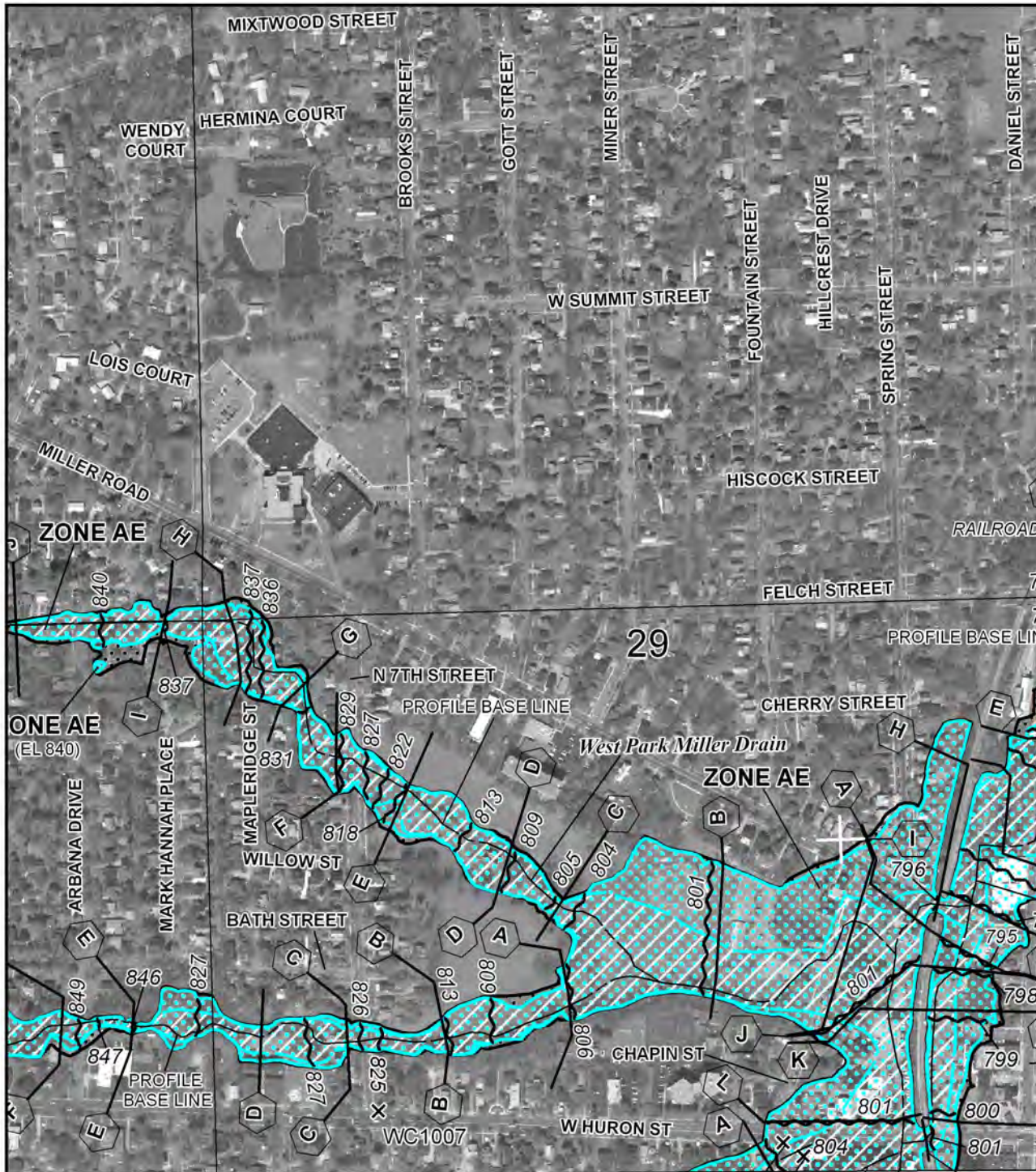
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05/20/2013
10:43 AM

Permit No.	PLUM11-0113	Permit Type	PLUMBING	Site Address	727 MILLER AV Ann Arbor, MI 48103
Applied	01/27/2011	Applicant	Horton Plumbing		
Approved	01/27/2011	Owner	CITY OF ANN ARBOR		
Issued	01/27/2011	Contractor	Horton Plumbing		
Parent Permit No.		Description	SEWER REPAIR		
		Notes			

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
01/27/2011	**PLM FINAL	DEFAULT PLUMBING	PASS		

Appendix D
FEMA Floodplain Map



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0242E

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

PANEL 242 OF 585
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ANN ARBOR,	260535	0242	E
CHARTER TOWNSHIP OF ANN ARBOR, CITY OF	260213	0242	E
BARTON HILLS, VILLAGE OF	261154	0242	E
SCIO, TOWNSHIP OF	260537	0242	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
26161C0242E
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

Rental Assistance Demonstration Program Environmental Restrictions Checklist

Project Name and Location (Street, City, County, ST, Zip Code): 727 Miller Avenue Ann Arbor, Washtenaw County, 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/)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Identify Map Panel and Date Panel 242 of 585, Community Panel 26161C0242E, dated April 3, 2012		
Does the project currently carry Flood Insurance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HISTORIC PRESERVATION (If yes, identify relevant restrictions below.)		
Is the property listed on the National Register of Historic Places?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property located in a historic district listed on the National Register of Historic Places?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property located in a historic district determined to be eligible for the National Register?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
AIRPORT HAZARDS		
Is the project located in the clear zone of an airport? (24 CFR Part 51 D. If yes, Notice is required.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FOR YES RESPONSES, SUMMARIZE RESTRICTIONS BELOW:		

RENTAL ASSISTANCE DEMONSTRATION 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.		
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?		
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?		
If yes, has a qualified Risk Assessor reviewed the Owner's plan and O&M plan for compliance with 24 CFR 35?		
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:		
See Section 3.5 in RAD PCA report for further details regarding ACM.		
If you have questions, please call or E-mail the HUD Housing Environmental Clearance Officer, Eric Axelrod at Eric.Axelrod@HUD.GOV or 202-708-1104 x 2275.		