AKTPEERLESS

Rental Assistance Demonstration (RAD): PHYSICAL CONDITION ASSESSMENT

106 Packard Street, Ann Arbor, Michigan 48104

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 # 8212E

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 Baker Commons located at 106 Packard Street 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 Baker Commons 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

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

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

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Date: February 21, 2014 .

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

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Date:_____

12.0 DOCUMENT REVIEW AND INTERVIEWS

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

12.1 Document Review

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

12.2 Interviews

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

13.0 OPINIONS OF PROBABLE COST

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

14.0 SIGNATURES

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RENTAL ASSISTANCE DEMONSTRATION (RAD):

PART1: PHYSICAL CONDITION ASSESSMENT

106 Packard Street, Ann Arbor, Michigan 48104

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 # 8212E-1-196

DATE February 19, 2014
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PIC # MI064

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APPENDICES

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 "Baker Commons" located at 106 Packard Street in Ann Arbor, Washtenaw County, Michigan (subject property).

The site visit was conducted on April 18, 2013.

This high-rise residential building consists of one, 5-story building, housing a total of 46,270 gross square feet (SF). The interior of the subject property consists of 64 one bedroom apartment units, common areas, a laundry room, offices, and mechanical areas. Construction of the property was completed in 1980.

Generally, the property appears to have adhered to relevant building codes and industry standards at the time of construction. Given the limitations of facilities staff, the property appears to be properly maintained and is in fair-to-good overall condition.

Given the nature of the property's use, and because no significant alterations have been documented since 1993, AKT Peerless identified a list of "Critical Needs," as defined by the Department of Housing and Urban Development (HUD)'s RAD PCA (RPCA) guidelines.

1.2 Critical Needs Summary

The RPCA Statement of Work defines critical items to include:

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

Critical repair items were not identified at the subject property.

1.3 Professional Evaluation(s) Recommended for Further Investigation

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

1.4 Opinions of Probable Cost

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

1.5 RAD PCA Considerations and Approach

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

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

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

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

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

A) **Critical Needs**
   a. See 1.2

B) **Repair/Rehab items (Short Term Physical Needs)**
   a. The cost of repairs, replacements, and significant deferred and other maintenance items that will need to be addressed within 12 months of closing
   b. This category is not intended to include items that are not broken but may need replacement in the near future

C) **Market Comparable Improvements**
   a. The PCA contractor may include repairs or improvements (based on discussion with Lender/Owner or Lender's appraiser) that are necessary for marketability in the list of Repair/Rehab needs
   b. The repairs/improvements should be necessary for the project to retain its market position as an affordable project in a decent, safe and sanitary condition

D) **Long-term Physical Needs/Reserve Items**
   a. Major maintenance and replacement items that are required to maintain the project's physical integrity over the next twenty (20) years

E) **Reserve Costs**
   a. The Initial Deposit to the Reserve for Replacement Account based on the cost of "Near Term" replacement and major maintenance needs of the Project

2.0 INTRODUCTION

AKT Peerless Environmental & Energy Services (AKT Peerless) was commissioned by Norstar Development USA, L.P. (Client) on behalf of the Ann Arbor Housing Commission (AAHC) to conduct a Rental Assistance Demonstration (RAD) Property Condition Assessment (PCA) on the property referred to as " Baker Commons " located at 106 Packard Street in Ann Arbor, Washtenaw County, Michigan (subject property).

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

2.1 Purpose

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

2.2 Scope of Services

This RPCA was conducted in accordance with AKT Peerless' Proposal for a RPCA (Proposal Number PE-14248), dated January 9, 2013 and revised on March 15, 2013 and is based on the Statement of Work Issued by the US Department of Housing and Urban Development (HUD) on October 2012. The RPCA Statement of Work has been updated by HUD on December 2013 and AKT Peerless' scope of work will meet Version 2, December 2013. No deviations have been made from the scope of work.

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

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

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

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

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

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

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

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

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

2.3 Limitations and Exceptions

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

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

2.4 User Reliance

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

3.0 APPLICABLE CODES, GUIDELINES, AND ACCESSIBILITY STANDARDS

3.1 Building and Fire Code Compliance

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

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

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

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

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

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

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

Buildings completed and occupied after January 23, 1993 are required to fully comply with Americans with Disabilities Act Accessibility Guidelines (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-1980s (prior to 1991). As such, it is required to comply with provisions for existing buildings in Section 504/UFAS and under the FHA. AKT Peerless believes that this property is in compliance with these standards. AKT Peerless conducted a limited visual observation for ADA and accessibility compliance. Provisions appear to have been made to the property to account for ADA and accessibility requirements. The property has taken Readily Achievable Measures to remove barriers from the property, including accessible path of travel from handicap parking spaces to areas deemed to be relevant interior spaces. Regardless of age, these areas and facilities must be maintained and operated to comply with the ADAAG.

In this case, the facility’s leasing office (offsite) must at least partially comply with ADA provisions, to the extent readily achievable – and appears to do so. Should the AAHC choose to pursue future accessibility

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

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

There are six (6) existing, 1-bedroom Barrier Free (BF) units on the 1st Floor that previously met Barrier Free Code and are being modernized without any accessibility improvements. There are (2) existing, 1-bedroom BF units per floor on the Floors 2 thru 5 (total of 8) that previously met BF Code and are being modernized without any accessibility improvements. Baker Commons has emergency power to the existing elevators.

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 263 of 585, Community Panel 26161C0263E, dated April 3, 2012, the subject property is not located within a 100-year flood zone or is located in an area determined to be outside of the 500-year floodplain. A copy of the Flood Insurance Rate Map of the general project area is provided as Appendix D.

3.4 Seismic Zone

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

3.5 Environmental Concerns

AKT Peerless conducted a limited visual survey during the walk-through and no directly observed potential on-site environmental hazards were observed. A lead based paint (LBP) survey of the subject property was not completed due to the age of the building. An Asbestos Containing Material Survey was conducted in April 2013 by AEC. The following asbestos containing materials were identified:

- 380 square feet of sink glazing - kitchens

Radon testing was completed in April 2013 by Compliance, Inc. A total of 15 radon samplers were placed in the building. Radon was not detected at levels above U.S. EPA's recommended action level for radon mitigation (4 pCi/l), except in one residential unit. According to the report, long-term (90 days) follow-up testing was to be performed on this unit; however, the results of this testing were not made available to AKT Peerless at the time of this report.

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 indicating a filling station and associated underground storage tanks (USTs) on the north adjoining property.

- Historical resources indicating two filling stations located to the north northwest of the subject property.
- Historical resources indicating a vulcanizing and auto repair operation with associated USTs were located on the west adjoining property.
- An auto repair business on the south adjoining 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 four adjoining properties containing RECs. Results of this investigation showed no indication of disposal or release of hazardous substances or petroleum products at the site associated with the identified RECs and no further investigation is warranted.

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 106 Packard Street in Ann Arbor, Washtenaw County, Michigan. The subject property is owned by AAHC and is improved with one, 5-story building. The site area is approximately 0.66 acres. Construction of the property was completed in 1980.

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

4.2 Subject Property Characteristics

The subject property is improved with an approximately 46,270-square foot, 5-story high-rise, affordable housing residential apartment building commonly known as Baker Commons. The interior of the subject property consists of 64 one bedroom apartment units, common areas, a laundry room, offices, and

mechanical areas. The vacancy rate for this property over the period July 2010-Feb 2013 was less than 1.8% and was 0.0% 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: Baker Commons

Total Leasable Area	46,270 square feet
Structure	Reinforced concrete
Exterior Wall	Brick Veneer
Roof	Standing Seam Steel Roofing; Prefabricated Trusses; Built-up
Foundation	Slab on grade; Poured concrete in partial basement
HVAC	Central plant (Chilled Water System and Gas-Fired Hot Water Boilers)
Electrical	Pad-mounted transformer
Vertical Transportation	Cable Driven

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

Quantity	Type	Gross Floor Area (Square Feet)
64	1 Bedroom / 1 Bathroom	476

No additional structures are located on the subject property.

Table 4-3 Subject Buildings: Apartment Units Observed

Unit/Floor	Type	Units Observed

Unit/Floor	Type	Units Observed
64	1 Bedroom / 1 Bathroom	101, 108, 207, 208, 209, 301, 303, 305, 309, 401, 404, 406, 501, 506, 507, 513

5.0 SITE ELEMENTS

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

5.1 Topography

According to the USGS' Topographic Map of the Ann Arbor West, Michigan Quadrangle, which was published in 1965 (revised in 1983), the subject property is situated between approximately 840 feet above the National Geodetic Vertical Datum (NGVD). The subject property's topography slopes to the south 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. Storm water catch basins, which are also connected to the municipal system, are located within the parking lot on the subject property.

Green Building Alternatives/Considerations:

#	Item	Recommended	Already Exists	Appears Infeasible	Comments/Notes
3: Site Improvements					
3.6	Surface Stormwater Management			X	Undue financial burden - Partial may be feasible

5.3 Ingress and Egress

Description:

Ingress and egress for the subject property is provided via an asphalt-paved driveway from Packard Street to the north. The main entrance to the subject building is located on the east side of the building.

Assessment:

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

Recommendation:

Continued maintenance of ingress and egress asphalt areas is recommended. Please refer to the attached Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

Green Building Alternatives/Considerations:

#	Item	Recommended	Already Exists	Appears Infeasible	Comments/Notes
1: Integrative Design					

1.2b	Universal Design (Substantial and Moderate Rehab only)			X	Undue financial burden - 10% not feasible
2: Location + Neighborhood Fabric					
2.9	Walkable Neighborhoods: Connections to Surrounding Neighborhood - Rural/Tribal/Small Towns	X	X		Explore add'l pathway(s)

5.4 Paving, Curbing, and Parking

Description:

The main access drives and parking lot consist of asphalt pavement with concrete and asphalt pavement curbing with a cast-in-place concrete approach off Packard Street. 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 approach was observed to be in good condition.

The subject property is equipped with approximately 31 parking spaces, including three handicapped-accessible stalls.

Recommendation:

Replacement of address and site signage (accessibility, entry, and/or directional) is recommended as a rehab item. Continued maintenance of paved areas is recommended. In addition, capital reserves should be considered for future maintenance and/or replacement and repair of paved areas. Please refer to the attached Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

Green Building Alternatives/Considerations:

#	Item	Recommended	Already Exists	Appears Infeasible	Comments/Notes
6: Materials Beneficial to the Environment					
6.9b	Reduced Heat-island Effect: Paving	X			Any new or repaired areas could be high albedo, where economically feasible

5.5 Flat Work

Description:

The pedestrian walkways and courtyard associated with the subject property consist of cast-in-place concrete construction. The building electric transformer, diesel generator, and chilled water system are

situated on cast-in-place concrete pads. Most entrances to the building are at grade. The entrance to the partial basement near the chilled water enclosure on the west end of the property is below grade.

Assessment:

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

Recommendation:

Replacement of concrete sidewalks and curbing around the subject property to avoid continued degradation and possible trip hazards is recommended as a rehab item. Please refer to the attached Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

Green Building Alternatives/Considerations:

#	Item	Recommended	Already Exists	Appears Infeasible	Comments/Notes
6: Materials Beneficial to the Environment					
6.9b	Reduced Heat-island Effect: Paving	X			Any new or repaired areas could be high albedo, where economically feasible

5.6 Landscaping and Appurtenances

Description:

Landscape features include grass, shrubbery and deciduous trees. A metal fence is located along the northern property boundary. A wooden privacy fence is located along the eastern property boundary in the parking lot area.

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

A trash compactor is located in the basement of the facility. The trash compactor appears to be in fair condition; however, it appears to be near the end of its useful life.

Assessment:

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

Recommendation:

Replacement of the existing trash compactor and equipment is recommended as a rehab item. Continued maintenance of landscaping and fencing as part of normal facility operations is recommended. In addition, capital reserves should be considered for future landscaping maintenance (i.e., tree trimming, landscape improvements). Please refer to the attached Capital Needs Input, 20 Year

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

Green Building Alternatives/Considerations:

#	Item	Recommended	Already Exists	Appears Infeasible	Comments/Notes
3: Site Improvements					
3.4	Landscaping	X			Replace only those areas with site work being done (50% native)
6: Materials Beneficial to the Environment					
3.4	Recycling Storage for Multifamily Project	X			Provide permanent area for collection and storage of recyclable materials

5.7 Recreational Facilities

Description:

A kitchen, common area television area, and community room are located on the main floor of the subject building. The second floor contains a laundry room and common patio area overlooking the parking lot to the east.

Assessment:

The recreational facilities service the tenants of the subject property. Most of the recreational areas were observed to be well-maintained and in good to fair condition; however, the community activity room layout near the kitchen and drinking fountain area is problematic. The kitchen pass-thru layout is small and access points to this area are limited. The floor area for the men's public restroom appears larger than is need for its function and can be reduced to accommodate for a drinking fountain nook.

Recommendation:

Reorganization and repair of community kitchen base and wall cabinets as well as relocating the drinking fountain and modifying the toilet room near the community kitchen are all recommended as a rehab item. Continued maintenance of fixtures associated with these areas (i.e. couches, tables, chairs, sinks, refrigerators, etc.) is recommended. Please refer to the attached Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

Green Building Alternatives/Considerations:

#	Item	Recommended	Already Exists	Appears Infeasible	Comments/Notes
2: Location + Neighborhood Fabric					
2.7	Preservation of and Access to Open Space		X		Continue/Maintain
2.8	Access to Public Transportation		X		Continue/Maintain

5.8 Utilities

Description:

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

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

Assessment:

All utilities appear to be adequately servicing the subject property.

Recommendation:

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

6.0 STRUCTURAL FRAME AND BUILDING ENVELOPE

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

6.1 Foundation

Description:

Observations of the subject property indicate the foundation consists of a trench footing placed at a minimum of 9-feet to 12-feet below the ground surface beneath the building with a 4-inch thick concrete slab. The ***s***ubject building is equipped with a partial basement to accommodate mechanical equipment.

Assessment:

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

Recommendation:

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

Green Building Alternatives/Considerations:

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

6.2 Building Frame

Description:

The building frame consists of steel reinforced concrete.

Assessment:

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

Recommendation:

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

Green Building Alternatives/Considerations:

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

6.3 Exterior (Above Grade) Walls

Description:

The exterior walls of the subject building consist of brick masonry veneer. The exterior windows

of both sliding and fixed double-paned units in vinyl frames. Exterior doors are single-paned units in aluminum or solid steel frames. The partial basement is equipped with one four-panel insulated metal overhead door with an auto opener on the west end of the building.

A semi-enclosed area for the chilled water system located on the west end of the facility primarily consists of a brick masonry wall.

Assessment:

Tuck pointing of the masonry veneer was recently completed. The existing entrance door is in fair condition, but it was stated that additional security entry doors are needed for this facility.

The overhead door appears in fair condition, but is at or near EUL.

Recommendation:

Replacement and install of exterior entry doors and the overhead door are recommended as rehab items. In addition, repair of the brick enclosure for the chilled water system is recommended as a rehab item. Continued maintenance of windows and doors is recommended. In addition, capital reserves should be considered for future re-caulking of the building exterior. Please refer to the attached Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

Green Building Alternatives/Considerations:

#	Item	Recommended	Already Exists	Appears Infeasible	Comments/Notes
5: Energy Efficiency					
5.1c	Building Performance Standard: Single family and Multi-family (three stories or fewer)	X			Must be equivalent to a Home Energy Rating System (HERS) Index score of 85
5.2	Additional Reductions in Energy Use	X			Add R-Value and increase building tightness for higher performance
6: Materials Beneficial to the Environment					

6.6	Recycled Content Material	X			Composite and Recycled Content materials available for exterior use and insulation
6.7	Regional Materials Selection	X			Should be pursued when feasible

6.4 Roofing

Description:

The main gabled roof was being renovated with a new standing seam metal roof at the time of the site visit. A central walkway roof between the gabled roofs is flat with a single ply, elastomeric membrane.

The central roof slopes to internal drains located on the roof. Repairs to the roof are conducted as needed and no leaks were reported by maintenance personnel. No evidence of ponding was observed.

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 is newly installed.

Recommendation:

Capital reserves should be considered for future maintenance of the roofing system. Please refer to the attached Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

Green Building Alternatives/Considerations:

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

6.5 Exterior and Interior Stairs

Description:

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

Assessment:

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

Recommendation:

Continued maintenance of stairways is recommended.

Green Building Alternatives/Considerations:

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

6.6 Patio, Terrace, and Balcony

Description:

The subject building has a single common area patio overlooking the parking lot. This balcony is constructed of steel reinforced pre-cast concrete.

Assessment:

The paint on the balcony railings is showing signs of wear and tear due to the age of the material.

Recommendation:

Painting of the balcony railing is recommended as a rehab item. In addition, capital reserves should be considered for future maintenance of the balcony. 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:

Baker Commons has 64 one bedroom, one bathroom apartments. Each of the one bedroom dwelling units have been upgraded with some elements on handicap accessibility (i.e. grab bars in the bathrooms).

Interior finishes include gypsum dry-wall or tiled walls in bathtub surround areas, wood trim, 4-inch vinyl cove base, one-foot by one-foot resilient floor tiles or linoleum in the kitchens and bathrooms, and carpet.

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 ceramic counter tops, and bathrooms are fitted with medicine cabinets. Kitchen sinks are stainless steel, bathroom fixtures are generally enamel coated steel or porcelain. Bathroom and kitchen flooring includes resilient floor tiles and linoleum. The walls of the tub stalls are covered with ceramic tiles.

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

Assessment:

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

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

The painted surfaces in all the units need repainting.

Recommendation:

The following items are recommended as rehab items:

- Replace all of the unit carpeting
- Replace all of the kitchen wall and base cabinets
- Replace/install all of the bathroom vanities
- Replace/install all of the medicine cabinets
- Replace 100-percent of the unit entry doors and hardware

- Replace 100-percent of the closet doors and hardware
- Replace100-percent of the kitchen flooring
- Replace about 90-percent of the bathroom flooring
- Paint 100-percent of the units and entry doors
- Replace 100-percent of the cooking ranges and range hoods
- Replace 100-percent of the refrigerators
- Replace 100-percent of kitchen and bathroom counter tops and sinks
- Remove 100-percent of the garbage disposals
- Replace 100-percent of the bathroom fans
- Replace interior signage (room numbers, directional)

Additionally, preparing and performing asbestos abatement in areas specified in Section 3.5 and integrating pest management control upgrades are recommended as rehab items. Continued maintenance of finishes and fixtures in dwelling units is recommended.

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

Green Building Alternatives/Considerations:

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

7.9c	Mold Prevention: Tub and Shower Enclosures	X			Use moisture resistant drywall (non-paper faced)

7.2 Common Areas

Description:

Interior finishes of the common areas consist of gypsum drywall and reinforced concrete walls, wallpaper, reinforced concrete ceilings and acoustic ceiling tiles, 4-inch cove base, ceramic, resilient, and marmoleum floor tiles. Aluminum double-paned windows were present throughout the common areas.

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

Assessment:

Overall, laminate floors in the laundry room and corridors throughout the tenant floors were observed to be in good condition.

Only some of the acoustic ceiling tiles in the common areas have been updated. Drywall along the baseboards and window trim were in poor condition, showing signs of wear and tear due to the age of the material. Interior doors are at or beyond EUL and wall surface finish is in need of repainting.

Recommendation:

Paint in common areas and corridors throughout the tenant floors is recommended as a rehab item. Replacement of interior common area doors and drywall in hallways around trim are also 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.

8.0 MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS

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

8.1 Plumbing

Description:

Potable water supply piping is copper, while drainage appears to be PVC, galvanized steel, and cast iron. Piping associated with the subject building was installed during construction in 1980. Two pumps associated with the potable water supply system are located in the maintenance room on the first floor of the subject building.

Domestic hot water is supplied to the subject building by one, Teledyne Laars 740 MBH output hot water boiler with an associated storage tank. This boiler was installed approximately 32 years ago. Refer to Section 8.2 for further discussion of the domestic hot water system at the subject property.

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

Assessment:

The plumbing system is operational, with sufficient water pressure at the time of inspection. Based on information provided by facility maintenance staff and project engineers associated with the AAHC, plumbing issues include inadequate drainage and little or no slope on drains.

No evidence of significantly obsolete equipment, evidence of leaking or deteriorated piping or sewage backup problems was noted or reported. No evidence of polybutylene, ABS, or lead supply piping was observed. The domestic hot water boiler has surpassed its expected useful service life.

Toilets, sinks and most of the faucet fixtures in bathrooms and kitchens are nearing the EUL or of less than average quality. Overall, the tub and shower surrounds show signs of wear and are nearing the EUL.

Recommendation:

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

- Replace the domestic hot water boiler with high efficiency unit
- Replace/install 90-percent of the tub surrounds
- Replace/install 15-percent of the shower surrounds
- Replace faucets in kitchens and bathrooms
- Replace in-unit shower valves and heads with low-flow options
- Replace all toilets with low-flow options
- Restore kitchen plumbing with miscellaneous repairs and replacements (proper fittings, equipment, drainage slopes, etc.)
- Restore slop sinks and plumbing in trash rooms

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

Green Building Alternatives/Considerations:

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

8.2 Heating

Description:

There is a central HVAC system for the building. Hot water for the central heating system is supplied by two Lochinvar and one Raypack gas-fired, atmospheric boilers. The boilers each have an output capacity of 333 MBH to 500 MBH and are located in the basement. Circulating pumps provide hot water to each temperature-controlled space via a two-pipe distribution system. There are two circulating pumps (primary / backup) rated at 5 HP each.

The corridors on each floor and community room are each conditioned with two fan coil units on either end of the space. The Sanyo fan coil units are part of an air-to-air heat pump split system with condensing units located outside near the building. The interior units contain supplemental electric resistance heating coils, rated at 1.8 kW. The fan coil units are controlled by remotes located in nearby lock boxes accessible to only certain staff members.

Supplemental heating is provided in the boiler room/basement room by a ceiling mounted, gas-fired unit heater. The unit heater is controlled by an individual wall-mounted thermostat.

Each apartment is conditioned by a two-pipe fan coil unit that is connected to the central heating and cooling system. The fan coils operate on a seasonal schedule based on an outside air temperature of 65°F. A single thermostat controls the zone valve for each resident unit. Radiators are also located on

each floor in the stairwells and throughout the common areas. These electric radiator units are not equipped with zone controls.

Domestic hot water is supplied by one, gas-fired Teledyne Laars boiler. The boiler has a rated input capacity of 925 MBH and is located in the basement near the heating system. This boiler was installed approximately 32 years ago and it has surpassed its expected useful service life

Assessment:

It was reported that many of the tenant two-pipe fan coil units are in need of repair. Thermostat control in several of the units was said to be ineffective. Circulating pumps for the central distribution system were operating most if not all the time. Pumps and some piping appear in poor condition due to overuse.

Electric radiators in common areas appeared in poor condition and are in need of replacement.

Recommendation:

Maintenance, including cleaning coils in fan coil terminal units, and repair of control valves in the units are recommended as rehab items. Replacement of existing radiators located in stairwells and common areas with convective radiators is also recommended as a rehab item. Additionally, replacement of manual thermostats with energy management thermostats and circulating pumps with high efficiency pumps and control are also recommended as rehab items. Please refer to the attached Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

Green Building Alternatives/Considerations:

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

8.3 Air Conditioning and Ventilation

Description:

The tenant units are conditioned during the cooling season with two-pipe fan coil system connected to the chilled water loop. The chilled water is supplied by one air-cooled Trane chiller, rated at 70 tons. The chilled water system is located outside near the basement level. This chiller was installed approximately 11 years ago.

The community room and each hallway are cooled by two ductless split system air conditioners. The fan coil units are wall-mounted in the hallways. The condensing units are located around the building and have a cooling capacity of two to three tons each.

The building is equipped with a mechanical ventilation system. One King model #GTDM 40CRH gas-fired packaged MUA units is located in the basement and delivers outside air to a ventilation shaft supplying fresh air to the corridors. This system is just bringing in 100% outdoor air all the time due to non-functional burners and louver system. There are also several roof mounted exhaust fans, some of which are not operational.

Assessment:

The ductless split system air conditioners, although no deficiencies were reported, are at or near their EUL. The makeup air unit was reported to be in poor condition and at the EUL.

Recommendation:

Replacements of the ductless split system air conditioners, air-cooled chiller, and MUA unit with high efficiency units are recommended as rehab items. Additionally, repairing zone valves and thermostatic control to each unit have been recommended. Please refer to the attached Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

Green Building Alternatives/Considerations:

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

8.4 Electrical

Description:

The subject building is provided electricity by DTE through one pad-mounted transformer located on the west side of the facility. The unit has a circuit breaker panel with 800-amp service. Facility wiring is copper and overload protection is provided by circuit breakers. Each tenant unit also has a separate circuit breaker panel with 100-amp service.

An old diesel powered 75kW emergency electrical generator with an aboveground fuel tank was found on site near the chilled water system.

Interior lighting is provided in the common areas and corridors by fluorescent light fixtures. The fluorescent light fixtures contain electronic ballasts, utilizing T-8 bulbs. These lamps and ballasts are also used in the office areas and laundry room. The entrance and lobby area contain recessed can fixtures with fluorescent lamps. The exit signs are most illuminated by LED lighting. Interior lighting is provided in each apartment unit by fixtures with compact fluorescent lamps (CFLs) or incandescent bulbs and three foot linear fluorescent fixtures.

Exterior lighting is provided by five pole-mounted flood light fixtures and two wall-mounted flood lights. The existing exterior fixtures are of the high intensity discharge (HID) type with metal halide (MH) or high pressure sodium (HPS) lamps. In addition, the entrance area contains ten recessed canopy fixtures. Operation of the exterior wall packs was reported to be controlled by photocell.

Assessment:

In general, the electrical systems for the subject building, including switchboards, panel boards, lighting and wiring systems, appear to be in good condition and sufficiently sized for the structure and use. Exterior lighting also appeared acceptable. Many tenant unit fixtures (lights, outlets, switches) show signs of wear and tear, and are at or beyond the EUL. High performance replacement fixtures exist for all lighting fixtures at the property. The old diesel generator appears beyond its EUL.

Recommendation:

Replacement of receptacles in tenant kitchens and bathrooms when necessary is recommended as a rehab item. Replacement of common and in-unit lighting fixtures with Energy Star fixtures is recommended as a rehab item. Replacement of exterior lighting fixtures with LED fixtures is also recommended as a rehab item.

Replacement of the old diesel generator with a newly relocated natural gas generator is recommended as a rehab item.

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

Green Building Alternatives/Considerations:

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

9.0 VERTICAL TRANSPORTATION

Description:

Two hydraulic passenger elevators manufactured by Dover Elevator are located in the central portion of the subject building. One elevator has a 2,000-pound capacity and the other has a 2,500-pound capacity. The elevators service the basement through 6th floors. Schindler Elevator services the elevators on the subject property.

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

Assessment:

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

Recommendation:

Complete elevator replacement is recommended as a rehab item. Please refer to the attached Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

10.0 LIFE SAFETY AND FIRE PROTECTION

Description:

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

Assessment:

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

Recommendation:

Continued maintenance of smoke and carbon monoxide detectors is recommended.

11.0 ADDITIONAL CONSIDERATIONS

No additional considerations were included as part of this RPCA.

12.0 DOCUMENT REVIEW AND INTERVIEWS

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

12.1 Document Review

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

12.2 Interviews

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

13.0 OPINIONS OF PROBABLE COST

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

14.0 SIGNATURES

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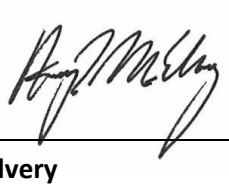

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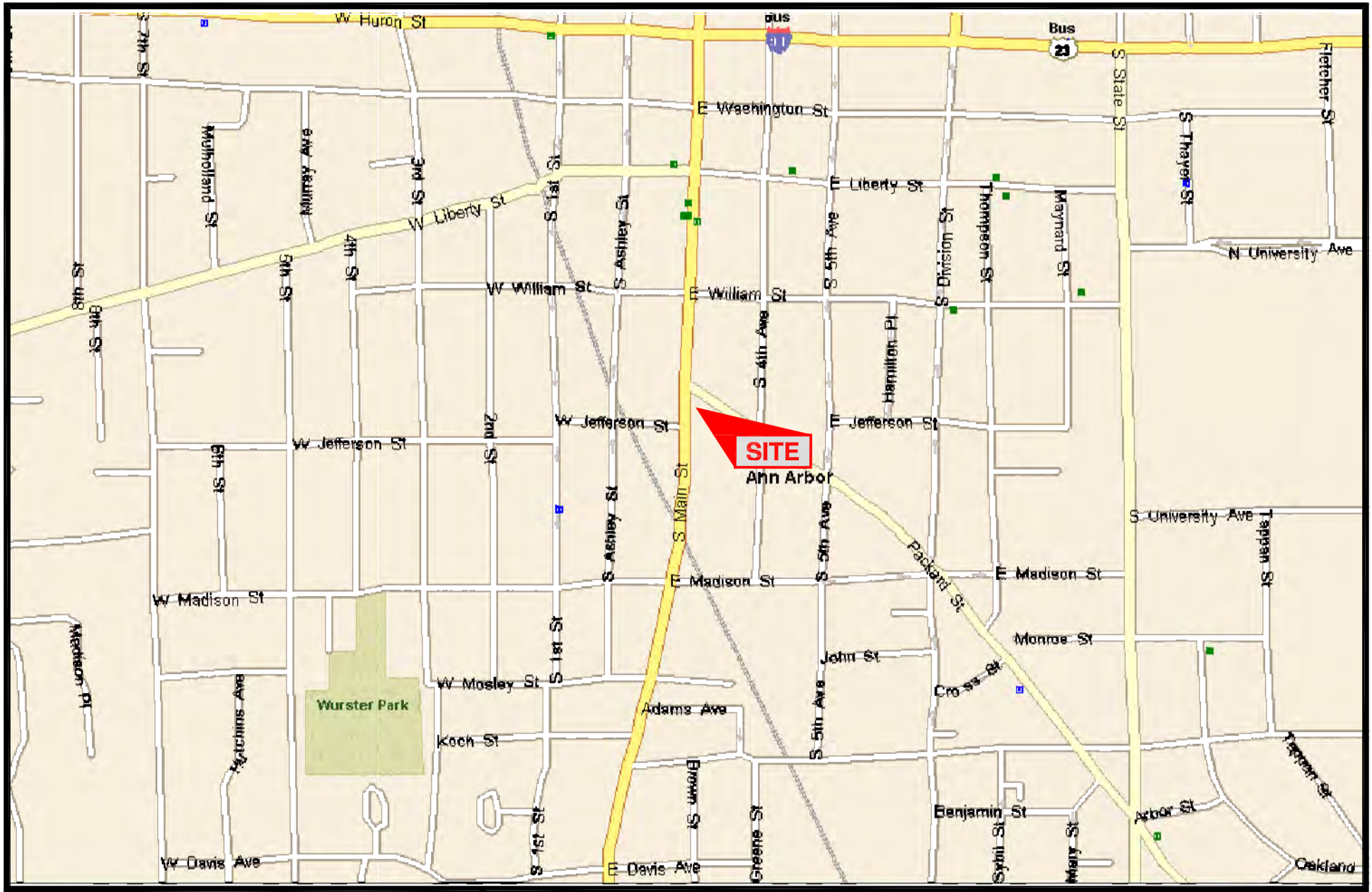
Figures



AKTPEERLESS

ILLINOIS MICHIGAN OHIO

www.aktpeerless.com

SUBJECT PROPERTY LOCATION MAP

BAKER COMMONS

106 PACKARD STREET

ANN ARBOR, MICHIGAN

PROJECT NUMBER : 8212E-1-196

LEGEND

N

W E

S

DRAWN BY: JWB

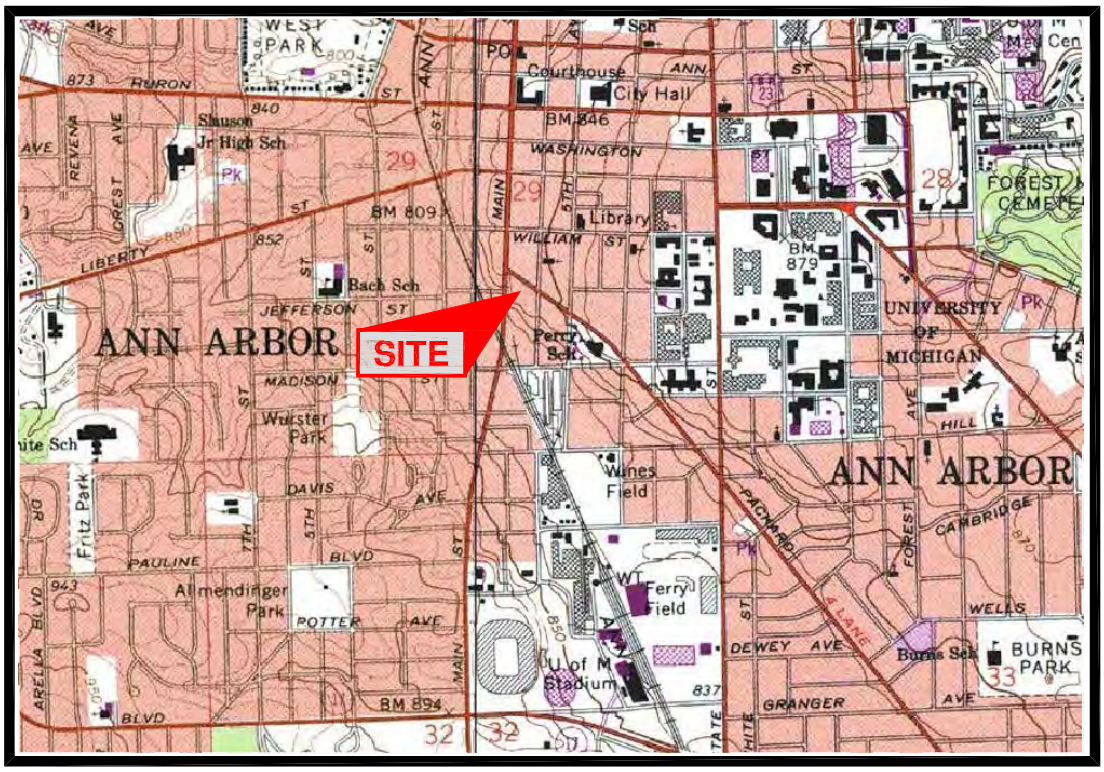
DATE: 2/4/2014

FIGURE 1

ANN ARBOR EAST QUADRANGLE

MICHIGAN - WASHTENAW COUNTY

7.5 MINUTE SERIES (TOPOGRAPHIC)



T.2 S. - R.6 E.

2 1 0 2 MILE

2000 0 2000 4000 6000 8000 10000 12000 14000 FEET

2 1 0 2 KILOMETER

CONTOUR INTERVAL 5 FEET
DATUM IS MEAN SEA LEVEL

MICHIGAN
QUADRANGLE LOCATION

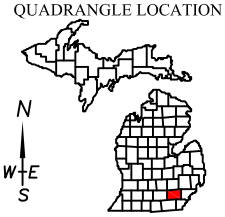


IMAGE TAKEN FROM 1965 U.S.G.S. TOPOGRAPHIC MAP
PHOTOREVISED 1983

AKTPEERLESS

ILLINOIS MICHIGAN OHIO

www.aktpeerless.com

TOPOGRAPHIC LOCATION MAP

BAKER COMMONS
106 PACKARD STREET
ANN ARBOR, MICHIGAN
PROJECT NUMBER : 8212E-1-196

DRAWN BY: JWB
DATE: 2/4/2014

FIGURE 2

AKTPEERLESS

Appendix A

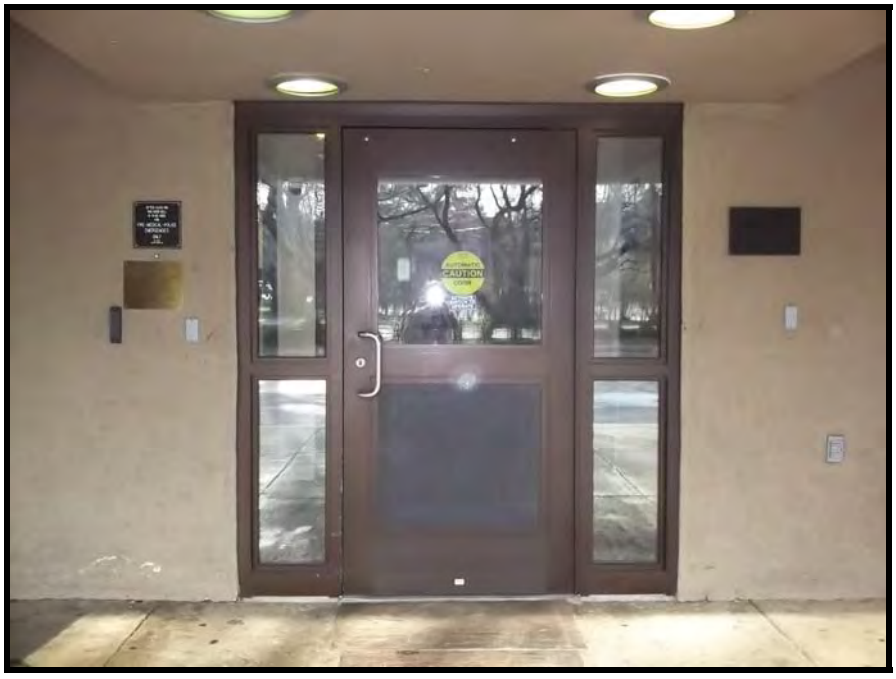
RAD PCA Tool

AKTPEERLESS

Appendix B

Reconnaissance Photographs

PHOTOGRAPH NO. 1: SUBJECT BUILDING AS VIEWED FACING NORTHWEST



PHOTOGRAPH NO. 2: MAIN ENTRANCE TO BUILDING ON EAST SIDE

AKTPEERLESS

RECONNAISSANCE PHOTOGRAPHS

106 PACKARD STREET
ANN ARBOR, MICHIGAN

TAKEN BY: JJB
DATE: 04.18.2013

PROJECT NUMBER:
8212e-1-196

PHOTOGRAPH NO. 3: SUBJECT BUILDING: VIEW OF HIGH EFFICIENCY HEATING BOILERS

PHOTOGRAPH NO. 4: SUBJECT BUILDING: VIEW OF BACKUP HOT WATER BOILER FOR SPACE HEATING

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106 PACKARD STREET
ANN ARBOR, MICHIGAN

TAKEN BY: JJB
DATE: 04.18.2013

PROJECT NUMBER:
8212e-1-196

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

PHOTOGRAPH NO. 6: SUBJECT BUILDING: VIEW OF HOT WATER STORAGE TANK

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RECONNAISSANCE PHOTOGRAPHS

106 PACKARD STREET
ANN ARBOR, MICHIGAN

TAKEN BY: JJB
DATE: 04.18.2013

PROJECT NUMBER:
8212e-1-196

PHOTOGRAPH NO. 7: SUBJECT BUILDING: TYPICAL VIEW OF GAS-FIRED MUA UNIT

PHOTOGRAPH NO. 8: SUBJECT BUILDING: TYPICAL VIEW OF CENTRAL CHILLER FOR COOLING

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RECONNAISSANCE PHOTOGRAPHS

106 PACKARD STREET
ANN ARBOR, MICHIGAN

TAKEN BY: JJB
DATE: 04.18.2013

PROJECT NUMBER:
8212e-1-196

PHOTOGRAPH NO. 9: SUBJECT BUILDING: TYPICAL VIEW OF OLD DIESEL GENERATOR

PHOTOGRAPH NO. 10: SUBJECT BUILDING: TYPICAL VIEW OF LOBBY

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RECONNAISSANCE PHOTOGRAPHS

106 PACKARD STREET
ANN ARBOR, MICHIGAN

TAKEN BY: JJB
DATE: 04.18.2013

PROJECT NUMBER:
8212e-1-196

PHOTOGRAPH NO. 11: SUBJECT BUILDING: TYPICAL VIEW OF INDOOR FAN COIL UNITS

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

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RECONNAISSANCE PHOTOGRAPHS

106 PACKARD STREET
ANN ARBOR, MICHIGAN

TAKEN BY: JJB
DATE: 04.18.2013

PROJECT NUMBER:
8212e-1-196

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

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

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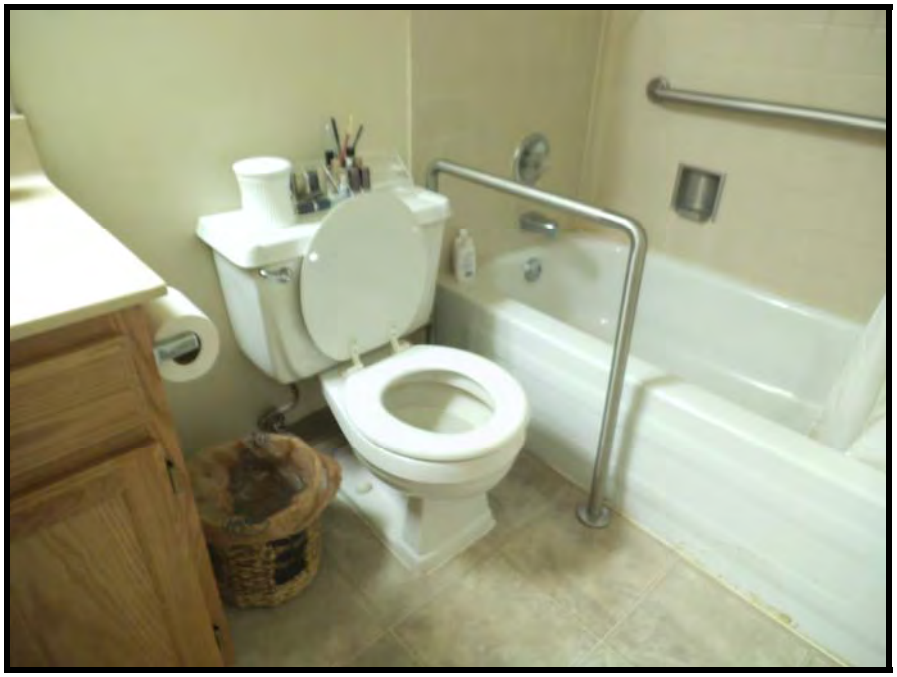
RECONNAISSANCE PHOTOGRAPHS

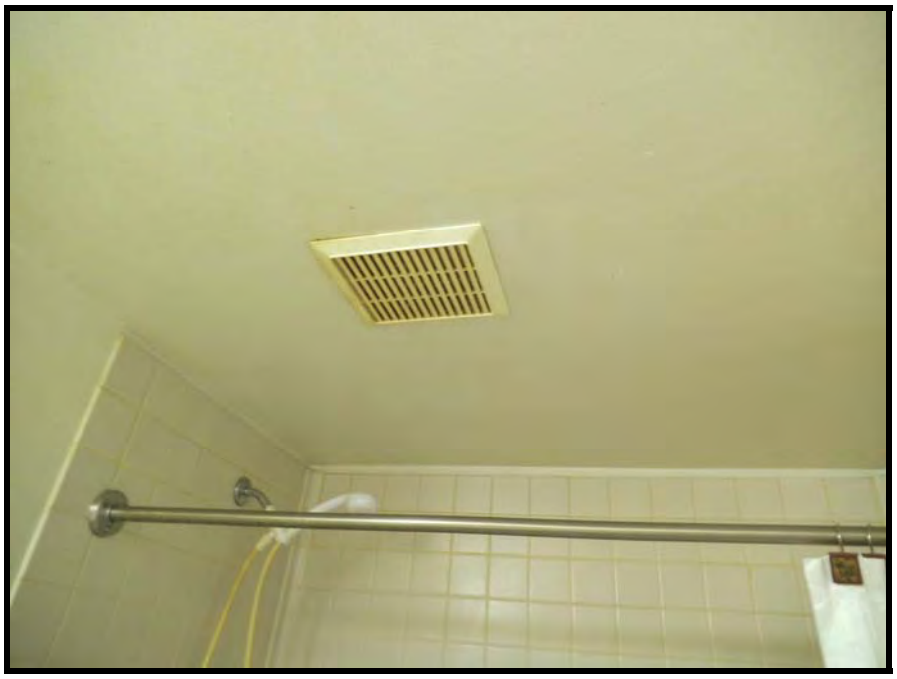
106 PACKARD STREET
ANN ARBOR, MICHIGAN

TAKEN BY: JJB
DATE: 04.18.2013

PROJECT NUMBER:
8212e-1-196



PHOTOGRAPH NO. 15: SUBJECT BUILDING: TYPICAL VIEW OF TENANT UNIT BATHROOM



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

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RECONNAISSANCE PHOTOGRAPHS

106 PACKARD STREET
ANN ARBOR, MICHIGAN

TAKEN BY: JJB
DATE: 04.18.2013

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

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

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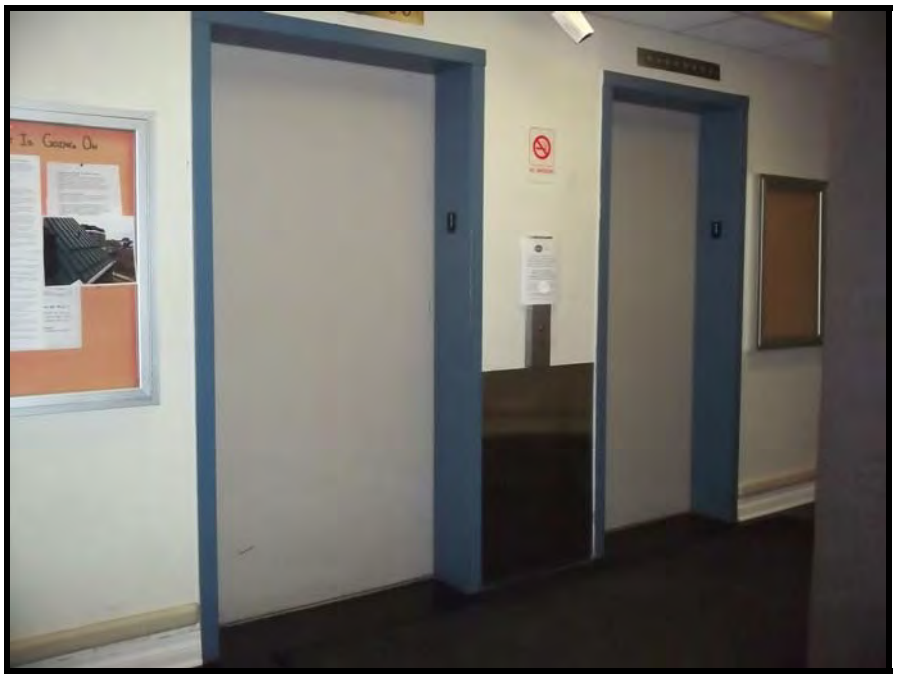
RECONNAISSANCE PHOTOGRAPHS

106 PACKARD STREET
ANN ARBOR, MICHIGAN

TAKEN BY: JJB
DATE: 04.18.2013

PROJECT NUMBER: 8212e-1-196

PHOTOGRAPH NO. 19: SUBJECT BUILDING: VIEW OF THERMOSTAT FOR FAN COIL TERMINALS



PHOTOGRAPH NO. 20: SUBJECT BUILDING: TYPICAL VIEW OF ELEVATORS

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106 PACKARD STREET
ANN ARBOR, MICHIGAN

TAKEN BY: JJB
DATE: 04.18.2013

PROJECT NUMBER: 8212e-1-196

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

PHOTOGRAPH NO. 22: SUBJECT BUILDING: VIEW OF INSULATION IN ATTIC SPACE

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106 PACKARD STREET
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TAKEN BY: JJB
DATE: 04.18.2013

PROJECT NUMBER: 8212e-1-196

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Appendix C

Municipal Records

CITY OF ANN ARBOR, MICHIGAN

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

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

www.a2gov.org

City Clerk

May 9, 2013

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

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

Dear Mr. Hutsell:

I am responding to your request under the Michigan Freedom of Information Act received May 2, 2013 for any file information from the Ann Arbor Fire Department, for 106 Packard, 1701-1747 Green Road, 2702-2760 Hikone, 800-890 South Maple, 727 Miller Avenue is denied. Your request is denied to the extent that the records do not exist.

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

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

Sincerely,

Jacqueline Beaudry
City Clerk

05/20/2013
11:38 AM

Permit No.	PE021739	**Permit Type**	ELECTRICAL	**Site Address**	106 PACKARD ST ANN ARBOR
Applied	12/03/2002	**Applicant**	Fleming Dennis		
Approved		**Owner**	CITY OF ANN ARBOR		
Issued	12/03/2002	**Contractor**	First Contracting Inc		
Parent Permit No.		**Description**	Add exhaust fan in garage		
		Notes			

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

05/20/2013
11:41 AM

Permit No.	PM031818	**Permit Type**	MECHANICAL	**Site Address**	106 PACKARD ST ANN ARBOR
Applied	09/04/2003	**Applicant**	Lalonde William		
Approved		**Owner**	CITY OF ANN ARBOR		
Issued	09/04/2003	**Contractor**	Goyette Mechanical Co		
Parent Permit No.		**Description**	install new chiller		
		Notes			

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
09/23/2003	FINAL	ANDREWS MILTApproved	Completed	contact 9/22/2003 Jeff 810-691-0145 call before you go please **********	

05/20/2013
11:38 AM

Permit No.	PE031574	**Permit Type**	ELECTRICAL	**Site Address**	106 PACKARD ST ANN ARBOR
Applied	09/12/2003	**Applicant**	Gordenier Jerry		
Approved		**Owner**	CITY OF ANN ARBOR		
Issued	09/12/2003	**Contractor**	J G Squared Inc		
Parent Permit No.		**Description**	Disconnect chiller, reconnect new unit.		
		Notes			

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
09/17/2003	FINAL	LDLB	Approved	Completed	contact info 9/16/2003 Please call 1 hour before so he can meet you at the job Greg-216-3357 **********

05/20/2013
11:39 AM

Permit No.	PE032178	**Permit Type**	ELECTRICAL	**Site Address**	106 PACKARD ST ANN ARBOR
Applied	12/01/2003	**Applicant**	Fleming Dennis		
Approved		**Owner**	CITY OF ANN ARBOR		
Issued	12/01/2003	**Contractor**	First Contracting Inc		
Parent Permit No.		**Description**	2 community restrooms		
		Notes			

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
01/27/2004	ROUGH WALLS	LDLB	Approved	Completed	contact info 1/26/2004 Denney-517-290-5591 **********
07/15/2004	FINAL	LDLB	Approved	Completed	contact 7/12/2004 Denny-517-204-5721 **********

05/20/2013
11:37 AM

Permit No.	PB033145	**Permit Type**	BUILDING	**Site Address**	106 PACKARD ST ANN ARBOR
Applied	11/05/2003	**Applicant**	Fleming Clarence		
Approved		**Owner**	CITY OF ANN ARBOR		
Issued	11/24/2003	**Contractor**	First Contracting Inc		
Parent Permit No.		**Description**	upgrade public toilet rooms		
		Notes			

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
11/08/2004	FINAL	BT	Disapproved	Completed	insp note 11/9/2004 No framing inspection made No ceiling grid inspection made Expose work for req rough inspection Note areas visible have ccombustible furring **********
04/22/2005	FINAL	DL	Approved	Completed	Note: 4/25/2005 Has existing walls, put cement board over existing wall board then tiled. **********

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Details - **Permit# PB031700**

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

Permit#:	PB031700
Type:	BUILDING
Subtype:	RES. ADD/ALTER
Description:	Entry Door replacement.
Additional Info::	
Status:	EXPIRED
Applied Date:	7/9/2003
Issued Date:	1/20/2004
Approved Date:	
Finaled Date:	
Expiration Date:	1/19/2005

CONTRACTOR

MUNICIPAL CODE

(Double-Click Row for Details)

Permit Number	Address	Contractor Name
BLDG09-0713	106 PACKARD ST	Cefai Builders Inc
CR2635	106 PACKARD ST	
DOG09-0245	106 PACKARD ST	
ELEC09-1180	106 PACKARD ST	First Contracting Inc
ELEC09-1332	106 PACKARD ST	Guardian Alarm Co
MECH10-0371	106 PACKARD ST	Haley Mechanical
PB031700	106 PACKARD ST	
PB033145	106 PACKARD ST	First Contracting Inc
PE021739	106 PACKARD ST	First Contracting Inc
PE031574	106 PACKARD ST	J G Squared Inc
PE032178	106 PACKARD ST	First Contracting Inc
PE060285	106 PACKARD ST	First Contracting Inc
PE071418	106 PACKARD ST	Brink's Home Security, Inc
PLUM09-1378	106 PACKARD ST	Smith Leslie
PM031818	106 PACKARD ST	Goyette Mechanical Co
PP040056	106 PACKARD ST	Smiths Pumps & Plbg, Inc
CR061122	1106 PACKARD ST	
MECH12-2322	1106 PACKARD ST	Al's Water Heater

Permit Number	Address	Contractor Name
PB013058	1106 PACKARD ST	Hagan, Jeffrey Paul
PP010156	1106 PACKARD ST	Hutzel Plumbing & Heating

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The City of Ann Arbor

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05/20/2013
11:42 AM

Permit No.	PP040056	**Permit Type**	PLUMBING	**Site Address**	106 PACKARD ST ANN ARBOR
Applied	01/14/2004	**Applicant**	Smith Leslie		
Approved		**Owner**	CITY OF ANN ARBOR		
Issued	01/14/2004	**Contractor**	Smiths Pumps & Plbg, Inc		
Parent Permit No.		**Description**	Replace plumbing fixtures in public restrooms		
		Notes			

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

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Details - **Permit# PE060285**

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

Permit#:	PE060285
Type:	ELECTRICAL
Subtype:	ELECTRICAL
Description:	add electric heater in vestibule
Additional Info::	
Status:	EXPIRED
Applied Date:	3/3/2006
Issued Date:	3/3/2006
Approved Date:	
Finaled Date:	
Expiration Date:	3/3/2007

CONTRACTOR

MUNICIPAL CODE

(Double-Click Row for Details)

Permit Number	Address	Contractor Name
BLDG09-0713	106 PACKARD ST	Cefai Builders Inc
CR2635	106 PACKARD ST	
DOG09-0245	106 PACKARD ST	
ELEC09-1180	106 PACKARD ST	First Contracting Inc
ELEC09-1332	106 PACKARD ST	Guardian Alarm Co
MECH10-0371	106 PACKARD ST	Haley Mechanical
PB031700	106 PACKARD ST	
PB033145	106 PACKARD ST	First Contracting Inc
PE021739	106 PACKARD ST	First Contracting Inc
PE031574	106 PACKARD ST	J G Squared Inc
PE032178	106 PACKARD ST	First Contracting Inc
PE060285	106 PACKARD ST	First Contracting Inc
PE071418	106 PACKARD ST	Brink's Home Security, Inc
PLUM09-1378	106 PACKARD ST	Smith Leslie
PM031818	106 PACKARD ST	Goyette Mechanical Co
PP040056	106 PACKARD ST	Smiths Pumps & Plbg, Inc
CR061122	1106 PACKARD ST	
MECH12-2322	1106 PACKARD ST	Al's Water Heater

Permit Number	Address	Contractor Name
PB013058	1106 PACKARD ST	Hagan, Jeffrey Paul
PP010156	1106 PACKARD ST	Hutzel Plumbing & Heating

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11:43 AM

Permit No.	CR061122	**Permit Type**	RENTAL	**Site Address**	1106 PACKARD ST Ann Arbor, MI 48104

Applied	04/15/2011	**Applicant**	CHAMPION MANAGEMENT
Approved	03/30/2011	**Owner**	PACKARD INVESTMENTS L.L.C.
Issued	04/15/2011	**Contractor**	
Parent Permit No.		**Description**	1 - 4 bedroom unit with 6 occupants max
		Notes	

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
08/31/2012	1 SLOT Inspection	WILLIAMS RUBY	VIOLATION	SEE ATTACHMENT	
07/14/2010	1 SLOT Inspection	FULTON RITA	NO SHOW	Tenants not aware of appointment	
06/19/2007	1 SLOT Inspection	TOM	Violation(s)	Completed	DATE FOUND: 6/19/2007 LOCATION: CELLAR VIOLATION DESC: Deficiency 11/18/2007 1. Have a licensed mechanical contractor clean and service the furnace including, but not limited to, a check and test of the furnace safety controls, heat exchanger, proper venting and adequate combustion air; provide the inspector with a copy of the invoice by the reinspection date. 8:506 2. Maintain a minimum 5 foot clearance around the heating facilities and water heater. 8:509 3. Repair the hole in the foundation wall to the left of the electrical panel. 8:509 4. Seal all fire chases around the new plumbing with a one hour fire rated material. 8:509 5. Have a qualified contractor clean and service the sewer and provide an invoice for the work by the reinspection date. 8:507 ********** DATE FOUND: 6/19/2007 LOCATION: FIRST FLOOR VIOLATION DESC: Deficiency 11/18/2007 1. Seal all fire chases in the floor behind the washer and dryer with a one hour fire rated material. 8:509 2. Repair the bedroom window to properly close and latch. 8:503 3. Seal all fire chases under the kitchen sink with a one hour fire rated material. 8:509 4. Properly secure the outlet in the living room on the kitchen wall. 8:505 ********** DATE FOUND: 6/19/2007 LOCATION: SECOND FLOOR VIOLATION DESC: Deficiency 11/18/2007 1. Re-caulk the pedistal sink and seal all fire chases around the pipes with a one hour fire rated material. 8:509 ********** DATE FOUND: 6/19/2007 LOCATION: Exterior VIOLATION DESC: Deficiency 11/18/2007 1. Trim the bushes away from the house. 8:509 2. Obtain and final the required permit for the needed roof replacement on the house. 8:518 3. Clean the gutters and downspouts. 8:509 4. Remove all trash and debris from the yard. 8:508 5. Fill the cistern by the garage. 8:509 6. Install globe on the light fixture on the side door. 8:509 **********	

03/05/2008	1ST RE-INSPECTION	TOM	Part. Complied	Completed	
06/25/2008	2ND RE-INSPECTION	ROOT TERRY	PASS W/ CONDITIONS	Scheduled	Need copy of furnace clean and check Need annual sewer clean and service Seal all fire chases in floor behind washer and dryer with a one-hour fire rated material
08/09/2010	1 SLOT Inspection	FULTON RITA	VIOLATION	See notes	(8/9/2010 2:40 PM RITA) Cellar - 1 bedroom Bedroom - OK Mechanical Room 1. Install a cover on the open junction box in the ceiling. 8:505 First Floor - 1 bedroom Bathroom, Bedroom, Kitchen, Living Room - OK Second Floor - 2 bedrooms Front Bedroom 1. Install a door knob strikeplate. 8:509 Rear Bedroom - OK Bathroom 1. Firestop underneath the sink. 8:509 Exterior 1. Repair the siding on the driveway side. 8:509 2. Tuckpoint the foundation as needed. 8:509
03/30/2011	1ST RE-INSPECTION	FULTON RITA	COMPLIED	OK to certify	
05/01/2013	1ST RE-INSPECTION	WILLIAMS RUBY	NOT COMPLIANT	SEE NOTES	(05/08/2013 7:43 AM RW1) OUTSTANDING VIOLATIONS: PROVIDE COPY OF SEWER CLEANING INVOICE AND FINAL OPEN PERMIT MECH12-2311.
	RECORD CHECK	WILLIAMS RUBY			
06/03/2008	RECORD CHECK	ROOT TERRY	COMPLIED	sewer ok, furnace received	sewer cleand by Sinks to Sewers 6/27/08

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Details - **Permit# PE071418**

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

Permit#:	PE071418
Type:	ELECTRICAL
Subtype:	ELECTRICAL
Description:	Low voltage burglar alarm.
Additional Info::	
Status:	EXPIRED
Applied Date:	9/10/2007
Issued Date:	9/10/2007
Approved Date:	
Finaled Date:	
Expiration Date:	3/8/2008

CONTRACTOR

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Permit Number	Address	Contractor Name
BLDG09-0713	106 PACKARD ST	Cefai Builders Inc
CR2635	106 PACKARD ST	
DOG09-0245	106 PACKARD ST	
ELEC09-1180	106 PACKARD ST	First Contracting Inc
ELEC09-1332	106 PACKARD ST	Guardian Alarm Co
MECH10-0371	106 PACKARD ST	Haley Mechanical
PB031700	106 PACKARD ST	
PB033145	106 PACKARD ST	First Contracting Inc
PE021739	106 PACKARD ST	First Contracting Inc
PE031574	106 PACKARD ST	J G Squared Inc
PE032178	106 PACKARD ST	First Contracting Inc
PE060285	106 PACKARD ST	First Contracting Inc
PE071418	106 PACKARD ST	Brink's Home Security, Inc
PLUM09-1378	106 PACKARD ST	Smith Leslie
PM031818	106 PACKARD ST	Goyette Mechanical Co
PP040056	106 PACKARD ST	Smiths Pumps & Plbg, Inc
CR061122	1106 PACKARD ST	
MECH12-2322	1106 PACKARD ST	Al's Water Heater

Permit Number	Address	Contractor Name
PB013058	1106 PACKARD ST	Hagan, Jeffrey Paul
PP010156	1106 PACKARD ST	Hutzel Plumbing & Heating

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Details - **Permit# PLUM09-1378**

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

Permit#:	PLUM09-1378
Type:	PLUMBING
Subtype:	PLUMBING
Description:	New lavatories
Additional Info::	
Status:	EXPIRED
Applied Date:	10/12/2009
Issued Date:	10/12/2009
Approved Date:	10/12/2009
Finaled Date:	
Expiration Date:	4/10/2010

CONTRACTOR

MUNICIPAL CODE

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Permit Number	Address	Contractor Name
BLDG09-0713	106 PACKARD ST	Cefai Builders Inc
CR2635	106 PACKARD ST	
DOG09-0245	106 PACKARD ST	
ELEC09-1180	106 PACKARD ST	First Contracting Inc
ELEC09-1332	106 PACKARD ST	Guardian Alarm Co
MECH10-0371	106 PACKARD ST	Haley Mechanical
PB031700	106 PACKARD ST	
PB033145	106 PACKARD ST	First Contracting Inc
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PM031818	106 PACKARD ST	Goyette Mechanical Co
PP040056	106 PACKARD ST	Smiths Pumps & Plbg, Inc
CR061122	1106 PACKARD ST	
MECH12-2322	1106 PACKARD ST	Al's Water Heater

Permit Number	Address	Contractor Name
PB013058	1106 PACKARD ST	Hagan, Jeffrey Paul
PP010156	1106 PACKARD ST	Hutzel Plumbing & Heating

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Details - **Permit# ELEC09-1180**

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

Permit#:	ELEC09-1180
Type:	ELECTRICAL
Subtype:	ELECTRICAL
Description:	power 110V for fire alarm upgrageds
Additional Info::	
Status:	EXPIRED
Applied Date:	9/23/2009
Issued Date:	9/23/2009
Approved Date:	9/23/2009
Finaled Date:	
Expiration Date:	3/22/2010

CONTRACTOR

MUNICIPAL CODE

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Permit Number	Address	Contractor Name
BLDG09-0713	106 PACKARD ST	Cefai Builders Inc
CR2635	106 PACKARD ST	
DOG09-0245	106 PACKARD ST	
ELEC09-1180	106 PACKARD ST	First Contracting Inc
ELEC09-1332	106 PACKARD ST	Guardian Alarm Co
MECH10-0371	106 PACKARD ST	Haley Mechanical
PB031700	106 PACKARD ST	
PB033145	106 PACKARD ST	First Contracting Inc
PE021739	106 PACKARD ST	First Contracting Inc
PE031574	106 PACKARD ST	J G Squared Inc
PE032178	106 PACKARD ST	First Contracting Inc
PE060285	106 PACKARD ST	First Contracting Inc
PE071418	106 PACKARD ST	Brink's Home Security, Inc
PLUM09-1378	106 PACKARD ST	Smith Leslie
PM031818	106 PACKARD ST	Goyette Mechanical Co
PP040056	106 PACKARD ST	Smiths Pumps & Plbg, Inc
CR061122	1106 PACKARD ST	
MECH12-2322	1106 PACKARD ST	Al's Water Heater

Permit Number	Address	Contractor Name
PB013058	1106 PACKARD ST	Hagan, Jeffrey Paul
PP010156	1106 PACKARD ST	Hutzel Plumbing & Heating

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11:35 AM

Permit No.	ELEC09-1332	**Permit Type**	ELECTRICAL	**Site Address**	106 PACKARD ST Ann Arbor, MI 48104
Applied	10/30/2009	**Applicant**	Guardian Alarm Co		
Approved	10/30/2009	**Owner**	CITY OF ANN ARBOR		
Issued	10/30/2009	**Contractor**	Guardian Alarm Co		
Parent Permit No.		**Description**	remove and replace existing fire alarm system		
		Notes			

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
	**ELEC FINAL	BAKER JIM		VOIDED (JB 5/6/2010)	WAYNE AT 248-310-2214
06/02/2010	**ELEC FINAL	PAPPAS VERN	PASS		wayne at 248-310-2214
	**ELEC FINAL	BAKER JIM			
05/11/2010	**MECH FINAL	PAPPAS VERN	PARTIAL PASS		Add 16 inspection fees to this permit Install an A/V appliance above FDC Install breaker locks on breakers controlling the FACP Sinc strobes in basement remove all abandoned fire alarm equipment. Replace Nac panel on 3rd floor. F.D. Notes; NEW FIRE ALARM SYSTEM ACCEPTANCE TEST FOR BAKER COMMONS- NOT APPROVED UNTIL COMPLETION OF THE FOLLOWING: 1. SYNCHRONIZE BASEMENT STROBES 2. PROVIDE BREAKER LOCKS FOR DEDICATED FA CIRCUITS 3. REMOVE ALL OLD FIRE AALRM EQUIPMENT 4. REPLACE 3RD FLOOR NAC PANEL 5. ADD AN AUDIBLE (HORNSTROBE PREFERRED) DEVICE ABOVE THE FDC THAT ACTIVATES ON WATERFLOW ONLY

05/20/2013
11:27 AM

Permit No.	BLDG09-0713	**Permit Type**	BUILDING	**Site Address**	106 PACKARD ST Ann Arbor, MI 48104
Applied	05/20/2009	**Applicant**	Cefai Builders Inc		
Approved	06/03/2009	**Owner**	CITY OF ANN ARBOR		
Issued	06/08/2009	**Contractor**	Cefai Builders Inc		
Parent Permit No.		**Description**	Repair of top plate & trusses		
		Notes	**Revision - 10-27-09 ; req. by T.R. construction detail and repair second truss; additional cost to job $1200. Cefai Builders 248-363-7546 OWES $41.60 (11/4/2009 08:43 AS) ok AVS (file) 11/4/09 (11/9/2009 08:01 HK) called ready for pick-up $41.60 due $**		

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
12/03/2009	INSULATION	HANOSH CRAIG	PASS		
07/21/2009	**FINAL	LUSSENDEN KEITH	FAILED	18 K-12	LVL not installed per approved plans. Not from bearing point to bearing point. Provide connectors per approved plans. Provide details on "sistering" LVL to existing truss. Notes:Front desk will let you in to apt. 506. Call Dan Smith (bldg. maintenance) if necessary 734-216-3241. Contact Name: Nancy Cefai Site Address: 106 PACKARD ST Phone: 248-363-7546 Email: ncefai@yahoo.com
08/11/2009	**FINAL	WHITING RICK	NO ENTRY	see note	Notes:Front desk has key to apt. 506, call maintenance (Dan Smith) if necessary at 734-216-32:30 en appt. on s.u.j:41 no answer or admission from office /entry phone 1:15 p.m.. had to leave for 1:30 appt. e.n. insp-ection Contact Name: Nancy Cefai Site Address: 106 PACKARD ST Phone: 248-363-7546 Email: ncefai@yahoo.com
08/17/2009	**FINAL	ROOT TERRY	FAILED	Etrakit Inspection Request	Notes:If front desk does not have key, call Dan Smith (maintenance) at 734-216-3241, or Beth Yaroch 734-260-0819 or Nancy Cefai 248-363-7546. Contact Name: Nancy Cefai Site Address: 106 PACKARD ST Phone: 248-363-7546 Email: ncefai@yahoo.com Provide connection detail for sistering lvl to truss Lvl has large notch off bearing end Lvl is not bearing on walls New treated plate not per drawing,provide revised detail THD62800H bolts installed less then required

	**FINAL	DEFAULT BUILDING		VOIDED (BA 8/19/2009)	minimum edge distance for concrete, provide info on min.edge distance for masonry Adjacent truss has a broken bottom chord and requires repair Notes:Re: Apt. 506. Front desk will let you in or call Beth Yaroch 734-260-0819, Dan Smith 734-216-3241 or Nancy Cefai 248-363-7546/248-343-0140. Contact Name: Nancy Cefai Site Address: 106 PACKARD ST Phone: 248-363-7546 Email: ncefai@yahoo.com
11/16/2009	**FINAL	HANOSH CRAIG	PARTIAL PASS	Etrakit Inspection Request	Notes:If front desk does not have key to 506, call maintenance (Dan Smith@734-216-3241) or Beth Yaroch at 734-260-0819. Contact Name: Nancy Cefai Site Address: 106 PACKARD ST Phone: 248-363-7546 Email: ncefai@yahoo.com (11/16/2009 15:20 HC) finish nailing truss clip install seperation board at block wall insulate ceiling and check items at insulation inspection
12/01/2009	INSULATION	HANOSH CRAIG	FAILED	Etrakit Inspection Request	Notes:Front desk has permit/plans/key to 506. Call Dan Smith (maintenance) at 734-216-3241 or Beth Yaroch at 734-260-0819 (property manager) if no one is at front desk. Contact Name: Nancy Cefai Site Address: 106 PACKARD ST Phone: 248-363-7546 Email: ncefai@yahoo.com (12/1/2009 15:27 HC) firestopping at block wall not sealed or caulked spoke with contractor to explain issue
12/09/2009	**FINAL	WHITING RICK	PASS	Etrakit Inspection Request	Notes:Front desk has permit/plans/key to 506. Call Dan Smith (maintenance) at 734-216-3241 or Beth Yaroch (property manager) at 734-260-0819. Contact Name: Nancy Cefai Site Address: 106 PACKARD ST Phone: 248-363-7546 Email: ncefai@yahoo.com

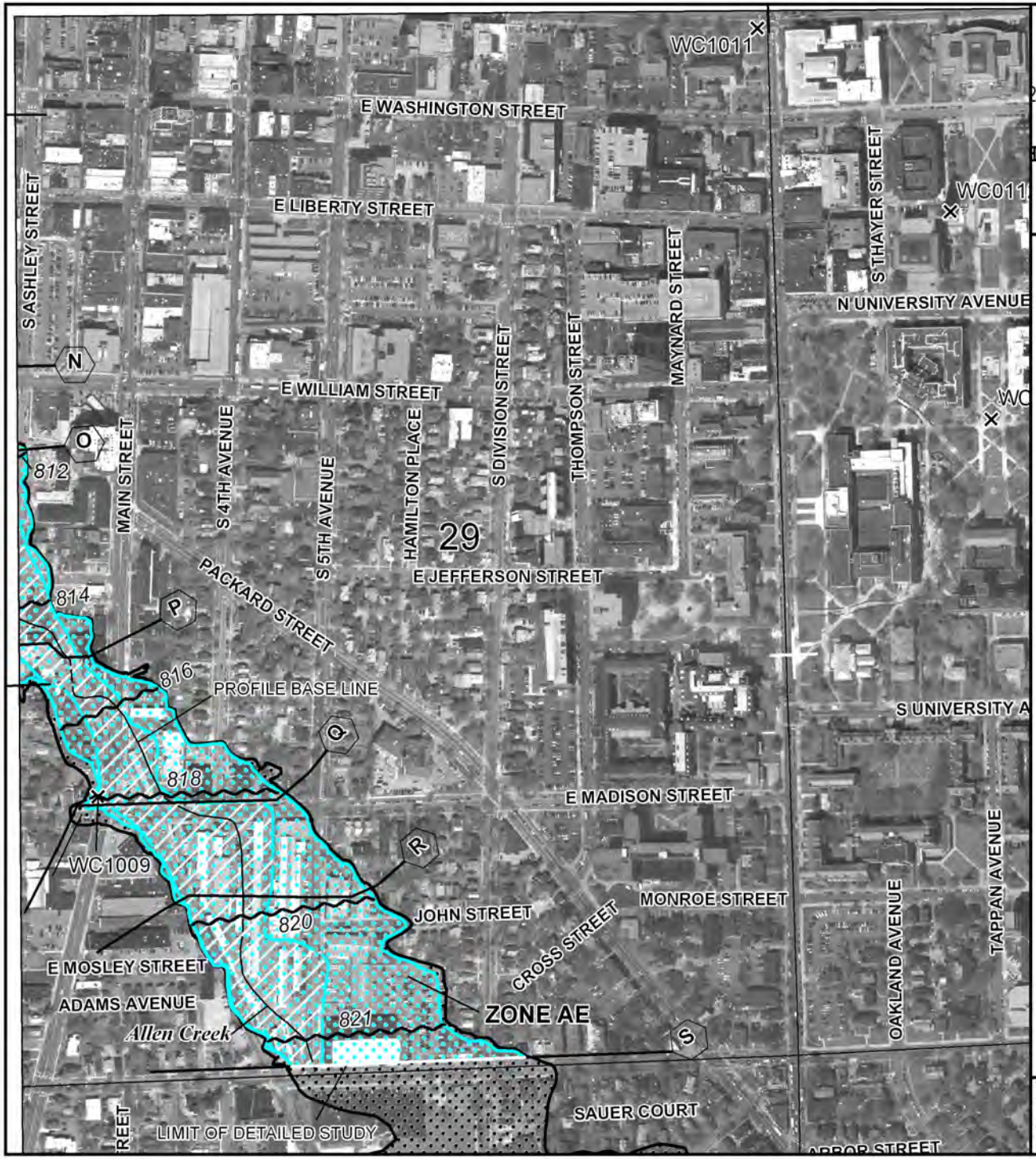
05/20/2013
11:36 AM

Permit No.	MECH10-0371	**Permit Type**	MECHANICAL	**Site Address**	106 PACKARD ST Ann Arbor, MI 48104
Applied	03/03/2010	**Applicant**	Haley Mechanical		
Approved	03/03/2010	**Owner**	CITY OF ANN ARBOR		
Issued	03/03/2010	**Contractor**	Haley Mechanical		
Parent Permit No.		**Description**	Install 2 Lochinvar boilers		
		Notes			

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
03/11/2010	**MECH FINAL	ANDREWS MILT	PASS	Etrakit Inspection Request	Notes:Please call when you are 3o minutes out so Henry can meet you there. Thank you Contact Name: Henry Haley Site Address: 106 PACKARD ST Phone: 734-904-2556 Email: adettling@haleymechanical.com

Appendix D

FEMA Floodplain Map



MAP SCALE 1" = 500'

250 0 500 1000 FEET

0 150 300 METER

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0263E

FIRM

FLOOD INSURANCE RATE MAP

WASHTENAW COUNTY, MICHIGAN

(ALL JURISDICTIONS)

PANEL 263 OF 585

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ANN ARBOR, CHARTER TOWNSHIP OF	260535	0263	E
ANN ARBOR, CITY OF	260213	0263	E
PITTSFIELD, CHARTER TOWNSHIP OF	260623	0263	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
26161C0263E
EFFECTIVE DATE
APRIL 3, 2012

Federal Emergency Management Agency

AKTPEERLESS

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):	**Owner Name, Address (Street, City, ST, Zip Code), and Phone:**
106 Packard Road Ann Arbor, Washtenaw County, MI 48104	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 263 of 585, Community Panel 26161C0263E, 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
Polychorinated Biphenyls (PCB)		
Is there any evidence or indication that electrical equipment, such as transformers, capacitors, or hydraulic equipment (found in machinery and elevators, installed prior to July 1, 1884) are present on the site?	X	
If yes, is any such equipment (a) owned by anyone other than a public utility company; and (b) not marked with a "PCB Free" sticker?		X
If yes, indicate below whether such equipment has been tested for PCBs, the results of those tests, and (if no testing has been performed) the proposed testing approach. (Electrical equipment need not be tested but will be assumed to have PCBs)		
If PCBs are found in non-electrical equipment over 50ppm it must be replaced or retrofitted, otherwise any equipment with PCBs or assumed to have PCBs require an O&M Plan.		
Asbestos Containing Materials (ACM)		
Is there any evidence or indication of ACM insulation or fire retardant materials such as boiler or pipe wrap, ceiling spray, etc. within the buildings on the property? If yes, the property is required to have an Operations and Maintenance Plan for asbestos containing materials.		X
Lead Based Paint		
Are there residential structures on the property that were built prior to 1978?		X
If yes, has the property been certified as lead-free?		
If property has not been certified as lead-free, has a Risk Assessment been completed?		
If yes, has the owner developed a plan including Interim Controls to address the findings of the Risk Assessment including Tenant notifications and an Operations and Maintenance plan?		
If yes, has a qualified Risk Assessor reviewed the Owner's plan and O&M plan for compliance with 24 CFR 35?		
EASEMENT AND USE RESTRICTIONS		
Are there easements, deed restrictions or other use restrictions on this property? (e.g. oil and gas well pumping, transformer boxes/units, navigation, microwave, rights of way (ROW), for hi-voltage power transmission lines, interstate/intrastate gas and liquid petroleum pipelines, etc.)	X	
FOR YES RESPONSES, SUMMARIZE RESTRICTIONS BELOW:		
A Detroit Edison Company ROW is present on the property. A pad-mounted, liquid-cooled transformer was identified on the west side of the building near the chiller. No labels indicating the PCB content were observed on the transformer. No evidence of spills or leaks was identified and the transformer appeared in good condition during the Site Reconnaissance.		
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.		