



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

1701-1747 Green Road, Ann Arbor, Michigan 48105

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

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

PROJECT # 8213E

PIC # MI064

DATE February 21, 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 Green Baxter Court located at 1701-1747 Green Road 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 Hikone 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).



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



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

Date: February 21, 2014

Part 1 Report and Excel RPCA Model were Received and Reviewed by Lender / Owner:

Lori Harris
Norstar Development USA, LP
733 Broadway
Albany, NY 12207
Phone: 518-431-1051
Fax: 518-431-1053

Date: _____



RENTAL ASSISTANCE DEMONSTRATION (RAD):

PART 1: PHYSICAL CONDITION ASSESSMENT

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

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Housing Commission
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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 "Green Baxter Court" located at 1701-1747 Green Road in Ann Arbor, Washtenaw County, Michigan (subject property).

The site visit was conducted on May 8, 2013.

This low-rise residential complex consists of three¹, 2-story buildings, housing a total of 29,070 gross SF (26,590 tenant gross SF) and 17 apartments. The complex was constructed in 1970. A community center was added to a converted three bedroom unit (an approximately 840 SF addition) in 1991.

On site amenities include a playground, a gazebo 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.

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 In January 2014, one of the four buildings at Green Baxter (1725-1735 Green Road) was affected by a fire that started in one of the units. Most of the damage to the entire structure was irreparable and new construction of the building is in discussion. Consequently, the findings in this report do not include suggested improvements to the affected building.

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 "Green Baxter Court" located at 1701-1747 Green Road in Ann Arbor, Washtenaw County, Michigan (subject property).

This PCA was conducted in accordance with: (1) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessments* (ASTM Standard Practice E 2018-08), (2) Fannie Mae document: *Physical Needs Assessment Guidance to the Property Evaluator* (Exhibit 1), and (3) the Department of Housing and Urban Development (HUD) *Rental Assistance Demonstration (RAD): Physical Condition Assessment Statement of Work and Contractor Qualifications*, Version 2, December 2013.

2.1 Purpose

The purpose of the RAD PCA (RPCA) is to complete a PCA that meets the RAD Physical Condition Assessment Statement of Work Issued by the US Department of Housing and Urban Development (HUD) on October 2012 and updated on December 2013. This included observation and documentation of the conditions and possible defects of readily visible materials and building systems which might significantly affect the value of the property, and to evaluate if conditions exist which may have a significant impact on the continued operation of the facility. The observations, findings, and conclusions within this report are based on professional judgment and information obtained during the course of this assessment. It is understood that the 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 early-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 one handicap accessible parking space and a community center that is equipped with a wheelchair ramp and handicap accessible bathroom. 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

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 262 of 585, Community Panel 26161C0262E, dated April 3, 2012, none of the subject property is located within a 100-year flood zone or within 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 May of 2013 by American Environmental Consultants, LLC (AEC). Results indicated LBP and a Lead Hazard (lead in dust) were identified; however, the LBP did not contribute to the Lead Hazard and the Lead Hazard was properly abated. An Asbestos Containing Material Survey was conducted in May of 2013 by AEC. The following asbestos containing materials were identified:

- 100,000 square feet of Joint Compound – Throughout
- 160 square feet of Heat Shield Asbestos Board – Basements
- Floor Tile / Under Layment – Suspected to be ACM – Throughout Units
- 20,000 square feet of Roof Materials – Suspected to be ACM

Radon testing was completed in May 2013 by Compliance, Inc. A total of 23 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 Green Baxter.

A Phase I Environmental Site Assessment (ESA) was conducted in July 2013 by Environmental Resources Group (ERG). The following recognized environmental concerns (RECs) were identified in the Phase I report:

- Historical resources indicated a farmstead occupied the subject property from at least 1937 to the 1970s. The possibility of long-term use and storage of pesticides, maintenance materials, and fuels is considered a REC.
- Historical resources indicate two former generators of waste located directly up gradient and north of the subject property.

An additional Phase II ESA was conducted in August 2013 by Environmental Resources Group (ERG) to investigate the RECs identified in the Phase I ESA report. ERG conducted a subsurface investigation of the subject property and adjoining property containing RECs. Results of this investigation showed:

- One sample with reported concentrations of three polynuclear aromatic hydrocarbons (PNAs) and Arsenic that exceeded one or more Michigan Department of Environmental Quality (MDEQ) Generic Residential Cleanup Criteria (GRCC).
- One sample with reported concentrations of Arsenic that exceeded two MDEQ GRCC.

According to ERG, it is recommended that current owners conduct a Section 20107(a) Compliance Analysis to assure compliance with Due Care obligations and prepare a Due Care Plan. Additionally, future owners of the property should conduct a baseline environmental assessment (BEA) around the time of purchase. While further steps are required, it should be noted that the location where soil concentrations exceed GRCC is below an existing paved parking lot and the pavement appears sufficient in providing a barrier from any exposure at this time.

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 1701-1747 Green Road in Ann Arbor, Washtenaw County, Michigan. The subject property is owned by AAHC and is improved with three, 2-story buildings. The site area is approximately 4.29 acres. Construction of the property was completed in 1970. A community center was constructed on the northern portion of one of the buildings in 1991.

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

4.2 Subject Property Characteristics

The subject property includes three, 2-story affordable housing residential apartment buildings commonly known as Green Baxter Court. The interior of the subject property consists of 6 two bedroom apartment units, 8 three bedroom apartments, and 3 four bedroom apartments. Common areas consist of a three bedroom apartment converted into a community center located within one of the buildings. The vacancy rate for this property over the period July 2010-Feb 2013 was less than 4.0% and was only 1.4% 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: Green Baxter Court

Total Leasable Area	26,590 square feet
Structure	Standard wood frame construction
Exterior Wall	Brick Veneer, vinyl siding, and decorative concrete board
Roof	Asphalt shingle roofs
Foundation	Poured concrete
HVAC	Individual gas fired furnaces; no AC at tenant units; split AC at community center
Electrical	Pad-mounted transformers
Vertical Transportation	None

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

Quantity	Type	Gross Floor Area (Square Feet)
6	2 Bedroom / 1 Bathroom	1,200
5	3 Bedroom / 1 Bathroom (Type A Unit)	1,640
3	3 Bedroom / 1 Bathroom (Type D Unit)	1,800

Quantity	Type	Gross Floor Area (Square Feet)
3	4 Bedroom / 2 Bathroom	1,930

No additional structures are located on the subject property.

Table 4-3 Subject Buildings: Apartment Units Observed

Units/Property ²	Type	Units Observed ²
8	2 Bedroom / 1 Bathroom	1709, 1745
7	3 Bedroom / 1 Bathroom (Type A Unit)	1735
4	3 Bedroom / 1 Bathroom (Type D Unit)	1729
4	4 Bedroom / 1.5 Bathroom	1719, 1743

² In January 2014, one of the four buildings at Green Baxter (1725-1735 Green Road) was affected by a fire that started in one of the units. Most of the damage to the entire structure was irreparable and new construction of the building is in discussion. During the time of the site assessment, units observed include those affected by the fire; however, the findings in this report do not include suggested improvements to the affected units.

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 East, Michigan Quadrangle, which was published in 1965 (and revised in 1983), the subject property is situated between approximately 900 feet above the National Geodetic Vertical Datum (NGVD). The subject property's topography slopes to the west southwest.

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, and underground piping connected to municipal system. Storm water catch basins, which are also connected to the municipal system, are located within the parking lot and landscaped areas on the subject property.

Green Building Alternatives/Considerations:

#	Item	Recommended	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 an asphalt-paved driveway from Green Road to the east. Each tenant unit has two entrances, located on either side of the respective building. Entries to each unit are elevated and utilize concrete steps. Cast-in-place concrete walkways, located throughout the subject property, connect the subject buildings. The community center, a public facility is accessed through the same cast-in-place concrete network.

Assessment:

The existing vehicle ingress and egress location is in fair condition. No major deficiencies were noted on the asphalt-paved ingress and egress areas. The number and location of the site access points appear to be deficient relative to the size and use of the property. It should be noted the community center is not directly accessible from the parking lot, and the ramps and slopes on sidewalks/walkways may exceed the allowable accessibility requirements for slope and pitch.

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 cast-in-place concrete curbing and a concrete paved approach off Green Road. Walkways and associated curbing are cast-in-place concrete. According to information provided by site personnel, the asphalt pavement parking lot is crack filled by on-site maintenance personnel on an as-needed basis. The date of the most recent seal coating and re-striping was unknown.

Assessment:

Overall, the asphalt and concrete paved areas appear to be in fair condition. However, longitudinal cracking and localized delamination was observed on the asphalt pavement drives and parking areas. Longitudinal cracking and movement along engineered seams was also observed on the concrete paved sidewalk. The concrete curbing and concrete approach were observed to be in fair condition.

The subject property is equipped with approximately 33 parking spaces, including one handicap accessible parking spaces.

Recommendation:

Repair, patch and sealcoat asphalt pavement in the parking area 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, 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 associated with the subject property consist of cast-in-place concrete construction. Entrances to tenant units have a cast-in-place concrete step. In addition, the solid waste disposal containers located west of the parking lot are located on a cast-in-place concrete pad.

Assessment:

The flat work surrounding the building was observed to be in fair condition with some cracking and separation at engineered seams observed. The steps at resident entries may not meet tread depth and riser height requirements and restrictions.

Recommendation:

Repair and maintain broken concrete walkways around the subject property to avoid continued degradation and a possible trip hazard are 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
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, retaining walls, and deciduous trees. Mulched areas with decorative plants are located throughout the subject property.

The subject property is serviced by a private waste disposal company by solid waste containers which are located on the north and south end of the parking lot on cast-in-place concrete pads. A wooden enclosure area is associated with these containers.

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 wooden enclosure areas associated with the solid waste disposal containers were observed to be in fair condition.

Visibility of tenant address signage was observed to be an issue during the walk-through.

Recommendation:

Installation of additional signage (accessibility, entry, and/or directional) is recommended as a rehab item. Replacement of wood screen enclosures for waste containers is also 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)

5.7 Recreational Facilities

Description:

A community center is located on the northern end of one of the tenant buildings (located at 1737 Green Road, Building “D”). Additionally, there is a recreational children’s park between the buildings on the south end of the property and a gazebo with appropriate accessibility between the buildings on the north end of the property.

Assessment:

The recreational facilities service the tenants of the subject property. The community center consists of a renovated three-bedroom apartment and an 840 square foot multi-purpose room addition completed in approximately 1991. The community center was observed to be well-maintained and in good to fair condition.

The children’s park and recently constructed gazebo area both appear to be in good 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	X		Continue/Maintain
2.8	Access to Public Transportation	X	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 potable water and sanitary sewer drainage.

Recommendation:

Replacement of existing sanitary drains and decommissioning of existing under slab sanitary stacks and installation of an elevated sanitary system with cleanouts are recommended as rehab items. Continued maintenance of utilities associated with the subject property as part of normal facility operations is recommended. Please refer to the attached Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

6.0 STRUCTURAL FRAME AND BUILDING ENVELOPE

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

6.1 Foundation

Description:

Observations of the subject property indicate the basement walls consist of 8” cast-in-place concrete with a poured slab concrete floor. Each building is equipped with a full basement.

Assessment:

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

Recommendation:

Routine maintenance of the subject building’s concrete foundation walls is recommended.

Green Building Alternatives/Considerations:

#	Item	Recommended	Already Exists	Appears Infeasible	Comments/Notes
7: Healthy Living Environment					
7.14	Integrated Pest Management	X			Continue / Maintain all wall, floor, joint penetrations seals to prevent pest entry

6.2 Building Frame

Description:

Each building located on the subject property is wood-framed.

Assessment:

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

Recommendation:

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

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	Only minor replacements/upgrades required

6.3 Exterior (Above Grade) Walls

Description:

The exterior walls of the subject building consist of masonry veneer, vinyl siding, and concrete board. A wood-framed porch is associated with one of the two entrances of each of the tenant units. Each porch services two tenant units. The exterior windows consist of both sliding double-paned vinyl and exterior doors are solid steel with aluminum storm doors. Both doors and windows contain dry vinyl sealant systems.

Assessment:

The concrete board, vinyl siding, and sliding double-paned vinyl windows generally appeared to be in good condition. However, the screen doors, entry doors, and porches are beyond their EUL and/or damaged. In addition, some mortar associated with the masonry veneer was observed to be missing.

Recommendation:

Removal of all screen doors is recommended as rehab items. In addition, replacement of exterior doors and thresholds with insulated panel door systems and re-caulking and sealing new doors are both recommended as rehab items. Continued maintenance of windows and doors is recommended. In addition, capital reserves should be considered for future cleaning and/or re-caulking of the building exteriors.

Green Building Alternatives/Considerations:

#	Item	Recommended	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 to walls appears infeasible, but increasing building tightness for higher performance is recommended
6: Materials Beneficial to the Environment					
6.6	Recycled Content Material	X			Composite and Recycled Content materials available for exterior use and insulation
6.7	Regional Materials Selection	X			Should be pursued when feasible

6.4 Roofing

Description:

The roofs are gabled, asphalt shingle roofs. The roofs slope to aluminum gutters affixed to the buildings. Repairs to the roof are conducted as needed and no leaks were reported by maintenance personnel.

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; however, many of the aluminum gutters and downspouts are in poor condition and are at or near EUL.

Recommendation:

Replacement of the aluminum gutters and downspouts is recommended as rehab item. Capital reserves should be considered for future maintenance and/or replacement 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 to attic 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 wood are located in each tenant unit. In addition, a concrete step is located at each tenant entry door. Additional concrete steps are located throughout the sidewalk areas connecting the subject buildings.

Assessment:

In general, interior stairs appeared to be in fair condition.

Exterior stairs appeared to be in fair condition; however, the steps at resident entries may not meet tread depth and riser height requirements and restrictions.

Recommendation:

Repair of the concrete exterior steps to tenant entry doors is recommended as a rehab item. Continued maintenance of stairways 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
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 12 porches associated with dwelling units. These porches are wood framed and contain asphalt-shingle roofs.

Assessment:

Overall, the porches are in fair condition; however, they are showing signs of wear and tear due to the age of the material.

Recommendation:

Replacement of the entry canopy frames is recommended as a rehab item. Continued maintenance of the porches 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
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:

Green Baxter Court has 6 two bedroom, one bathroom apartments, 8 three bedroom, one bathroom apartments, and 3 four bedroom, two bathroom apartments. The dwelling units have not been for handicap accessibility (i.e. grab bars in the bathrooms, wheelchair accessible, etc.). According to facility personnel, all of the dwelling units were occupied as of the date of the site inspection.

Interior finishes include gypsum dry-wall or vinyl/composite material in bathtub surround areas, wood trim, 4-inch vinyl cove base, one-foot by one-foot resilient floor tiles or linoleum in the kitchens and bathrooms, and carpet. Vinyl double-paned windows 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 a vinyl or composite material.

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

Assessment:

The entry doors, interior doors, closets, kitchen cabinets, garbage disposals, range hoods, medicine cabinets, and bathroom exhaust fans, although functional, are at or beyond their EUL and show wear and tear due to use and age. In addition some of the first floor tenant unit floor joists were “bouncy” with live loading. An inspection of these joists from the basement of these units revealed long spans and joists that may not be properly fastened and secured.

Virtually all of the flooring, counter tops, sinks, refrigerators, and ranges, although functional, are at or beyond their EUL or show wear and tear 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 majority of the kitchen cabinets
- replace receptacles with ground fault circuit interrupters, where needed
- replace/install medicine cabinets and vanities in bathrooms, where needed
- replace unit closet doors and hardware
- replace interior doors and hardware
- replace the kitchen and bathroom flooring
- paint 100-percent of the units
- replace 100-percent of the refrigerators
- replace 100-percent of counter tops and sinks
- remove 100-percent of the garbage disposals
- replace 100-percent of the cooking ranges
- replace 100-percent of the bathroom fans and exhaust venting
- install additional attic insulation to increase R-value to R-49

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 wood framed walls and ceilings, 4-inch cove base, and resilient floor tiles. Vinyl double-paned windows were present throughout the common areas.

Assessment:

Overall, painted walls and ceilings, and cove base were observed to be in fair condition. Resilient floor tiles were observed to be at or beyond their EUL and/or showing signs of wear and tear due to use and age.

Recommendation:

Replacement or repair of the resilient floor tiles and repainting of all interior and exterior finishes at the community center are recommended as rehab items. 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.

Green Building Alternatives/Considerations:

#	Item	Recommended	Already Exists	Appears Infeasible	Comments/Notes
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)

8.0 MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS

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

8.1 Plumbing

Description:

Potable water supply piping is copper, while drainage appears to be PVC, galvanized steel, and cast iron. Piping associated with the subject buildings was installed during construction in 1970.

Domestic hot water is supplied to the tenant units individual, approximately 40-gallon, hot water tanks. These tanks have been replaced as necessary from the early-2000s to present.

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 shower heads and low flow faucets in tenant unit kitchens have been installed at the subject property. However; some issues with water and sanitary systems have been reported due to these systems supplying pairs of units.

No evidence of significantly obsolete equipment, evidence of leaking or deteriorated piping or sewage backup problems were observed during the site visit. No evidence of polybutylene or lead supply piping was observed. Some domestic hot water heaters 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.

As stated previously, some bathroom accessibility upgrades (i.e. toilets, call buttons, etc.) will be necessary to maintain ADA compliance.

Recommendation:

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

- Replace vinyl tub surrounds
- Replace domestic hot water heaters with energy efficient units
- 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

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	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:

Each apartment is equipped with a natural gas-fired up-flow furnace, located in the basement. The community center is equipped with two natural gas-fired up-flow furnaces, located in the basement. These furnaces have an output capacity ranging from 36 BTU/hr to 71 BTU/hr. The furnaces are vented to the exterior via natural draft.

Most of these units were installed in 2011 and are considered standard efficiency units. Each furnace appears to be controlled by one non-programmable thermostat.

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

Assessment:

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

Recommendation:

Replacement of the furnaces with energy efficient units at EUL is recommended as a rehab item. New units installed should comply with Air Conditioning Contractors of America (ACCA) Manual J sizing requirements. Please refer to the 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:

Two 3 ton condensing units associated with the community center are located on the property. Air conditioning is not provided to the tenant units. Some of the tenant units are cooled by window air-conditioning units supplied by the residents.

Assessment:

The condensing units are in fair condition with no reported deficiencies. However, the condensers are nearing their EUL and are standard efficiency units.

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

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

Therefore, the AAHC wants to ensure each unit has air conditioning.

Recommendation:

If the project is deemed financially feasible, installing a high-efficiency conventional split-system for cooling is recommended. In addition, replacement of manual thermostats with energy management thermostats is recommended.

New units installed should comply with Air Conditioning Contractors of America (ACCA) Manual J sizing requirements. 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, when financially feasible
5.3	Sizing of Heating and Cooling Equipment	X			Size equipment to ACCA Manual J
7: Healthy Living Environment					
7.8	Combustion Equipment	X			Specify power-vented or direct vent

8.4 Electrical

Description:

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

Interior lighting is provided in the common areas by fluorescent and incandescent light fixtures. The fluorescent light fixtures contain magnetic ballasts, utilizing T-12 bulbs. Interior tenant unit lighting is provided by standard socket fixtures. The incandescent lamps in the basement are considered substandard efficiency lamps. Most are pull string switches, and can often be left on for extended periods of time.

Exterior consists of 35 Watt to 50 Watt high pressure sodium wall-mounted porch light and 150 watt high intensity discharge (HID) wall-pack security lighting. HID technology is considered standard efficiency and can be upgraded. The lighting appears to be operated by photo-sensors.

There are two (2) light poles on site, providing additional site lighting. These poles are estimated to house 250 watt metal halide HID lamps (3 in total). This technology can be replaced with more efficient alternatives.

Security cameras are located on the exterior of some of the subject buildings.

Assessment:

Following the RPCA investigation, Process Results completed an electrical review of the buildings to ensure that the system was adequate to meet the overall needs of the building. Some tenant unit switches are nearing their EUL and no longer function properly. Additional tenant unit fixtures (panels, lights, and outlets) show signs of wear and tear, and are at or beyond the EUL.

Exterior lighting appeared acceptable; however, HID lighting in exterior fixtures is considered substandard compared to newer technologies.

Recommendation:

The following are recommended as rehab items:

- Replacement of in-unit and common area existing fixtures with Energy Star qualified fixtures;
- Installation of occupancy sensors on basement lighting;
- Replacement of existing electrical panels;
- Replacement of common area fluorescent lighting with high performance T8 lamp and ballast;
- Installation of new electrical outlets for new or upgraded appliances and/or equipment;
- Replacement of all damaged and/or painted receptacles and switches

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
5.7a	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

There is no vertical transportation at the subject property.

10.0 LIFE SAFETY AND FIRE PROTECTION

Description:

A fire hydrant is located on the subject property at the northeast corner of Green Road. Each tenant unit should be equipped with smoke detectors and carbon monoxide detectors.

Assessment:

Both smoke detectors and carbon monoxide detectors have been installed in the appropriate locations and are in good condition.

Recommendation:

Routine maintenance of smoke and carbon monoxide detectors in each unit 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:



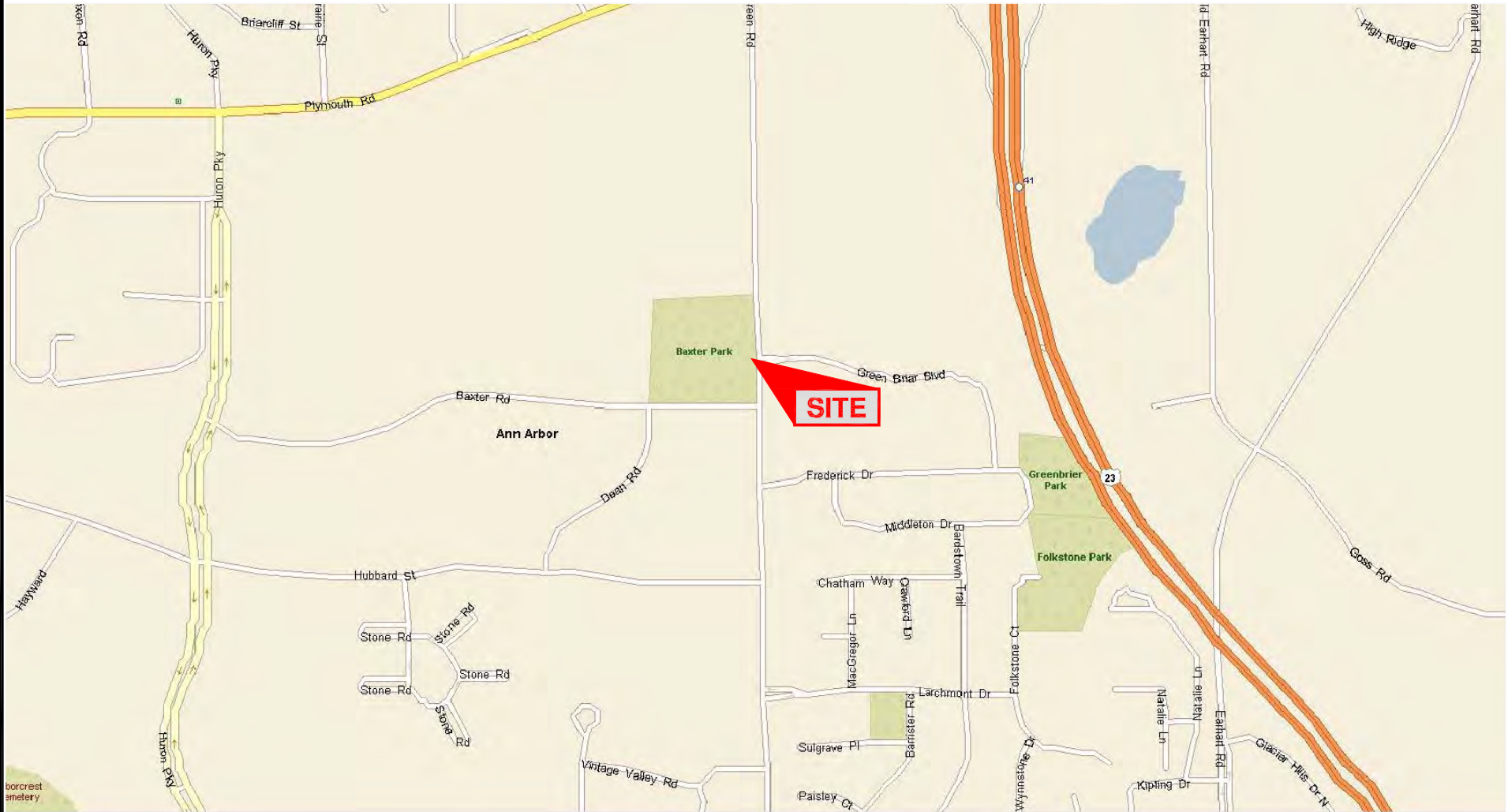
Jason Bing, RA, LEED AP
Senior Energy Analyst
AKT Peerless Environmental Services
Illinois Region
Phone: 248.615.1333
Fax: 248.615.1334
R.A. Certificate No. 1115311

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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ILLINOIS

MICHIGAN
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OHIO

SUBJECT PROPERTY LOCATION MAP

GREEN BAXTER COURT
1701 - 1747 GREEN ROAD
ANN ARBOR, MICHIGAN
PROJECT NUMBER : 8213E-1-196

LEGEND



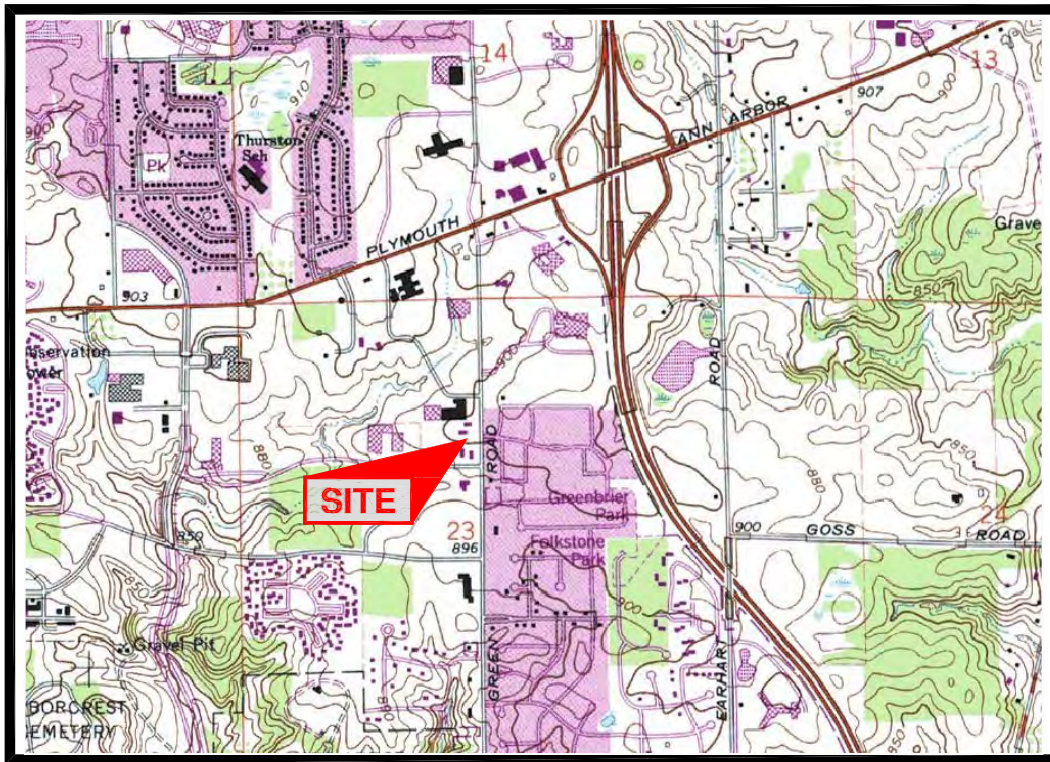
DRAWN BY: JWV
DATE: 2/4/2014

FIGURE 1

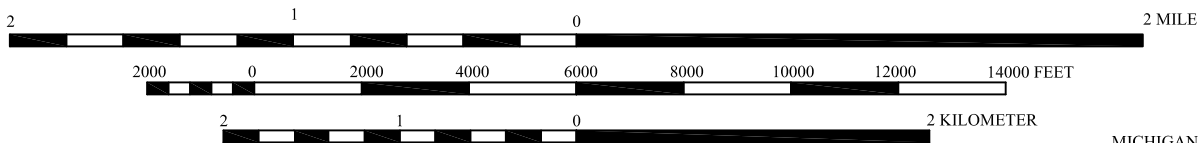
ANN ARBOR EAST QUADRANGLE

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



AKTPEERLESS

ILLINOIS

MICHIGAN

OHIO

www.aktpeerless.com

TOPOGRAPHIC LOCATION MAP

GREEN BAXTER COURT
1701 - 1747 GREEN ROAD
ANN ARBOR, MICHIGAN
PROJECT NUMBER : 8213E-1-196

DRAWN BY: JWB
DATE: 2/4/2014

FIGURE 2

Appendix A
RAD PCA Tool

Appendix B
Reconnaissance Photographs



PHOTOGRAPH NO. 1: TYPICAL VIEW OF TENANT UNIT BUILDING



PHOTOGRAPH NO. 2: TYPICAL VIEW OF SUBJECT PROPERTY EXTERIOR

AKTPEERLESS

RECONNAISSANCE PHOTOGRAPHS

1701-1747 GREEN ROAD
ANN ARBOR, MICHIGAN

TAKEN BY: JJB
DATE: 05.08.2013

PROJECT NUMBER:
8213e-1-196



PHOTOGRAPH NO. 3: TYPICAL VIEW OF WOODEN PRIVACY FENCES



PHOTOGRAPH NO. 4: TYPICAL VIEW OF FLATWORK THROUGHOUT SUBJECT PROPERTY

AKTPEERLESS

RECONNAISSANCE PHOTOGRAPHS

1701-1747 GREEN ROAD
ANN ARBOR, MICHIGAN

TAKEN BY: JJB
DATE: 05.08.2013

PROJECT NUMBER:
8213e-1-196



PHOTOGRAPH NO. 5: TYPICAL VIEW OF WOODEN RETAINING WALL



PHOTOGRAPH NO. 6: TYPICAL VIEW OF SUBJECT PROPERTY PARKING LOT

AKT PEERLESS

RECONNAISSANCE PHOTOGRAPHS

1701-1747 GREEN ROAD
ANN ARBOR, MICHIGAN

TAKEN BY: JJB
DATE: 05.08.2013

PROJECT NUMBER:
8213e-1-196



PHOTOGRAPH NO. 7: TYPICAL VIEW OF PORCHES ASSOCIATED WITH TENANT UNITS



PHOTOGRAPH NO. 8: TYPICAL VIEW OF ATTIC INSULATION IN SUBJECT BUILDINGS

AKTPEERLESS

RECONNAISSANCE PHOTOGRAPHS

1701-1747 GREEN ROAD
ANN ARBOR, MICHIGAN

TAKEN BY: JJB
DATE: 05.08.2013

PROJECT NUMBER:
8213e-1-196



PHOTOGRAPH NO. 9: TYPICAL VIEW OF ELECTRICAL PANELS IN TENANT UNITS



PHOTOGRAPH NO. 10: TYPICAL VIEW OF DUCTWORK AND JOIST BRACING IN TENANT UNIT BASEMENT

AKTPEERLESS

RECONNAISSANCE PHOTOGRAPHS

1701-1747 GREEN ROAD
ANN ARBOR, MICHIGAN

TAKEN BY: JJB
DATE: 05.08.2013

PROJECT NUMBER:
8213e-1-196



PHOTOGRAPH NO. 11: TYPICAL VIEW OF HOT WATER HEATERS IN TENANT UNITS



PHOTOGRAPH NO. 12: TYPICAL VIEW OF TENANT UNIT FURNACE



PHOTOGRAPH NO. 13: TYPICAL VIEW OF TENANT REFRIGERATOR



PHOTOGRAPH NO. 14: TYPICAL VIEW OF TENANT UNIT KITCHEN

AKTPEERLESS

RECONNAISSANCE PHOTOGRAPHS

1701-1747 GREEN ROAD
ANN ARBOR, MICHIGAN

TAKEN BY: JJB
DATE: 05.08.2013

PROJECT NUMBER:
8213e-1-196



PHOTOGRAPH NO. 15: TYPICAL VIEW OF FLOORING IN TENANT UNIT BATHROOMS



PHOTOGRAPH NO. 16: TYPICAL VIEW OF BATHTUB AND ASSOCIATED VINYL ENCLOSURE

AKTPEERLESS

RECONNAISSANCE PHOTOGRAPHS

1701-1747 GREEN ROAD
ANN ARBOR, MICHIGAN

TAKEN BY: JJB
DATE: 05.08.2013

PROJECT NUMBER:
8213e-1-196



PHOTOGRAPH NO. 17: TYPICAL VIEW OF TOILET FIXTURE IN BATHROOM



PHOTOGRAPH NO. 18: TYPICAL VIEW OF SUMP PUMP IN BASEMENT

AKTPEERLESS

RECONNAISSANCE PHOTOGRAPHS

1701-1747 GREEN ROAD
ANN ARBOR, MICHIGAN

TAKEN BY: JJB
DATE: 05.08.2013

PROJECT NUMBER:
8213e-1-196



PHOTOGRAPH NO. 19: VIEW OF TYPICAL EXISTING FLOORING



PHOTOGRAPH NO. 20: TYPICAL VIEW OF CONCRETE STEP TO UNIT ENTRANCE

AKTPEERLESS

RECONNAISSANCE PHOTOGRAPHS

1701-1747 GREEN ROAD
ANN ARBOR, MICHIGAN

TAKEN BY: JJB
DATE: 05.08.2013

PROJECT NUMBER:
8213e-1-196



PHOTOGRAPH NO. 21: VIEW OF DAMAGED VENT PLATE ON EXTERIOR OF BUILDING



PHOTOGRAPH NO. 22: VIEW OF ASPHALT PAVEMENT IN PARKING LOT

AKTPEERLESS

RECONNAISSANCE PHOTOGRAPHS

1701-1747 GREEN ROAD
ANN ARBOR, MICHIGAN

TAKEN BY: JJB
DATE: 05.08.2013

PROJECT NUMBER:
8213e-1-196

Appendix C
Municipal Records



CITY OF ANN ARBOR, MICHIGAN

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

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

www.a2gov.org

City Clerk

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

Unit 1701

Permit #PE061400

Permit Info

Site Info

Contacts (4)

Inspections

Reviews

Type: ELECTRICAL

Subtype: ELECTRICAL

Description: Cabinet for AT&T

Status: EXPIRED

Applied Date: 9/6/2006

Issued Date: 9/6/2006

Approved Date:

Finaled Date:

Expiration Date: 3/5/2007

Notes:

Permit #PB033149

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews (2)

Type: BUILDING

Subtype: RES. ADD/ALTER

Description: repair and replace concrete walks, improper drainage.

Status: EXPIRED

Applied Date: 11/5/2003

Issued Date: 11/24/2003

Approved Date:

Final Date:

Expiration Date: 11/8/2005

Notes:

Permit #CR0405

Permit Info

Site Info

Contacts (3)

Inspections

Reviews

Type: RENTAL

Subtype: SF ATTACHED

Description: PUBLIC HOUSING - GREEN ROAD

Status: CLOSED

Applied Date: 3/12/2012

Issued Date:

Approved Date:

Finaled Date:

Expiration Date:

Notes:

Permit #BLDG09-2442

Permit Info

Site Info

Contacts (5)

Inspections (1)

Reviews (5)

Type: BUILDING

Subtype: RES ADD/ALTER

Description: Replace 6 Existing Windows (One for One replacement)

Status: FINALED

Applied Date: 12/3/2009

Issued Date: 12/3/2009

Approved Date:

Finaled Date: 9/22/2010

Expiration Date:

Notes:

Permit #MECH11-0538

Permit Info

Site Info

Contacts (4)

Inspections (10)

Reviews

Type: MECHANICAL

Subtype: MECHANICAL

Description: REPLACE 21 FURNACES

Status: FINALED

Applied Date: 3/22/2011

Issued Date: 3/22/2011

Approved Date: 3/22/2011

Finaled Date: 3/29/2011

Expiration Date: 9/25/2011

Notes: (3/22/2011 9:39 AM AMH)

APTS: #1701, 1703, 1705, 1707, 1709, 1713, 1715, 1717,1719, 1721, 1725, 1727, 1729, 1731, 1733, 1735, 1737 COM. CENTER, 1739, 1743, 1745, 1747.

Permit #PE071136

Permit Info

Site Info

Contacts (4)

Inspections

Reviews

Type: ELECTRICAL

Subtype: ELECTRICAL

Description: replace parking lot pole light

Status: EXPIRED

Applied Date: 7/31/2007

Issued Date: 8/2/2007

Approved Date:

Finaled Date:

Expiration Date: 1/29/2008

Notes:

Permit #PP021667

Permit Info

Site Info

Contacts (4)

Inspections

Reviews

Type: PLUMBING

Subtype: PLUMBING

Description: Replace 6 water heaters.

Status: EXPIRED

Applied Date: 10/30/2002

Issued Date: 10/30/2002

Approved Date:

Finaled Date:

Expiration Date: 10/30/2003

Notes:

Permit #PP021667

Permit Info

Site Info

Contacts (4)

Inspections

Reviews

Type: PLUMBING

Subtype: PLUMBING

Description: Replace 6 water heaters.

Status: EXPIRED

Applied Date: 10/30/2002

Issued Date: 10/30/2002

Approved Date:

Finaled Date:

Expiration Date: 10/30/2003

Notes:

Permit #MECH12-0188

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews

Type: MECHANICAL

Subtype: MECHANICAL

Description: Replace Water Heater

Status: FINALED

Applied Date: 2/6/2012

Issued Date: 2/6/2012

Approved Date: 2/6/2012

Finaled Date: 2/9/2012

Expiration Date:

Notes:

Unit 1703

Permit #BLDG09-2443

Permit Info

Site Info

Contacts (5)

Inspections (1)

Reviews (5)

Type: BUILDING

Subtype: RES ADD/ALTER

Description: Replace 6 Existing Windows (One for One replacement)

Status: FINALED

Applied Date: 12/3/2009

Issued Date: 12/3/2009

Approved Date:

Finaled Date: 9/22/2010

Expiration Date:

Notes:

Unit 1705

Permit #BLDG09-2451

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews (5)

Type: BUILDING

Subtype: RES ADD/ALTER

Description: One-For-One Window Replacement (Six)

Status: FINALED

Applied Date: 12/7/2009

Issued Date: 12/7/2009

Approved Date:

Finaled Date: 9/22/2010

Expiration Date:

Notes: This is a Housing Commission related job.

Unit 1707

Permit #BLDG09-2453

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews (5)

Type: BUILDING

Subtype: RES ADD/ALTER

Description: One-For-One Window Replacement (Six)

Status: FINALED

Applied Date: 12/7/2009

Issued Date: 12/7/2009

Approved Date:

Finaled Date: 9/22/2010

Expiration Date:

Notes: This is a Housing Commission related job.

Unit 1709

Permit #MECH11-1276

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews

Type: MECHANICAL

Subtype: MECHANICAL

Description: REPLACE WATER HEATER

Status: FINALED

Applied Date: 7/1/2011

Issued Date: 7/1/2011

Approved Date: 7/1/2011

Finaled Date: 9/2/2011

Expiration Date:

Notes:

Permit #BLDG09-2454

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews (5)

Type: BUILDING

Subtype: RES ADD/ALTER

Description: One-For-One Window Replacement (Six)

Status: FINALED

Applied Date: 12/7/2009

Issued Date: 12/7/2009

Approved Date:

Finaled Date: 9/22/2010

Expiration Date:

Notes: This is a Housing Commission related job.

Unit 1711

Permit #MECH09-1993

Permit Info

Site Info

Contacts (4)

Inspections

Reviews

Type: MECHANICAL

Subtype: MECHANICAL

Description: install new furnace

Status: EXPIRED

Applied Date: 10/14/2009

Issued Date: 10/14/2009

Approved Date: 10/14/2009

Finaled Date:

Expiration Date: 4/12/2010

Notes:

Permit #BLDG09-2455

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews (5)

Type: BUILDING

Subtype: RES ADD/ALTER

Description: One-For-One Window Replacement (Six)

Status: FINALED

Applied Date: 12/7/2009

Issued Date: 12/7/2009

Approved Date:

Finaled Date: 9/22/2010

Expiration Date:

Notes: This is a Housing Commission related job.

Unit 1713

Permit #CR0406

Permit Info

Site Info

Contacts (3)

Inspections

Reviews

Type: RENTAL

Subtype: SF ATTACHED

Description: PUBLIC HOUSING - GREEN ROAD

Status:

Applied Date:

Issued Date:

Approved Date:

Finaled Date:

Expiration Date:

Notes:

Permit #PP021669

Permit Info

Site Info

Contacts (4)

Inspections

Reviews

Type: PLUMBING

Subtype: PLUMBING

Description: Replace 6 water heaters.

Status: EXPIRED

Applied Date: 10/30/2002

Issued Date: 10/30/2002

Approved Date:

Finaled Date:

Expiration Date: 10/30/2003

Notes:

Permit #BLDG09-2456

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews (4)

Type: BUILDING

Subtype: RES ADD/ALTER

Description: One-For-One Window Replacement (Six)

Status: FINALED

Applied Date: 12/7/2009

Issued Date: 12/7/2009

Approved Date:

Finaled Date: 9/22/2010

Expiration Date:

Notes: This is a Housing Commission related job.

Unit 1715

Permit #BLDG09-2457

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews (4)

Type: BUILDING

Subtype: RES ADD/ALTER

Description: One-For-One Window Replacement (Six)

Status: FINALED

Applied Date: 12/7/2009

Issued Date: 12/7/2009

Approved Date:

Finaled Date: 9/22/2010

Expiration Date:

Notes: This is a Housing Commission related job.

Unit 1717

Permit #MECH11-0086

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews

Type: MECHANICAL

Subtype: MECHANICAL

Description: REPLACE WATER HEATER

Status: FINALED

Applied Date: 1/14/2011

Issued Date: 1/14/2011

Approved Date: 1/14/2011

Finaled Date: 1/27/2011

Expiration Date:

Notes:

Permit #BLDG09-2458

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews (4)

Type: BUILDING

Subtype: RES ADD/ALTER

Description: One-For-One Window Replacement (Six)

Status: FINALED

Applied Date: 12/7/2009

Issued Date: 12/7/2009

Approved Date:

Finaled Date: 9/22/2010

Expiration Date:

Notes: This is a Housing Commission related job.

Unit 1719

Permit #PM060493

Permit Info

Site Info

Contacts (4)

Inspections

Reviews

Type: MECHANICAL

Subtype: MECHANICAL

Description: Water heater replacement.

Status: EXPIRED

Applied Date: 3/10/2006

Issued Date: 3/10/2006

Approved Date:

Finaled Date:

Expiration Date: 3/10/2007

Notes:

Permit #BLDG09-2459

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews (4)

Type: BUILDING

Subtype: RES ADD/ALTER

Description: One-For-One Window Replacement (Six)

Status: FINALED

Applied Date: 12/7/2009

Issued Date: 12/7/2009

Approved Date:

Finaled Date: 9/22/2010

Expiration Date:

Notes: This is a Housing Commission related job.

Unit 1721

Permit #MECH13-0958

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews

Type: MECHANICAL

Subtype: MECHANICAL

Description: REPLACE WATER HEATER

Status: EXPIRED

Applied Date: 5/15/2013

Issued Date: 5/15/2013

Approved Date: 5/15/2013

Finaled Date:

Expiration Date: 11/26/2013

Notes:

Permit #MECH13-2470

Permit Info

Site Info

Contacts (4)

Inspections (2)

Reviews

Type: MECHANICAL

Subtype: MECHANICAL

Description: Remove & Replace Water Heater

Status: FINALED

Applied Date: 12/9/2013

Issued Date: 12/9/2013

Approved Date: 12/9/2013

Finaled Date: 12/27/2013

Expiration Date:

Notes:

Permit #BLDG09-2467

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews (5)

Type: BUILDING

Subtype: RES ADD/ALTER

Description: One-For-One Window Replacement (Six)

Status: FINALED

Applied Date: 12/7/2009

Issued Date: 12/7/2009

Approved Date:

Finaled Date: 9/22/2010

Expiration Date:

Notes: This is a Housing Commission related job.

Unit 1723

Permit #MECH10-0648

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews

Type: MECHANICAL

Subtype: MECHANICAL

Description: Install New Furnace

Status: FINALED

Applied Date: 4/8/2010

Issued Date: 4/8/2010

Approved Date: 4/8/2010

Finaled Date: 4/22/2010

Expiration Date:

Notes:

Attachments:

application.pdf 1723gren648.pdf



TRADE PERMIT APPLICATION
 City of Ann Arbor
 Planning & Development Services
 100 N. Fifth Avenue, P.O. Box 8647
 Ann Arbor, MI 48107
 Phone: (734) 994-2674
 Fax: (734) 994-8460

DATE SUBMITTED 4/8/10
 PERMIT # MECH10-0648

I. Job Location

Name of Owner/Agent <u>Ann Arbor Housing</u>		Has a building permit been obtained for this project? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Required	
Street Address & Job Location (Street No. & Name) <u>1723 GREEN RD</u>		Suite/Apt No.	City <u>Ann Arbor</u>
			Zip Code <u>48103</u>

II. Contractor/Homeowner Information

<input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Homeowner	Name <u>HALEY Mechanical</u>	State License Number	Expiration Date
Address (Street No. and Name) <u>1535 BAKER RD</u>		Local Registration Jurisdiction	
City <u>DEXTER</u>	State <u>MI</u>	Zip Code <u>48130</u>	Local Registration No.
Telephone Number <u>(734) 424-9170</u>		Expiration Date	
Workers Compensation Insurance Carrier (or reason for exemption)		Federal Employer ID Number (or reason for exemption)	
		MESC Employer Number (or reason for exemption)	

III. Type of Job

****Maximum 1 permit per application**** MECHANICAL PLUMBING ELECTRICAL

<input type="checkbox"/> Single Family	<input type="checkbox"/> New	<input type="checkbox"/> Tenant Finish	<input type="checkbox"/> Addition	Rental Property? <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Other	<input type="checkbox"/> Existing	<input type="checkbox"/> Special Inspection	<input type="checkbox"/> Alteration	# of Units

DESCRIPTION OF WORK INSTALL A NEW FURNACE

IV. Applicant Signature

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subject to civil fines.

Signature of Licensee or Homeowner <u>Henry D Haley</u>	Date <u>3-31-10</u>
Print Name <u>HENRY HALEY</u>	

(Homeowner signature indicates compliance with Section VI, Homeowner Affidavit)

V. Homeowner Affidavit

I hereby certify the work described on this permit application shall be installed **by myself in my own home** in which I am living or about to occupy. All work shall be installed in accordance with the State Code and shall not be enclosed, covered up, or put into operation until it has been **inspected** and **approved** by the City Inspector. I will cooperate with the City Inspector and assume the responsibility to arrange for necessary inspections.

INITIAL HERE (homeowner only)

*** **A MINIMUM OF 24 HOURS IS REQUIRED FOR REVIEW AND PROCESSING** ***
 (MULTIPLE APPLICATIONS ON A PROPERTY MAY REQUIRE ADDITIONAL PROCESSING TIME)

VI. Permit Requirements

GENERAL: Work shall not be started until the application for permit has been filed with Planning & Development Services. All installations shall be in conformance with the applicable State Code. **No work shall be concealed until it has been inspected.** The telephone number for inspections will be provided on the permit form. When ready for inspection, call **734-994-2674** providing as much advance notice as possible. The contractor will need the **job location** and **permit number** to schedule an inspection.

EXPIRATION OF PERMIT: A permit remains valid as long as work is progressing and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within six months after issuance of the permit or if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work. **A PERMIT WILL BE CANCELLED WHEN NO INSPECTIONS ARE REQUESTED AND CONDUCTED WITHIN SIX MONTHS OF THE DATE OF ISSUANCE OR THE DATE OF A PREVIOUS INSPECTION.**

VII. Fees

MECHANICAL		
Qty	Item	Fee
	Heating	
1	Inspection	\$30.00 30⁰⁰
	Heating units:	
	up to 50,000 BTU/hr/ea	\$36.00
1	50,001 - 200,000 BTU/hr/ea	\$45.00 45
	200,001 - 500,000 BTU/hr/ea	\$57.00
	500,001 - 1,000,000 BTU/hr/ea	\$68.00
	1,000,000+ BTU/hr/ea	\$169.00
	Refrigeration	
	Compressors & systems:	
	1HP or less/ea	\$36.00
	1+ HP - 5 HP/ea	\$39.00
	5+ HP - 10 HP/ea	\$46.00
	10+ HP - 25 HP/ea	\$59.00
	25+ HP - 50 HP/ea	\$68.00
	50+ HP - 100 HP/ea	\$118.00
	100+ HP/ea	\$169.00
	Self-contained systems:	
	2 HP or less	\$32.00
	2+ HP	\$39.00
	General	
	Factory Built Fireplace	\$39.00
	Gas line/ea	\$29.00
	Distribution system (new or altered)	\$39.00
	Water Heater	\$39.00
TOTAL (\$40.00 minimum)		75

PLUMBING		
Qty	Item	Fee
	Inspection	\$30.00
	Urinal	\$3.50* \$7.25
	Lavatory / Sink	\$3.50* \$7.25
	Water Heater - New Construction	\$3.50* \$7.25
	Water closet	\$3.50* \$7.25
	Tub / Shower	\$3.50* \$7.25
	Grease interceptor	\$7.25
	Indirect drain	\$7.25
	Dental chair	\$7.25
	Clothes washer / Standpipe	\$3.50* \$7.25
	Floor drain / Sump / Safe waste	\$3.50* \$7.25
	Water Service:	
	Up to 1 1/2"	\$7.25
	2"	\$11.50
	4" and up	\$24.00
	Sewers:	
	Up to 4"	\$7.25
	6"	\$11.50
	8" and up	\$24.00
	Plumbing Replacement / Repair of water service, sewer, water distribution (includes 1 inspection)	\$39.00
	Water heater replacement	\$39.00
	Other	
TOTAL (\$39.00 minimum)		

ELECTRICAL		
Qty	Item	Fee
	Inspection	\$30.00
	Service feeders	\$0.21/amp
	Circuits/Feeders, ea:	
	20 amp and under	\$2.10
	20+ - 50 amp	\$5.60
	50+ - 100 amp	\$6.70
	100+ - 200 amp	\$8.25
	200+ - 400 amp	\$9.30
	400+ - 800 amp	\$13.00
	800+ amp	\$20.00
	Misc. wiring / Code repairs	\$35.00
	Temporary Service	\$30.00
	Industrial & Commercial Inspections:	
	Existing buildings, per hr or fraction thereof	\$47.00
	Annual inspection fee	\$472.00
	Special or overtime inspection per hr or fraction thereof	\$47.00
	Special or overtime inspection minimum fee	\$95.00
	Other	
TOTAL (\$40.00 minimum)		

*Indicates cost for 4 or more residential units per building

*** **A MINIMUM OF 24 HOURS IS REQUIRED FOR REVIEW AND PROCESSING** ***

Rev 07/01/08 (MULTIPLE APPLICATIONS ON A PROPERTY MAY REQUIRE ADDITIONAL PROCESSING TIME)

Permit #BLDG09-2468

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews (5)

Type: BUILDING

Subtype: RES ADD/ALTER

Description: One-For-One Window Replacement (Six)

Status: FINALED

Applied Date: 12/7/2009

Issued Date: 12/7/2009

Approved Date:

Finaled Date: 9/22/2010

Expiration Date:

Notes: This is a Housing Commission related job.

Unit 1725

Permit #CR0407

Permit Info

Site Info

Contacts (3)

Inspections

Reviews

Type: RENTAL

Subtype: SF ATTACHED

Description: PUBLIC HOUSING - GREEN ROAD

Status:

Applied Date:

Issued Date:

Approved Date:

Finaled Date:

Expiration Date:

Notes:

Permit #PP021670

Permit Info

Site Info

Contacts (4)

Inspections

Reviews

Type: PLUMBING

Subtype: PLUMBING

Description: Replace 6 water heaters.

Status: EXPIRED

Applied Date: 10/30/2002

Issued Date: 10/30/2002

Approved Date:

Finaled Date:

Expiration Date: 10/30/2003

Notes:

Permit #MECH09-1981

Permit Info

Site Info

Contacts (4)

Inspections

Reviews

Type: MECHANICAL

Subtype: MECHANICAL

Description: Replace 40 gal water heater

Status: EXPIRED

Applied Date: 10/12/2009

Issued Date: 10/12/2009

Approved Date: 10/12/2009

Finaled Date:

Expiration Date: 4/10/2010

Notes:

Attachments:

[application.pdf](#) [1725gren1981.pdf](#)



TRADE PERMIT APPLICATION
City of Ann Arbor
 Planning & Development Services
 100 N. Fifth Avenue, P.O. Box 8647
 Ann Arbor, MI 48107
 Phone: (734) 994-2674
 Fax: (734) 994-8460

DATE SUBMITTED 10/11
 PERMIT # MECH05-

I. Location
 Name of Owner/Agent: Ann Arbor Housing
 Address & Job Location (Street No. & Name): 725 Green Rd
 Suite/Apt No.: _____
 Has a building permit been obtained for this project:
 Yes No Not Required
 City: Ann Arbor Zip Code: 48104

II. Contractor/Homeowner Information
 Contractor Name: Accurate Comfort Systems Inc
 Homeowner Name: _____
 Address (Street No. and Name): 206 N Grove
 City: Ypsilanti
 Telephone Number: (734) 732-8551 State: MI Zip Code: 48198
 Workers Compensation Insurance Carrier (or reason for exemption): As Owners
 State License Number: 7113016 Expiration Date: 8/31/2010
 Local Registration Jurisdiction: _____
 Local Registration No.: _____ Expiration Date: _____
 Federal Employer ID Number (or reason for exemption): 80-0190220
 MESC Employer Number (or reason for exemption): 01795V

III. Type of Job
****Maximum 1 permit per application****
 Single Family MECHANICAL PLUMBING ELECTRICAL
 Other New Tenant Finish Addition Alteration
 Existing Special Inspection
 DESCRIPTION OF WORK: Replace 40gal water heater.
 Rental Property? Yes No
 # of Units: _____

IV. Applicant Signature
 Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subject to civil fines.
 Signature of Licensee or Homeowner: [Signature]
 Print Name: Philip C. Myers
 Date: Oct 5, 2009
 (Homeowner signature indicates compliance with Section VI, Homeowner Affidavit)

V. Homeowner Affidavit
 I hereby certify the work described on this permit application shall be installed by myself in my own home in which I am living or about to occupy. All work shall be installed in accordance with the State Code and shall not be enclosed, covered up, or put into operation until it has been inspected and approved by the City Inspector. I will cooperate with the City Inspector and assume the responsibility to arrange for necessary inspections.

INITIAL HERE (homeowner only)

*** A MINIMUM OF 24 HOURS IS REQUIRED FOR REVIEW AND PROCESSING ***
 (MULTIPLE APPLICATIONS ON A PROPERTY MAY REQUIRE ADDITIONAL PROCESSING TIME)

Permit Requirements
 PERMIT: Work shall not be started until the application for permit has been filed with Planning & Development Services. All installations shall be in conformance with the applicable State Code. **No work shall be concealed until it has been inspected.** The telephone number for inspections will be provided on the permit form. When ready for inspection, call **734-994-2674** providing as much advance notice as possible. The contractor will need the **job location** and **permit number** to schedule an inspection.
 DURATION OF PERMIT: A permit remains valid as long as work is progressing and inspections are requested and conducted. A permit will become invalid if the authorized work is not commenced within six months after issuance of the permit or if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work. **A PERMIT WILL BE CANCELLED WHEN NO INSPECTIONS ARE REQUESTED AND CONDUCTED WITHIN SIX MONTHS OF THE DATE OF ISSUANCE OR THE DATE OF A PREVIOUS INSPECTION.**

MECHANICAL		Fee
Qty	Item	
Heating		
	Inspection	\$29.00
Heating units:		
	up to 50,000 BTU/hr/ea	\$35.00
	50,001 - 200,000 BTU/hr/ea	\$44.00
	200,001 - 500,000 BTU/hr/ea	\$55.00
	500,001 - 1,000,000 BTU/hr/ea	\$66.00
	1,000,000+ BTU/hr/ea	\$164.00
Refrigeration		
Compressors & systems:		
	1HP or less/ea	\$35.00
	1+ HP - 5 HP/ea	\$38.00
	5+ HP - 10 HP/ea	\$44.00
	10+ HP - 25 HP/ea	\$57.00
	25+ HP - 50 HP/ea	\$66.00
	50+ HP - 100 HP/ea	\$114.00
	100+ HP/ea	\$164.00
Self-contained systems:		
	2 HP or less	\$31.00
	2+ HP	\$38.00
General		
	Factory Built Fireplace	\$38.00
	Gas line/ea	\$28.00
	Distribution system (new or altered)	\$38.00
	Water Heater	\$39.00
TOTAL (\$39.00 minimum)		

PLUMBING		
Qty	Item	Fee
	Inspection	\$29.00
	Urinal	\$3.50* \$7.00
	Lavatory / Sink	\$3.50* \$7.00
	Water Heater - New Construction	\$3.50* \$7.00
	Water closet	\$3.50* \$7.00
	Tub / Shower	\$3.50* \$7.00
	Grease interceptor	\$7.00
	Indirect drain	\$7.00
	Dental chair	\$7.00
	Clothes washer / Standpipe	\$3.50* \$7.00
	Floor drain / Sump / Safe waste	\$3.50* \$7.00
Water Service:		
	Up to 1 1/2"	\$7.00
	2"	\$11.00
	4" and up	\$23.00
Sewers:		
	Up to 4"	\$7.00
	6"	\$11.00
	8" and up	\$23.00
	Plumbing Replacement / Repair of water service, sewer, water distribution (includes 1 inspection)	\$39.00
	Water heater replacement	\$39.00
	Other	
TOTAL (\$39.00 minimum)		

ELECTRICAL		
Qty	Item	Fee
	Inspection	\$29.00
	Service feeders	\$0.20/amp
Circuits/Feeders, ea:		
	20 amp and under	\$2.00
	20+ - 50 amp	\$5.50
	50+ - 100 amp	\$6.50
	100+ - 200 amp	\$8.00
	200+ - 400 amp	\$9.00
	400+ - 800 amp	\$12.50
	800+ amp	\$19.00
	Misc. wiring / Code repairs	\$34.00
	Temporary Service	\$29.00
Industrial & Commercial Inspections:		
	Existing buildings, per hr or fraction thereof	\$46.00
	Annual inspection fee	\$458.00
	Special or overtime inspection per hr or fraction thereof	\$46.00
	Special or overtime inspection minimum fee	\$92.00
	Other	
TOTAL (\$39.00 minimum)		

*Indicates cost for 4 or more residential units per building

*** **A MINIMUM OF 24 HOURS IS REQUIRED FOR REVIEW AND PROCESSING** ***
 (MULTIPLE APPLICATIONS ON A PROPERTY MAY REQUIRE ADDITIONAL PROCESSING TIME)

Permit #BLDG09-2469

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews (5)

Type: BUILDING

Subtype: RES ADD/ALTER

Description: One-For-One Window Replacement (Six)

Status: FINALED

Applied Date: 12/7/2009

Issued Date: 12/7/2009

Approved Date:

Finaled Date: 9/22/2010

Expiration Date:

Notes: This is a Housing Commission related job.

Permit #PBO72010

Permit Info

Site Info

Contacts (4)

Inspections

Reviews

Type: BUILDING

Subtype: RES. ROOF

Description: strip, reroof

Status: EXPIRED

Applied Date: 7/31/2007

Issued Date: 8/2/2007

Approved Date:

Finaled Date:

Expiration Date: 1/29/2008

Notes:

Permit #PB063351

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews

Type: BUILDING

Subtype: RES. ROOF

Description: Roofing - tear off and replace.

Status: FINALED

Applied Date: 11/2/2006

Issued Date: 11/2/2006

Approved Date:

Finaled Date: 3/20/2007

Expiration Date: 9/16/2007

Notes:

Unit 1727

Permit #BLDG09-2470

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews (5)

Type: BUILDING

Subtype: RES ADD/ALTER

Description: One-For-One Window Replacement (Six)

Status: FINALED

Applied Date: 12/7/2009

Issued Date: 12/7/2009

Approved Date:

Finaled Date: 9/22/2010

Expiration Date:

Notes: This is a Housing Commission related job.

Unit 1729

Permit #BLDG09-2471

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews (5)

Type: BUILDING

Subtype: RES ADD/ALTER

Description: One-For-One Window Replacement (Six)

Status: FINALED

Applied Date: 12/7/2009

Issued Date: 12/7/2009

Approved Date:

Finaled Date: 9/22/2010

Expiration Date:

Notes: This is a Housing Commission related job.

Unit 1731

Permit #BLDG10-0137

Permit Info

Site Info

Contacts (4)

Inspections (3)

Reviews (5)

Type: BUILDING

Subtype: RES ADD/ALTER

Description: New deck & handicap ramp

Status: FINALED

Applied Date: 2/16/2010

Issued Date: 3/16/2010

Approved Date: 2/22/2010

Finaled Date: 4/9/2010

Expiration Date:

Notes:

Attachments:

[application.pdf](#) [1731gren137.pdf](#)

Permit #BLDG09-2472

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews (5)

Type: BUILDING

Subtype: RES ADD/ALTER

Description: One-For-One Window Replacement (Six)

Status: FINALED

Applied Date: 12/7/2009

Issued Date: 12/7/2009

Approved Date:

Finaled Date: 9/22/2010

Expiration Date:

Notes: This is a Housing Commission related job.

Unit 1733

Permit #BLDG09-2473

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews (5)

Type: BUILDING

Subtype: RES ADD/ALTER

Description: One-For-One Window Replacement (Six)

Status: FINALED

Applied Date: 12/7/2009

Issued Date: 12/7/2009

Approved Date:

Finaled Date: 9/22/2010

Expiration Date:

Notes: This is a Housing Commission related job.

Unit 1735

Permit #BLDG09-2475

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews (5)

Type: BUILDING

Subtype: RES ADD/ALTER

Description: One-For-One Window Replacement (Six)

Status: FINALED

Applied Date: 12/7/2009

Issued Date: 12/7/2009

Approved Date:

Finaled Date: 9/22/2010

Expiration Date:

Notes: This is a Housing Commission related job.

Unit 1737

Permit #PE042116

Permit Info

Site Info

Contacts (4)

Inspections (2)

Reviews

Type: ELECTRICAL

Subtype: ELECTRICAL

Description: addition to existing

Status: FINALED

Applied Date: 12/14/2004

Issued Date: 12/14/2004

Approved Date:

Finaled Date: 6/14/2005

Expiration Date: 6/16/2006

Notes:

Permit #PM051118

Permit Info

Site Info

Contacts (4)

Inspections

Reviews

Type: MECHANICAL

Subtype: MECHANICAL

Description: Install A/C

Status: EXPIRED

Applied Date: 6/17/2005

Issued Date: 6/17/2005

Approved Date:

Finaled Date:

Expiration Date: 6/17/2006

Notes:

Permit #PM042724

Permit Info

Site Info

Contacts (4)

Inspections (7)

Reviews

Type: MECHANICAL

Subtype: MECHANICAL

Description: install furnace and ductwork

Status: FINALED

Applied Date: 12/15/2004

Issued Date: 12/15/2004

Approved Date:

Finaled Date: 6/20/2005

Expiration Date: 6/21/2006

Notes:

Permit #PP042386

Permit Info

Site Info

Contacts (4)

Inspections (4)

Reviews

Type: PLUMBING

Subtype: PLUMBING

Description: install 1/2 bath to community center

Status: FINALED

Applied Date: 12/16/2004

Issued Date: 12/16/2004

Approved Date:

Finaled Date: 6/14/2005

Expiration Date: 6/15/2006

Notes:

Permit #PS040127

Permit Info

Site Info

Contacts (4)

Inspections

Reviews (2)

Type: SIGN

Subtype: SIGN

Description: New sign: identification, wall

Status: CANCELED

Applied Date: 12/1/2004

Issued Date:

Approved Date:

Finaled Date:

Expiration Date:

Notes:

Permit #OCO050147

Permit Info

Site Info

Contacts (1)

Inspections

Reviews

Type: OCC

Subtype:

Description:

Status: EXPIRED (TEMP)

Applied Date: 7/26/2005

Issued Date:

Approved Date:

Finaled Date:

Expiration Date:

Notes:

Permit #OTCO050012

Permit Info

Site Info

Contacts (1)

Inspections

Reviews

Type: OCC

Subtype:

Description:

Status: EXPIRED

Applied Date: 7/26/2005

Issued Date: 7/26/2005

Approved Date:

Finaled Date:

Expiration Date: 8/26/2005

Notes:

Permit #PB042516

Permit Info

Site Info

Contacts (4)

Inspections (13)

Reviews (4)

Type: BUILDING

Subtype: COMMERCIAL, ADD/ALTE

Description: Remodel and addition of community center

Status: FINALED

Applied Date: 9/14/2004

Issued Date: 10/11/2004

Approved Date:

Finaled Date: 8/17/2005

Expiration Date: 9/6/2006

Notes:

Permit #CR0408

Permit Info

Site Info

Contacts (3)

Inspections

Reviews

Type: RENTAL

Subtype: SF ATTACHED

Description: PUBLIC HOUSING - GREEN ROAD

Status:

Applied Date:

Issued Date:

Approved Date:

Finaled Date:

Expiration Date:

Notes:

Permit #PE011292

Permit Info

Site Info

Contacts (4)

Inspections (2)

Reviews

Type: ELECTRICAL

Subtype: ELECTRICAL

Description: Replace service panel & install circuit for A/C

Status: FINALED

Applied Date: 12/17/2001

Issued Date: 12/17/2001

Approved Date:

Finaled Date: 2/21/2002

Expiration Date: 8/21/2002

Notes:

Permit #MECH12-1633

Permit Info

Site Info

Contacts (4)

Inspections (2)

Reviews

Type: MECHANICAL

Subtype: MECHANICAL

Description: Remove & Replace Water Heater

Status: FINALED

Applied Date: 9/14/2012

Issued Date: 9/14/2012

Approved Date: 9/14/2012

Finaled Date: 10/9/2012

Expiration Date:

Notes:

Permit #PP021668

Permit Info

Site Info

Contacts (4)

Inspections

Reviews

Type: PLUMBING

Subtype: PLUMBING

Description: Replace 6 water heaters.

Status: EXPIRED

Applied Date: 10/30/2002

Issued Date: 10/30/2002

Approved Date:

Finaled Date:

Expiration Date: 10/30/2003

Notes:

Permit #BLDG09-2476

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews (5)

Type: BUILDING

Subtype: RES ADD/ALTER

Description: One-For-One Window Replacement (Six)

Status: FINALED

Applied Date: 12/7/2009

Issued Date: 12/7/2009

Approved Date:

Finaled Date: 9/22/2010

Expiration Date:

Notes: This is a Housing Commission related job.

Permit #PG040279

Permit Info

Site Info

Contacts (4)

Inspections (2)

Reviews (2)

Type: SOIL EROSION

Subtype: GRADING

Description: Single story front addition on basement

Status: FINALED

Applied Date: 9/15/2004

Issued Date: 10/11/2004

Approved Date:

Finaled Date: 6/21/2005

Expiration Date: 5/18/2005

Notes:

Permit #PB072009

Permit Info

Site Info

Contacts (4)

Inspections

Reviews

Type: BUILDING

Subtype: RES. ROOF

Description: strip, reroof

Status: EXPIRED

Applied Date: 7/31/2007

Issued Date: 8/2/2007

Approved Date:

Finaled Date:

Expiration Date: 1/29/2008

Notes:

Unit 1739

Permit #MECH13-2087

Permit Info

Site Info

Contacts (4)

Inspections (5)

Reviews

Type: MECHANICAL

Subtype: MECHANICAL

Description: Replace water heater

Status: ISSUED

Applied Date: 10/9/2013

Issued Date: 10/9/2013

Approved Date: 10/9/2013

Finaled Date:

Expiration Date: 7/9/2014

Notes:

Permit #BLDG09-2477

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews (5)

Type: BUILDING

Subtype: RES ADD/ALTER

Description: One-For-One Window Replacement (Six)

Status: FINALED

Applied Date: 12/7/2009

Issued Date: 12/7/2009

Approved Date:

Finaled Date: 9/22/2010

Expiration Date:

Notes: This is a Housing Commission related job.

Unit 1741

Permit #MECH10-0467

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews

Type: MECHANICAL

Subtype: MECHANICAL

Description: Install a new furnace

Status: FINALED

Applied Date: 3/19/2010

Issued Date: 3/19/2010

Approved Date: 3/19/2010

Finaled Date: 4/8/2010

Expiration Date:

Notes:

Attachments:

application.pdf 1741gren467.pdf

Permit #MECH11-1347

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews

Type: MECHANICAL

Subtype: MECHANICAL

Description: repl. water heater

Status: FINALED

Applied Date: 7/14/2011

Issued Date: 7/14/2011

Approved Date: 7/14/2011

Finaled Date: 8/10/2011

Expiration Date:

Notes:

Permit #BLDG09-2478

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews (5)

Type: BUILDING

Subtype: RES ADD/ALTER

Description: One-For-One Window Replacement (Six)

Status: FINALED

Applied Date: 12/7/2009

Issued Date: 12/7/2009

Approved Date:

Finaled Date: 9/22/2010

Expiration Date:

Notes: This is a Housing Commission related job.

Unit 1743

Permit #BLDG09-2479

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews (5)

Type: BUILDING

Subtype: RES ADD/ALTER

Description: One-For-One Window Replacement (Six)

Status: FINALED

Applied Date: 12/7/2009

Issued Date: 12/7/2009

Approved Date:

Finaled Date: 9/22/2010

Expiration Date:

Notes: This is a Housing Commission related job.

Unit 1745

Permit #BLDG09-2480

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews (5)

Type: BUILDING

Subtype: RES ADD/ALTER

Description: One-For-One Window Replacement (Six)

Status: FINALED

Applied Date: 12/7/2009

Issued Date: 12/7/2009

Approved Date:

Finaled Date: 9/22/2010

Expiration Date:

Notes: This is a Housing Commission related job.

Unit 1747

Permit #BLDG09-2481

Permit Info

Site Info

Contacts (4)

Inspections (1)

Reviews (5)

Type: BUILDING

Subtype: RES ADD/ALTER

Description: One-For-One Window Replacement (Six)

Status: FINALED

Applied Date: 12/7/2009

Issued Date: 12/7/2009

Approved Date:

Finaled Date: 9/22/2010

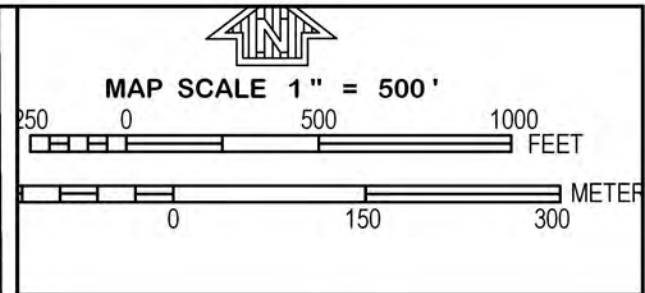
Expiration Date:

Notes: This is a Housing Commission related job.

Appendix D
FEMA Floodplain Map



Ann Arbor
213



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0262E

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

PANEL 262 OF 585
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ANN ARBOR,	260535	0262	E
CHARTER TOWNSHIP OF ANN ARBOR, CITY OF	260213	0262	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
26161C0262E
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): Green Baxter Court 1701-1747 Green Road Ann Arbor, Washtenaw County, MI 48105	Owner Name, Address (Street, City, ST, Zip Code), and Phone: Ann Arbor Housing Commission 727 Miller Avenue, Ann Arbor MI 48103 (734) 794-6720	
Project Description: Completion of a Rental Assistance Demonstration (RAD) Property Condition Assessment (PCA) to determine repairs, replacements, maintenance items and items for improvement at the property.		
ENVIRONMENTAL REVIEW FINDINGS	YES	NO
FLOOD PLAIN		
Is the project located in a FEMA Special Flood Hazard Area? (Current flood plain maps should be found in each HUD field office or call FEMA at 1-877-FEMA-MAP, FEMA's web site URL is www.fema.gov/FHM/)		X
Identify Map Panel and Date Panel 262 of 585, Community Panel 26161C0262E, dated April 3, 2012		
Does the project currently carry Flood Insurance?		X
Do any structures appear to be within or close to the floodplain? (If yes and if the project does not currently carry flood insurance, flood insurance is required.)		X
HISTORIC PRESERVATION (If yes, identify relevant restrictions below.)		
Is the property listed on the National Register of Historic Places?		X
Is the property located in a historic district listed on the National Register of Historic Places?		X
Is the property located in a historic district determined to be eligible for the National Register?		X
AIRPORT HAZARDS		
Is the project located in the clear zone of an airport? (24 CFR Part 51 D. If yes, Notice is required.)		X
HAZARDOUS OPERATIONS		
Is there any evidence or indication of manufacturing operations utilizing or producing hazardous substances (paints, solvents, acids, bases, flammable materials, compressed gases, poisons, or other chemical materials) at or in close proximity to the site?		X
Is there any evidence or indication that past operations located on or in close proximity to the property used hazardous substances or radiological materials that may have been released into the environment?		X
EXPLOSIVE/FLAMMABLE OPERATIONS/STORAGE (24 CFR Part 51C)		
Is there visual evidence or indicators of unobstructed or unshielded above ground storage tanks (fuel oil, gasoline, propane etc.) or operations utilizing explosive/flammable material at or in close proximity to the property?		X
FOR YES RESPONSES, SUMMARIZE RESTRICTIONS BELOW:		

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?		
If yes, indicate below whether such equipment has been tested for PCBs, the results of those tests, and (if no testing has been performed) the proposed testing approach. (Electrical equipment need not be tested but will be assumed to have PCBs)		
If PCBs are found in non-electrical equipment over 50ppm it must be replaced or retrofitted, otherwise any equipment with PCBs or assumed to have PCBs require an O&M Plan.		
Asbestos Containing Materials (ACM)		
Is there any evidence or indication of ACM insulation or fire retardant materials such as boiler or pipe wrap, ceiling spray, etc. within the buildings on the property? If yes, the property is required to have an Operations and Maintenance Plan for asbestos containing materials.		X
Lead Based Paint		
Are there residential structures on the property that were built prior to 1978?	X	
If yes, has the property been certified as lead-free?		X
If property has not been certified as lead-free, has a Risk Assessment been completed?	X	
If yes, has the owner developed a plan including Interim Controls to address the findings of the Risk Assessment including Tenant notifications and an Operations and Maintenance plan?	X	
If yes, has a qualified Risk Assessor reviewed the Owner's plan and O&M plan for compliance with 24 CFR 35?	X	
EASEMENT AND USE RESTRICTIONS		
Are there easements, deed restrictions or other use restrictions on this property? (e.g. oil and gas well pumping, transformer boxes/units, navigation, microwave, rights of way (ROW), for hi-voltage power transmission lines, interstate/intrastate gas and liquid petroleum pipelines, etc.)	X	
FOR YES RESPONSES, SUMMARIZE RESTRICTIONS BELOW:		
<p>One area of lead based paint was identified in a stairwell in one unit. The lead based paint will be abated during renovation activities and clearance sampling will be performed. These activities will render the property lead free.</p> <p>Agreement regarding Public Utilities Installation - Blanket in nature over entire subject property</p> <p>Easement Grant and Declaration of Restrictions in Favor of the Detroit Edison Company and Michigan Bell Telephone Company</p>		
<p align="center">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.</p>		