



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

800-890 S. Maple Avenue, Ann Arbor, Michigan 48103

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

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

**PROJECT #** 8207E

**PIC #** MI064

**DATE** February 10, 2014

---

## **1.0 OVERVIEW OF RPCA**

- 1.1 SUMMARY OF REPORT
- 1.2 RPCA EXCEL TOOL
- 1.3 ACKNOWLEDGEMENT SECTIONS

## **2.0 PART 1: PHYSICAL CONDITION ASSESSMENT REPORT COMPARING TRADITIONAL AND GREEN REQUIREMENTS**

- 2.1 ACKNOWLEDGEMENTS OF PART 1: PHYSICAL CONDITION ASSESSMENT REPORT COMPARING TRADITIONAL AND GREEN REQUIREMENTS

## **3.0 PART 2: ENERGY AUDIT**

- 3.1 ACKNOWLEDGEMENTS OF PART 2: ENERGY AUDIT

## **4.0 PART 3: UTILITY CONSUMPTION BASELINE**

- 4.1 ACKNOWLEDGEMENTS OF PART 3: UTILITY CONSUMPTION BASELINE

## 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 Maple Meadows located at 800-890 S. Maple Road in Ann Arbor, Washtenaw County, Michigan (subject property). The RAD PCA was conducted in accordance with the Department of Housing and Urban Development (HUD) *Rental Assistance Demonstration (RAD): Physical Condition Assessment Statement of Work and Contractor Qualifications*, Version 2, December 2013.

### 1.1 Summary of Report

The following RAD PCA report includes the following parts:

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

### 1.2 RPCA Excel Tool

The completed RPCA Excel Tool was provided to AAHC for the Maple Meadows location.

### 1.3 Acknowledgement Sections

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

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

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

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

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



---

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



---

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

Date: February 10, 2014.

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

---

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

Date: \_\_\_\_\_



**RENTAL ASSISTANCE DEMONSTRATION (RAD):**

# **PART 1: PHYSICAL CONDITION ASSESSMENT**

800-890 South Maple Avenue, Ann Arbor, Michigan 48103

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

**AND**

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

**PROJECT #** 8207E-1-196

**DATE** February 7, 2014  
Revised May 27, 2014

**PIC #**

MI064

---

<b>1.0 EXECUTIVE SUMMARY .....</b>	<b>1</b>
1.1 SUMMARY OF FINDINGS.....	1
1.2 CRITICAL NEEDS SUMMARY .....	1
1.3 PROFESSIONAL EVALUATION(S) RECOMMENDED FOR FURTHER INVESTIGATION.....	1
1.4 OPINIONS OF PROBABLE COST .....	1
1.5 RAD PCA CONSIDERATIONS AND APPROACH .....	2
<b>2.0 INTRODUCTION.....</b>	<b>3</b>
2.1 PURPOSE .....	3
2.2 SCOPE OF SERVICES .....	3
2.3 LIMITATIONS AND EXCEPTIONS .....	4
2.4 USER RELIANCE .....	5
<b>3.0 APPLICABLE CODES, GUIDELINES, AND ACCESSIBILITY STANDARDS.....</b>	<b>6</b>
3.1 BUILDING AND FIRE CODE COMPLIANCE .....	6
3.2 AMERICANS WITH DISABILITY ACT (ADA) AND SECTION 504 UFAS COMPLIANCE.....	6
3.3 FLOODPLAIN .....	7
3.4 SEISMIC ZONE .....	7
3.5 ENVIRONMENTAL CONCERNS.....	7
3.6 GREEN BUILDING STANDARD(S) .....	8
<b>4.0 PROPERTY DESCRIPTION .....</b>	<b>8</b>
4.1 SUBJECT PROPERTY LOCATION .....	8
4.2 SUBJECT PROPERTY CHARACTERISTICS.....	8
4.3 DESCRIPTION OF STRUCTURES AND OTHER IMPROVEMENTS .....	8
<b>5.0 SITE ELEMENTS.....</b>	<b>10</b>
5.1 TOPOGRAPHY.....	10
5.2 STORM WATER DRAINAGE .....	10
5.3 INGRESS AND EGRESS .....	10
5.4 PAVING, CURBING, AND PARKING .....	11
5.5 FLAT WORK.....	12
5.6 LANDSCAPING AND APPURTENANCES .....	12
5.7 RECREATIONAL FACILITIES.....	13
5.8 UTILITIES .....	14
<b>6.0 STRUCTURAL FRAME AND BUILDING ENVELOPE.....</b>	<b>15</b>

---

6.1	FOUNDATION .....	15
6.2	BUILDING FRAME.....	15
6.3	EXTERIOR (ABOVE GRADE) WALLS.....	16
6.4	ROOFING .....	16
6.5	EXTERIOR AND INTERIOR STAIRS .....	17
6.6	PATIO, TERRACE, AND BALCONY .....	18
<b>7.0</b>	<b>INTERIOR ELEMENTS .....</b>	<b>19</b>
7.1	UNIT TYPES AND UNIT MIX/BUILDING AREA .....	19
7.2	COMMON AREAS .....	21
<b>8.0</b>	<b>MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS.....</b>	<b>23</b>
8.1	PLUMBING .....	23
8.2	HEATING.....	24
8.3	AIR CONDITIONING AND VENTILATION .....	25
8.4	ELECTRICAL .....	26
<b>9.0</b>	<b>VERTICAL TRANSPORTATION .....</b>	<b>28</b>
<b>10.0</b>	<b>LIFE SAFETY AND FIRE PROTECTION.....</b>	<b>28</b>
<b>11.0</b>	<b>ADDITIONAL CONSIDERATIONS .....</b>	<b>28</b>
<b>12.0</b>	<b>DOCUMENT REVIEW AND INTERVIEWS .....</b>	<b>29</b>
12.1	DOCUMENT REVIEW .....	29
12.2	INTERVIEWS .....	29
<b>13.0</b>	<b>OPINIONS OF PROBABLE COST .....</b>	<b>29</b>
<b>14.0</b>	<b>SIGNATURES.....</b>	<b>29</b>

**FIGURES**

Figure 1 .....	Subject Property Location Map
Figure 2 .....	Topographic Location Map



---

**APPENDICES**

Appendix A ..... RAD PCA Tool  
Appendix B ..... Reconnaissance Photographs  
Appendix C ..... Municipal Records  
Appendix D ..... FEMA Floodplain Map  
Appendix E ..... Form 4.4 Environmental Restrictions Checklist

## 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 "Maple Meadows" located at 800-890 South Maple Road in Ann Arbor, Washtenaw County, Michigan (subject property).

The site visit was conducted on May 9, 2013.

This low-rise residential complex consists of five, 2-story buildings, housing a total of 47,050 gross SF (30,485 tenant gross SF) and 29 apartments. The building was constructed in 1970. A community center was added to a converted three bedroom unit (an approximately 820 SF addition) in 1990.

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

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

Given the nature of the property's use, and because no significant alterations have been documented since 2001, 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 "Maple Meadows" located at 800-890 South Maple Road in Ann Arbor, Washtenaw County, Michigan (subject property).

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

### 2.1 Purpose

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

### 2.2 Scope of Services

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

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

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

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

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

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

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

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

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

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

### 2.3 Limitations and Exceptions

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

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

## 2.4 User Reliance

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

## 3.0 APPLICABLE CODES, GUIDELINES, AND ACCESSIBILITY STANDARDS

### 3.1 Building and Fire Code Compliance

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

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

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

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

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

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

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

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

The subject property was first occupied in the early-1970s (prior to 1991). As such, it is required to comply with provisions for existing buildings in Section 504/UFAS and under the FHA. AKT Peerless believes that this property is in compliance with these standards. AKT Peerless conducted a limited visual observation for ADA and accessibility compliance. Provisions appear to have been made to the property to account for ADA and accessibility requirements. The property has taken Readily Achievable Measures to remove barriers from the property, including one handicap accessible parking space and a community center that is equipped with a wheelchair ramp and handicap accessible bathroom. Regardless of age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

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

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

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

### 3.3 Floodplain

AKT Peerless reviewed a Flood Insurance Rate Map (FIRM), published by the Federal Emergency Management Agency (FEMA), to determine if the subject property is located within a 100-year flood zone. According to review of Panel 244 of 585, Community Panel 26161C0244E, dated April 3, 2012, none of the subject property is located within a 100-year flood zone or within the 500-year floodplain. A copy of the Flood Insurance Rate Map of the general project area is provided as Appendix D.

### 3.4 Seismic Zone

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

### 3.5 Environmental Concerns

AKT Peerless conducted a limited visual survey during the walk-through and no directly observed potential on-site environmental hazards were observed. A lead based paint (LBP) survey of the subject property was completed in May of 2013 by American Environmental Consultants, LLC (AEC). Results indicated LBP was not identified at the property. An Asbestos Containing Material Survey was conducted in May and June of 2013 by AEC. The following asbestos containing materials were identified:

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

Radon testing was completed in June 2013 by Compliance, Inc. A total of 32 radon samplers were placed in all units. Radon was not detected at levels above U.S. EPA's recommended action level for radon mitigation (4 pCi/l) in any of the areas tested at Maple Meadows.

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

AKT Peerless has completed Section 3.5 Environmental Concerns and the Environmental Restrictions Checklist based on a limited visual survey during the walk-through and environmental reports conducted by ERG, AEC and Compliance, Inc. Please refer to Appendix E for a copy of Form 4.4 Environmental Restrictions Checklist.



**3.6 Green Building Standard(s)**

AKT Peerless investigated opportunities to improve energy efficiency, maximize water efficiency, use re-used and recycled materials where practical, safeguard the indoor air quality of the property, be of less harm to the environment generally, and remove/re-use replaced materials and construction debris appropriately.

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

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

**4.0 PROPERTY DESCRIPTION**

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

**4.1 Subject Property Location**

The subject property is located at 800-890 South Maple Road in Ann Arbor, Washtenaw County, Michigan. The subject property is owned by AAHC and is improved with five, 2-story buildings. The site area is approximately 3.43 acres. Construction of the property was completed in 1970. A community center was constructed on the northern portion of one of the buildings in 2001.

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

**4.2 Subject Property Characteristics**

The subject property includes five, 2-story affordable housing residential apartment buildings commonly known as Maple Meadows. The interior of the subject property consists of 10 two bedroom apartment units, 14 three bedroom apartments, and 5 four bedroom apartments. Common areas consist of a community center located within one of the buildings. The vacancy rate for this property over the period July 2010-Feb 2013 was less than 6.6% and was only 3.0% 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: Maple Meadows**

<b>Total Leasable Area</b>	30,485 square feet
<b>Structure</b>	Standard wood frame construction
<b>Exterior Wall</b>	Brick Veneer, vinyl siding, and decorative concrete board

<b>Roof</b>	Asphalt shingle roofs
<b>Foundation</b>	Poured concrete
<b>HVAC</b>	Individual gas fired furnaces; no AC at tenant units
<b>Electrical</b>	Pole-mounted transformers
<b>Vertical Transportation</b>	None

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

Quantity	Type	Gross Floor Area (Square Feet)
10	2 Bedroom / 1 Bathroom	1,200
9	3 Bedroom / 1 Bathroom (Type A Unit)	1,640
5	3 Bedroom / 1 Bathroom (Type D Unit)	1,800
5	4 Bedroom / 2 Bathroom	1,930

No additional structures are located on the subject property.

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

Unit/Floor	Type	Units Observed
10	2 Bedroom / 1 Bathroom	802, 882
9	3 Bedroom / 1 Bathroom (Type A Unit)	890
5	3 Bedroom / 1 Bathroom (Type D Unit)	804, 884
5	4 Bedroom / 1.5 Bathroom	826, 886

## 5.0 SITE ELEMENTS

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

### 5.1 Topography

According to the USGS' Topographic Map of the Ann Arbor West, Michigan Quadrangle, which was published in 2011, the subject property is situated between approximately 970 and 1,000 feet above the National Geodetic Vertical Datum (NGVD). The subject property's topography slopes to the southeast.

### 5.2 Storm Water Drainage

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

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

#	Item	Recommended	Already Exists	Appears Infeasible	Comments/Notes
<b>3: Site Improvements</b>					
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 South Maple Road to the east. Each tenant unit has two entrances, located on either side of the respective building. Entries to each unit are elevated and utilize concrete steps. Cast-in-place concrete walkways, located throughout the subject property, connect the subject buildings. The community center, a public facility is accessed through the same cast-in-place concrete network.

***Assessment:***

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

***Recommendation:***

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

**Green Building Alternatives/Considerations:**

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

**5.4 Paving, Curbing, and Parking**

**Description:**

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

**Assessment:**

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

The subject property is equipped with approximately 39 parking spaces, including four handicap accessible parking spaces.

**Recommendation:**

Repair, patch and sealcoat parking area is recommended as a rehab item. Continued maintenance of paved areas is recommended. In addition, capital reserves should be considered for future maintenance, and/or replacement and repair of paved, future maintenance, and/or replacement and repair of paved areas. Please refer to the attached Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

**Green Building Alternatives/Considerations:**

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

## 5.5 Flat Work

### **Description:**

The pedestrian walkways associated with the subject property consist of cast-in-place concrete construction. Entrances to tenant units have a cast-in-place concrete step. In addition, the solid waste disposal containers located west of the parking lot are located on a cast-in-place concrete pad.

### **Assessment:**

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

### **Recommendation:**

Repair and maintain broken concrete walkways around the subject property to avoid continued degradation and a possible trip hazard are recommended as rehab items. Please refer to the attached Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

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

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

## 5.6 Landscaping and Appurtenances

### **Description:**

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

The subject property is serviced by a private waste disposal company by a series of solid waste containers, which are located west of the parking lot on a cast-in-place concrete pad. A wooden enclosure area is associated with these containers.

### **Assessment:**

Vegetation appeared to be in a normal, early-spring state of growth, although areas of bare soil were observed throughout the subject property, in engineered planters and vegetated areas. Solid waste appeared to be handled and stored in an appropriate manner. The wooden enclosure area associated with the solid waste disposal containers was observed to be in fair condition.

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

**Recommendation:**

Installation of additional signage (accessibility, entry, and/or directional) is recommended as a rehab item. 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
<b>3: Site Improvements</b>					
3.4	Landscaping	X			Replace only those areas with site work being done (50% native)

**5.7 Recreational Facilities**

**Description:**

A community center is located on the northern end of one of the tenant buildings (located at 880 South Maple Road, Building “D”).

**Assessment:**

The recreational facilities service the tenants of the subject property. The community center consists of a renovated three-bedroom apartment and an 820 square foot multi-purpose room addition completed in approximately 2001. The community center was observed to be well-maintained and in good to fair condition.

**Recommendation:**

Continued maintenance of fixtures associated with these areas (i.e. couches, tables, chairs, sinks, refrigerators, etc.) is recommended. Please refer to the attached Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

**Green Building Alternatives/Considerations:**

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

## 5.8 Utilities

### **Description:**

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

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

### **Assessment:**

All utilities appear to be adequately servicing the subject property. However, the subject building experiences plumbing issues associated with potable water and sanitary sewer drainage.

### **Recommendation:**

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

## 6.0 STRUCTURAL FRAME AND BUILDING ENVELOPE

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

### 6.1 Foundation

**Description:**

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

**Assessment:**

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

**Recommendation:**

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

**Green Building Alternatives/Considerations:**

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

### 6.2 Building Frame

**Description:**

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

**Assessment:**

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

**Recommendation:**

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

**Green Building Alternatives/Considerations:**

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



### 6.3 Exterior (Above Grade) Walls

**Description:**

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

**Assessment:**

Tuck pointing of the masonry veneer was completed in 2012. The concrete board, steel entry doors, and sliding double-paned vinyl windows generally appeared to be in good condition. However, the screen doors, vinyl siding, and porches are beyond their EUL and/or damaged. In addition, some mortar associated with the masonry veneer was observed to be missing.

**Recommendation:**

Replacement of damaged or dated screen doors and vinyl siding are recommended as rehab items. In addition, replacement of exterior doors and thresholds with insulated panel door systems is recommended as a rehab item. Continued maintenance of windows and doors is recommended. In addition, capital reserves should be considered for future cleaning and/or re-caulking of the building exteriors.

**Green Building Alternatives/Considerations:**

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

### 6.4 Roofing

**Description:**

The roofs are gabled, asphalt shingle roofs. The roofs slope to aluminum gutters affixed to the buildings. According to building permits reviewed, the roofs were replaced in 2008 and 2009. Repairs to the roof are conducted as needed and no leaks were reported by maintenance personnel. No evidence of leaks were observed.

Storm water runoff from the roof is directed to below grade piping that leads to catch basins that discharge the storm water into the municipal system.

**Assessment:**

The roof system appeared to be in good condition with no obvious evidence of leaks; however, the roof is nearing its EUL.

**Recommendation:**

Replacement of the existing roof with standing seam metal roofs, aluminum gutters and downspouts is recommended as rehab item. Capital reserves should be considered for future maintenance and/or replacement of the roofing system. Please refer to the attached Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

**Green Building Alternatives/Considerations:**

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

**6.5 Exterior and Interior Stairs**

**Description:**

Two sets of stairwells constructed of wood are located in each tenant unit. In addition, a concrete step is located at each tenant entry door. Additional concrete steps are located throughout the sidewalk areas connecting the subject buildings.

**Assessment:**

In general, interior stairs appeared to be in fair condition; however, some of the stair treads leading from the tenant unit basements to the first floor were observed to be separating from their associated stringers.

Exterior stairs appeared to be in good to fair condition and no deficiencies were noted.

**Recommendation:**

Repair of 80 percent of the interior stairwells is recommended as a rehab item. Continued maintenance of stairways is recommended. Please refer to the attached Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

**Green Building Alternatives/Considerations:**

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

**6.6 Patio, Terrace, and Balcony**

**Description:**

The subject building has 20 porches associated with dwelling units. These porches are wood framed and contain asphalt-shingle roofs.

**Assessment:**

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

**Recommendation:**

Replacement of the entry canopy frames is recommended as a rehab item. Continued maintenance of the porches is recommended. Please refer to the attached Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

**Green Building Alternatives/Considerations:**

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

## 7.0 INTERIOR ELEMENTS

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

### 7.1 Unit Types and Unit Mix/Building Area

***Description:***

Maple Meadows has 10 two bedroom, one bathroom apartments, 15 three bedroom, one bathroom apartments, and five four bedroom, two bathroom apartments. The dwelling units have not been for handicap accessibility (i.e. grab bars in the bathrooms, wheelchair accessible, etc.). According to facility personnel, all of the dwelling units were occupied as of the date of the site inspection.

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

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

Each unit contains a series of appliances including:

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

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

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

***Assessment:***

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

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

The painted surfaces in almost all the units need repainting.

**Recommendation:**

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

- replace majority of the kitchen cabinets
- replace receptacles with ground fault circuit interrupters, where needed
- replace/install medicine cabinets and vanities in bathrooms, where needed
- replace unit closet doors and hardware
- replace 70-percent of the interior doors and hardware
- replace 25-percent of the kitchen flooring
- replace 40-percent of the bathroom flooring
- paint 100-percent of the units and common areas
- replace 100-percent of the refrigerators
- replace 100-percent of counter tops and sinks
- remove 100-percent of the garbage disposals
- replace 100-percent of the cooking ranges
- replace 100-percent of the bathroom fans and exhaust venting
- install additional attic insulation to increase R-value to R-49

Additionally, preparing and performing asbestos abatement in areas specified in Section 3.5 and integrating pest management control upgrades are recommended as rehab items. Continued maintenance of finishes and fixtures in dwelling units is recommended. In addition, capital reserves are included for future maintenance and/or replacement of remaining finishes and fixtures. Please refer to the attached Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

**Green Building Alternatives/Considerations:**

#	Item	Recommended	Already Exists	Appears Infeasible	Comments/Notes
<b>5: Energy Efficiency</b>					
5.4	ENERGY STAR Appliances	X			For all applicable appliances
<b>6: Materials Beneficial to the Environment</b>					
6.1	Low/No VOC Paints and Primers	X			On all paintable surfaces
6.2	Low/No VOC Adhesives and Sealants	X			Should be pursued when feasible
6.6	Recycled Content Material	X			Composite and Recycled Content materials available for many interior components - cost may limit product selection
6.7	Regional Material Selection			x	Should be pursued when feasible
6.8	Certified, Salvaged, and Engineered Wood Products	X			Applicable to Kitchen and Bath improvements and replacements
<b>7: Healthy Living Environment</b>					
7.1	Composite Wood Products that Emit Low/No Formaldehyde	X			Applicable to Kitchen and Bath improvements and replacements
7.2	Environmentally Preferable Flooring	X			Strategic/limited use of carpet

7.3	Environmentally Preferable Flooring: Alternative Sources			X	Non-vinyl, non-carpet floor coverings on all floors - may be cost prohibitive and difficult for sound control
7.9b	Mold Prevention: Surfaces	X			Use materials w/durable, cleanable surfaces in Kitchens and Bathrooms
7.9c	Mold Prevention: Tub and Shower Enclosures	X			Use moisture resistant drywall (non-paper faced)

## 7.2 Common Areas

### **Description:**

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

### **Assessment:**

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

### **Recommendation:**

Replacement or repair of the resilient floor tiles is recommended as a rehab item. Continued maintenance of finishes in common areas is recommended over the term. In addition, capital reserves should be considered for future maintenance and/or replacement of finishes in these areas. Please refer to the attached Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

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

#	Item	Recommended	Already Exists	Appears Infeasible	Comments/Notes
5.4	ENERGY STAR Appliances	X			For all applicable appliances
<b>6: Materials Beneficial to the Environment</b>					
6.1	Low/No VOC Paints and Primers	X			On all paintable surfaces
6.2	Low/No VOC Adhesives and Sealants	X			Should be pursued when feasible
6.6	Recycled Content Material	X			Composite and Recycled Content materials available for many interior components - cost may limit product selection
6.7	Regional Material Selection			X	Should be pursued when feasible
6.8	Certified, Salvaged, and Engineered Wood Products	X			Applicable to Kitchen and Bath improvements and replacements
<b>7: Healthy Living Environment</b>					

7.1	Composite Wood Products that Emit Low/No Formaldehyde	X			Applicable to Kitchen and Bath improvements and replacements
7.2	Environmentally Preferable Flooring	X			Strategic/limited use of carpet
7.3	Environmentally Preferable Flooring: Alternative Sources			X	Non-vinyl, non-carpet floor coverings on all floors - may be cost prohibitive and difficult for sound control
7.9b	Mold Prevention: Surfaces	X			Use materials w/durable, cleanable surfaces in Kitchens and Bathrooms
7.9c	Mold Prevention: Tub and Shower Enclosures	X			Use moisture resistant drywall (non-paper faced)

## 8.0 MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS

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

### 8.1 Plumbing

**Description:**

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

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

Individual tenant units have porcelain toilets, sinks, and tubs. Tub surrounds are tile. Kitchen fixtures include stainless steel sinks. The faucet fixtures are generally chrome plated steel. Two sumps are located on the subject property in the community center and in tenant unit #860.

**Assessment:**

The plumbing system is operational, with sufficient water pressure at the time of inspection. Low flow shower heads and low flow faucets in tenant unit kitchens have been installed at the subject property. However; some issues with water and sanitary systems have been reported due to these systems supplying pairs of units. In addition, maintenance staff indicated the fittings on the sump pumps, although installed in 2012, regularly fail causing the pumps to run continuously.

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

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

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

**Recommendation:**

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

- Repair failed sump pumps
- Replace vinyl tub surrounds
- Replace domestic hot water heaters with energy efficient units
- Replace sinks, faucets and valves in kitchens and bathrooms
- Replace in-unit shower valves and heads with low-flow options
- Replace all toilets with low-flow options
- Decommission existing underslab sanitary and stack and install new elevated sanitary system with cleanouts



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

**8.2 Heating**

**Description:**

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

The majority of these units appear to have been installed in 2001 and are considered standard efficiency units. Each furnace appears to be controlled by one non-programmable thermostat.

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

**Assessment:**

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

**Recommendation:**

Replacement of the furnaces with energy efficient units at EUL is recommended as a rehab item. New units installed should comply with Air Conditioning Contractors of America (ACCA) Manual J sizing requirements. Please refer to the attached Capital Needs Input, 20 Year Detail, 20 Year Schedule and Rehab Specifications for additional information on condition, rehab costs and capital reserves.

**Green Building Alternatives/Considerations:**

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

**8.3 Air Conditioning and Ventilation**

**Description:**

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

**Assessment:**

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

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

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

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

**Recommendation:**

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

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

**Green Building Alternatives/Considerations:**

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

## 8.4 Electrical

**Description:**

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

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

Exterior consists of 35 Watt to 50 Watt high pressure sodium wall-mounted porch light (60 total) and 150W HID wall-pack security lighting (10 total). HID technology is considered standard efficiency and can be upgraded. The lighting appears to be operated by photo-sensors.

There are five (5) light poles on site, providing additional site lighting. These poles are estimated to house 250W metal halide HID lamps (1 each). This technology can be replaced with more efficient alternatives.

Security cameras are located on the exterior of some of the subject buildings. The security system is discussed in further detail in Section 9.0.

**Assessment:**

Following the RPCA investigation, Process Results completed an electrical review of the buildings to ensure that the system was adequate to meet the overall needs of the building. Some tenant unit

switches are nearing their EUL and no longer function properly. Additional tenant unit fixtures (panels, lights, and outlets) show signs of wear and tear, and are at or beyond the EUL.

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

**Recommendation:**

The electrical improvements include the following:

- Replacement of existing power panel
- Replacement of all light fixtures with energy efficient fixtures and lamps
- Installation of new electrical outlets for new or upgraded appliances and/or equipment
- Replacement of all damaged and/or painted receptacles and switches

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

**Green Building Alternatives/Considerations:**

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

## 9.0 VERTICAL TRANSPORTATION

There is no vertical transportation at the subject property.

## 10.0 LIFE SAFETY AND FIRE PROTECTION

### ***Description:***

A fire hydrant is located on the subject property at the northwest corner of South Maple Road and Russell Street. Each tenant unit should be equipped with smoke detectors and carbon monoxide detectors.

### ***Assessment:***

Most of the tenant unit smoke detectors were missing or at the EUL. Upon observation, the AAHC was notified and both smoke detectors and carbon monoxide detectors have been installed in the appropriate locations.

### ***Recommendation:***

Routine maintenance of smoke and carbon monoxide detectors in each unit is recommended.

## 11.0 ADDITIONAL CONSIDERATIONS

No additional considerations were included as part of this RPCA.

The RPCA also included an environmental review (reference form), pest inspection, energy audit, etc. (check RPCA guidelines and reference) Copies of reports documenting these activities are provided under separate cover.

## 12.0 DOCUMENT REVIEW AND INTERVIEWS

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

### 12.1 Document Review

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

### 12.2 Interviews

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

## 13.0 OPINIONS OF PROBABLE COST

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

## 14.0 SIGNATURES

Prepared by:



---

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

Reviewed by:



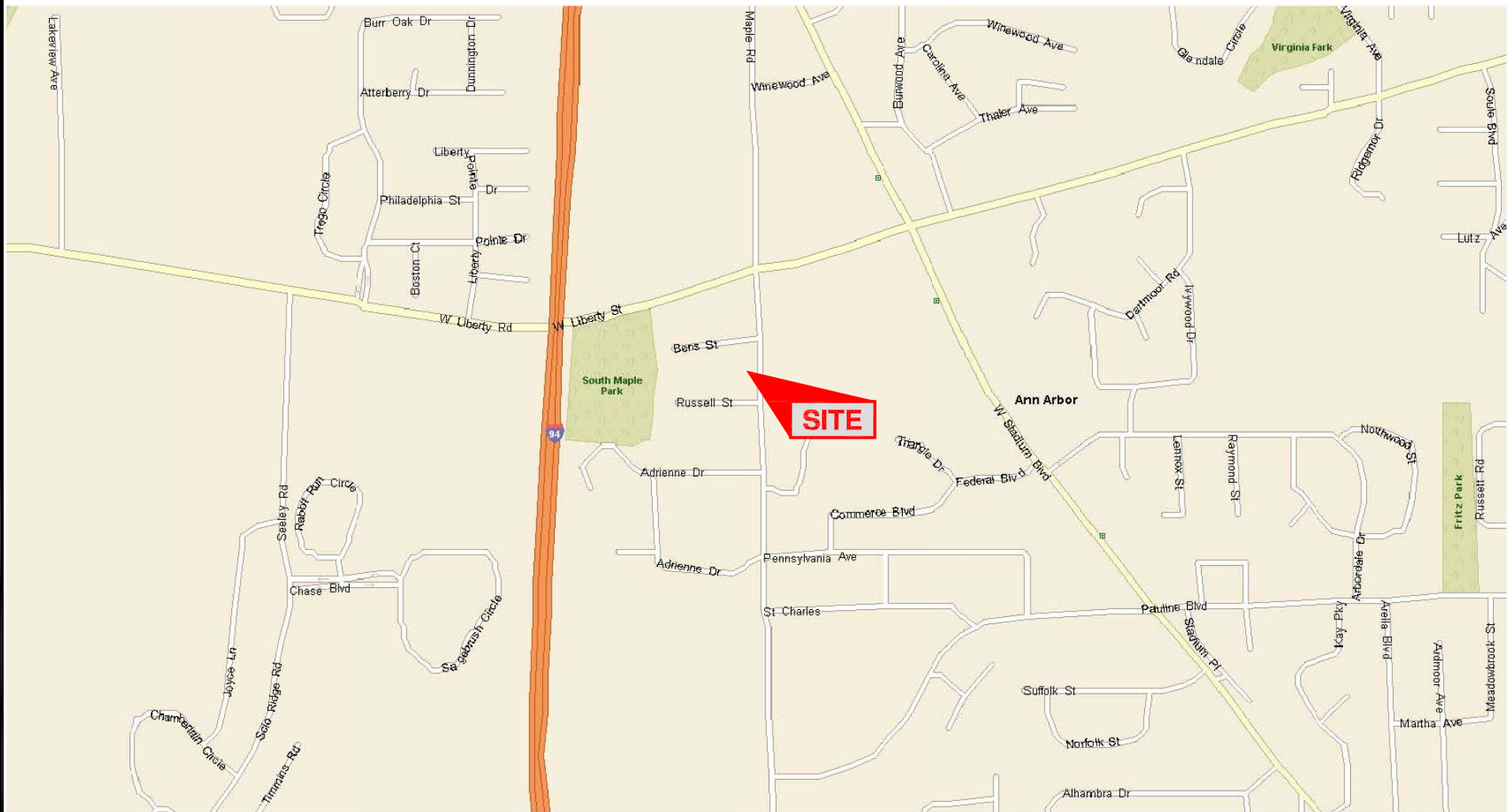
---

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



## Figures





ILLINOIS

MICHIGAN  
www.aktpeerless.com

OHIO

**SUBJECT PROPERTY LOCATION MAP**

MAPLE MEADOWS  
800 - 890 SOUTH MAPLE ROAD  
ANN ARBOR, MICHIGAN  
PROJECT NUMBER : 8207E-1-196

**LEGEND**



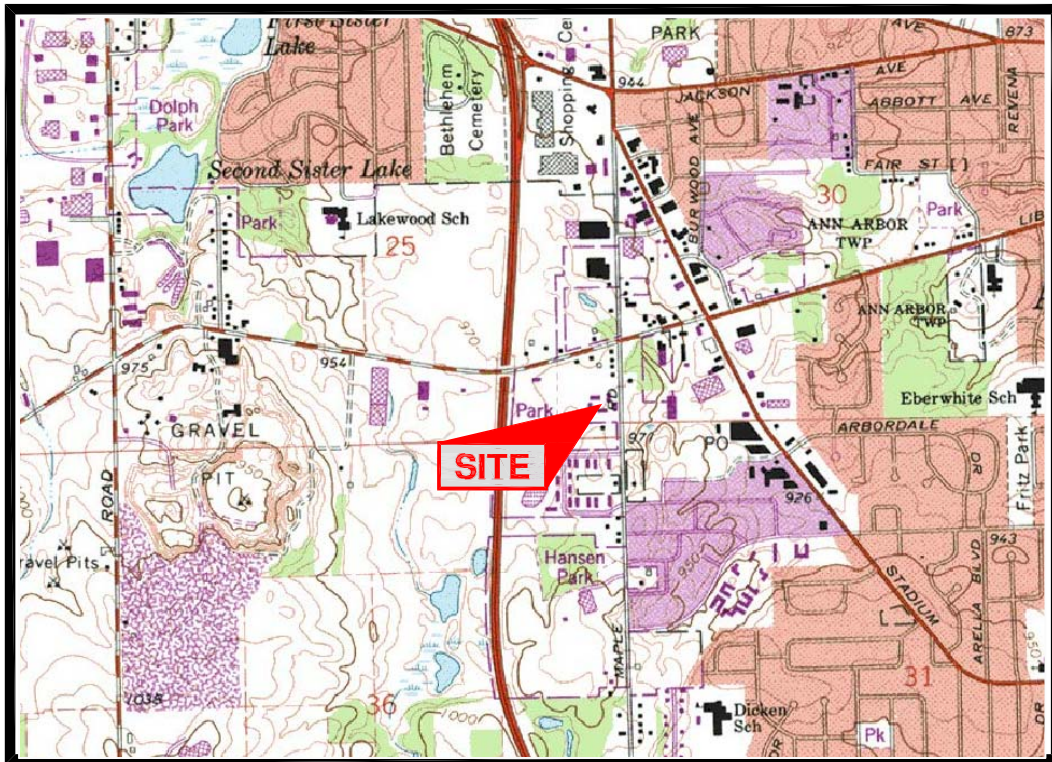
DRAWN BY: JWB  
DATE: 2/4/2014

FIGURE 1

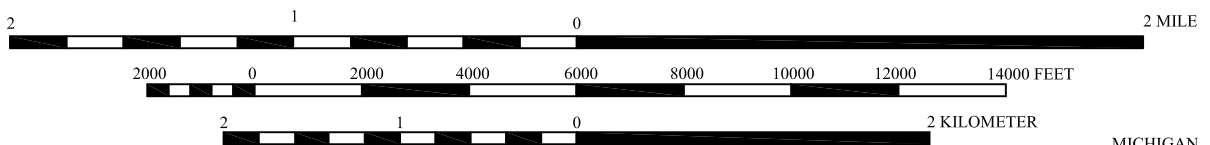
# ANN ARBOR EAST QUADRANGLE

MICHIGAN - WASHTENAW COUNTY

7.5 MINUTE SERIES (TOPOGRAPHIC)

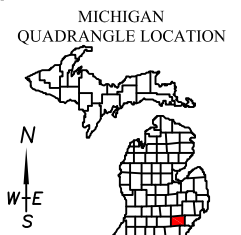


T.2 S. - R.6 E.



CONTOUR INTERVAL 5 FEET  
DATUM IS MEAN SEA LEVEL

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



**AKTPEERLESS**

ILLINOIS MICHIGAN OHIO  
www.aktpeerless.com

TOPOGRAPHIC LOCATION MAP

MAPLE MEADOWS  
800 - 890 SOUTH MAPLE ROAD  
ANN ARBOR, MICHIGAN  
PROJECT NUMBER : 8207E-1-196

DRAWN BY: JWB  
DATE: 2/4/2014

FIGURE 2

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

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





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



*PHOTOGRAPH NO. 2: TYPICAL VIEW OF SUBJECT PROPERTY EXTERIOR*

**AKT** PEERLESS

*RECONNAISSANCE PHOTOGRAPHS*

800-890 SOUTH MAPLE ROAD  
ANN ARBOR, MICHIGAN

TAKEN BY: DLH  
DATE: 05.09.2013

PROJECT NUMBER:  
8207e-1-196



*PHOTOGRAPH NO. 3: TYPICAL VIEW OF WOODEN PRIVACY FENCES*



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

**AKT** PEERLESS

*RECONNAISSANCE PHOTOGRAPHS*

800-890 SOUTH MAPLE ROAD  
ANN ARBOR, MICHIGAN

TAKEN BY: DLH  
DATE: 05.09.2013

PROJECT NUMBER:  
8207e-1-196





*PHOTOGRAPH NO. 5: TYPICAL VIEW OF WOODEN RETAINING WALL*



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

**AKT** PEERLESS

*RECONNAISSANCE PHOTOGRAPHS*

800-890 SOUTH MAPLE ROAD  
ANN ARBOR, MICHIGAN

TAKEN BY: DLH  
DATE: 05.09.2013

PROJECT NUMBER:  
8207e-1-196



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



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

**AKT** PEERLESS

*RECONNAISSANCE PHOTOGRAPHS*

800-890 SOUTH MAPLE ROAD  
ANN ARBOR, MICHIGAN

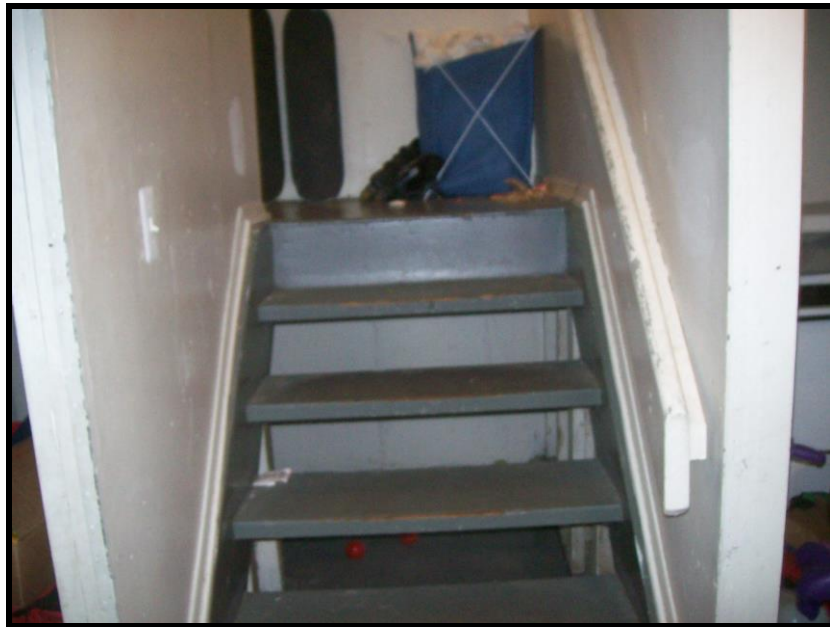
TAKEN BY: DLH  
DATE: 05.09.2013

PROJECT NUMBER:  
8207e-1-196





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



*PHOTOGRAPH NO. 10: TYPICAL VIEW OF BASEMENT STAIRS IN TENANT UNITS*

**AKT** PEERLESS

*RECONNAISSANCE PHOTOGRAPHS*

800-890 SOUTH MAPLE ROAD  
ANN ARBOR, MICHIGAN

TAKEN BY: DLH  
DATE: 05.09.2013

PROJECT NUMBER:  
8207e-1-196



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



*PHOTOGRAPH NO. 12: TYPICAL VIEW OF TENANT UNIT FURNACE*

**AKT** PEERLESS

*RECONNAISSANCE PHOTOGRAPHS*

800-890 SOUTH MAPLE ROAD  
ANN ARBOR, MICHIGAN

TAKEN BY: DLH  
DATE: 05.09.2013

PROJECT NUMBER:  
8207e-1-196



*PHOTOGRAPH NO. 13: TYPICAL VIEW OF DUCTWORK AND JOIST BRACING IN TENANT UNIT BASEMENT*



*PHOTOGRAPH NO. 14: TYPICAL VIEW OF TENANT UNIT KITCHEN*

**AKT** PEERLESS

*RECONNAISSANCE PHOTOGRAPHS*

800-890 SOUTH MAPLE ROAD  
ANN ARBOR, MICHIGAN

TAKEN BY: DLH  
DATE: 05.09.2013

PROJECT NUMBER:  
8207e-1-196





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



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

 **AKT** PEERLESS

*RECONNAISSANCE PHOTOGRAPHS*

800-890 SOUTH MAPLE ROAD  
ANN ARBOR, MICHIGAN

TAKEN BY: DLH  
DATE: 05.09.2013

PROJECT NUMBER:  
8207e-1-196



*PHOTOGRAPH NO. 17: TYPICAL VIEW OF SECOND STORY TENANT UNIT STAIRS*



*PHOTOGRAPH NO. 18: DAMAGED DRYWALL IN TENANT UNIT*

**AKT**PEERLESS

*RECONNAISSANCE PHOTOGRAPHS*

800-890 SOUTH MAPLE ROAD  
ANN ARBOR, MICHIGAN

TAKEN BY: DLH  
DATE: 05.09.2013

PROJECT NUMBER:  
8207e-1-196



*PHOTOGRAPH NO. 19: VIEW OF DAMAGED DRYWALL AND PAINT IN TENANT UNIT*



*PHOTOGRAPH NO. 20: TYPICAL VIEW OF TENANT UNIT THERMOSTAT*

**AKT** PEERLESS

*RECONNAISSANCE PHOTOGRAPHS*

800-890 SOUTH MAPLE ROAD  
ANN ARBOR, MICHIGAN

TAKEN BY: DLH  
DATE: 05.09.2013

PROJECT NUMBER:  
8207e-1-196





*PHOTOGRAPH NO. 21: VIEW OF DAMAGED JOIST BRACING IN TENANT UNIT*



*PHOTOGRAPH NO. 22: VIEW OF DAMAGED ELECTRICAL SWITCH COVER IN TENANT UNIT*

**AKT** PEERLESS

*RECONNAISSANCE PHOTOGRAPHS*

800-890 SOUTH MAPLE ROAD  
ANN ARBOR, MICHIGAN

TAKEN BY: DLH  
DATE: 05.09.2013

PROJECT NUMBER:  
8207e-1-196

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





## CITY OF ANN ARBOR, MICHIGAN

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

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

[www.a2gov.org](http://www.a2gov.org)

### City Clerk

May 9, 2013

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

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

Dear Mr. Hutsell:

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

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

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

Sincerely,

Jacqueline Beaudry  
City Clerk

05/20/2013  
10:49 AM

<b>Permit No.</b>	PM011358	<b>Permit Type</b>	MECHANICAL	<b>Site Address</b>	800 S MAPLE RD ANN ARBOR
<b>Applied</b>	10/17/2001	<b>Applicant</b>	Briggs Daniel		
<b>Approved</b>		<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	10/17/2001	<b>Contractor</b>	Briggs Mechanical Inc		
<b>Parent Permit No.</b>		<b>Description</b>	Replace furnaces in 6 units and air in one		
		<b>Notes</b>			

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
11/05/2001	FINAL	RICH C	Approved	Completed	

05/20/2013  
10:49 AM

<b>Permit No.</b>	PE021742	<b>Permit Type</b>	ELECTRICAL	<b>Site Address</b>	800 S MAPLE RD ANN ARBOR
<b>Applied</b>	12/03/2002	<b>Applicant</b>	Fleming Dennis		
<b>Approved</b>		<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	12/03/2002	<b>Contractor</b>	First Contracting Inc		
<b>Parent Permit No.</b>		<b>Description</b>	Add 2 circuits-1 garbage disposal & 1 basement outlets (3)		
		<b>Notes</b>			

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
01/21/2003	FINAL	LDLB	Approved	Completed	INFO 1/17/2003 DENNIS 517-202-2825 AM PLS ***** insp note 1/22/2003 For 800 S. Maple only-1 occupancy *****



Login  
[Contractor](#)

Search

- [PERMITS](#)
- [PROJECTS](#)
- [CONTRACTORS](#)
- [PARCELS](#)
- [CASE](#)

Actions

[Apply for Permit](#)

**Search Examples:**  
 BLDG10-1234  
 100 N Fifth Av

PERMITS Search

Search Field and operator  
 Address  CONTAINS   
 Search String  
 800 s maple

Details - Permit# PP021665

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

Permit#: PP021665  
 Type: PLUMBING  
 Subtype: PLUMBING  
 Description: Replace 6 water heaters.  
 Additional Info::  
 Status: EXPIRED  
 Applied Date: 10/30/2002  
 Issued Date: 10/30/2002  
 Approved Date:  
 Finaled Date:  
 Expiration Date: 10/30/2003

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

(Double-Click Row for Details)

Permit Number	Address	Contractor Name
BLDG09-1779	800 S MAPLE RD	First Contracting Inc
BLDG09-1781	800 S MAPLE RD	First Contracting Inc
CR0033	800 S MAPLE RD	
MECH11-0533	800 S MAPLE RD	Alltemp Htg & Clg Co Inc
MECH12-0422	800 S MAPLE RD	Haley Mechanical
PE021742	800 S MAPLE RD	First Contracting Inc
PM011358	800 S MAPLE RD	Briggs Mechanical Inc
PP021665	800 S MAPLE RD	Smiths Pumps & Plbg, Inc
PP050260	800 S MAPLE RD	Lang Plumbing

The City of Ann Arbor, MI makes every effort to produce and publish the most current and accurate information possible.  
 No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.  
 Utilization of this website indicates understanding and acceptance of this statement.

The City of Ann Arbor

100 N. Fifth Ave., Ann Arbor, MI 48104

[MUNICIPAL CODE](#) | [PROPERTY TAX INFORMATION](#) | [MOBILE ETRAKIT](#)

[Home](#) | [CONTACT US](#) | [FAQ](#)

Powered by  **CRW** SYSTEMS

05/20/2013  
10:52 AM

<b>Permit No.</b>	PP050260	<b>Permit Type</b>	PLUMBING	<b>Site Address</b>	800 S MAPLE RD ANN ARBOR
<b>Applied</b>	02/22/2005	<b>Applicant</b>	Lang Frederick		
<b>Approved</b>		<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	02/22/2005	<b>Contractor</b>	Lang Plumbing		
<b>Parent Permit No.</b>		<b>Description</b>	T/S vavle and tube walls in each unit		
		<b>Notes</b>			

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
02/25/2005	FINAL	CALVERT JOHN	Approved	Completed	

05/20/2013  
10:46 AM

<b>Permit No.</b>	BLDG09-1779	<b>Permit Type</b>	BUILDING	<b>Site Address</b>	800 S MAPLE RD ANN ARBOR, MI 48103
<b>Applied</b>	09/25/2009	<b>Applicant</b>	First Contracting Inc	<b>Owner</b>	CITY OF ANN ARBOR
<b>Approved</b>	09/25/2009	<b>Contractor</b>	First Contracting Inc	<b>Description</b>	Re-roof
<b>Issued</b>	09/25/2009	<b>Notes</b>			
<b>Parent Permit No.</b>					

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
09/22/2010	**FINAL	RUPPEL BRAD	COMPLIED		
11/16/2009	**FINAL	HANOSH CRAIG	PASS	Etrakit Inspection Request	Notes: Contact Name: Nathan Fleming Site Address: 800 S MAPLE RD Phone: 517-204-5755 Email: wjseeley@yahoo.com

05/20/2013  
10:47 AM

<b>Permit No.</b>	BLDG09-1781	<b>Permit Type</b>	BUILDING	<b>Site Address</b>	800 S MAPLE RD ANN ARBOR, MI 48103
<b>Applied</b>	09/25/2009	<b>Applicant</b>	First Contracting Inc		
<b>Approved</b>	09/25/2009	<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	09/25/2009	<b>Contractor</b>	First Contracting Inc		
<b>Parent Permit No.</b>		<b>Description</b>	Replace Existing Windows		
		<b>Notes</b>			

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
09/22/2010	**FINAL	RUPPEL BRAD	PASS		
11/16/2009	**FINAL	HANOSH CRAIG	FAILED	Etrakit Inspection Request	Notes: Contact Name: Nathan Fleming Site Address: 800 S MAPLE RD Phone: 517-204-5755 Email: wjseeley@yahoo.com (11/16/2009 15:31 HC) no entry / recall inspection





Login  
[Contractor](#)

Search

- [PERMITS](#)
- [PROJECTS](#)
- [CONTRACTORS](#)
- [PARCELS](#)
- [CASE](#)

Actions

- [Apply for Permit](#)
- [Print Inspections](#)

**Search Examples:**  
 BLDG10-1234  
 100 N Fifth Av

### PERMITS Search

Search Field and operator: Address  CONTAINS

Search String: 800 s maple

#### Details - Permit# MECH11-0533

Permit Info	Site Info	Contacts (4)	Inspections (11)	Reviews
-------------	-----------	--------------	------------------	---------

**Permit#:** MECH11-0533  
**Type:** MECHANICAL  
**Subtype:** MECHANICAL  
**Description:** REPLACE 23 FURNACES  
**Additional Info:** (3/21/2011 3:48 PM AMH)  
 #802, 806, 810, 820, 822, 824, 826, 830, 840, 842, 844, 846, 848, 860, 862, 864.  
**Status:** FINALED  
**Applied Date:** 3/21/2011  
**Issued Date:** 3/21/2011  
**Approved Date:** 3/21/2011  
**Finaled Date:** 4/5/2011  
**Expiration Date:** 10/2/2011

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

(Double-Click Row for Details)

Permit Number	Address	Contractor Name
BLDG09-1779	800 S MAPLE RD	First Contracting Inc
BLDG09-1781	800 S MAPLE RD	First Contracting Inc
CR0033	800 S MAPLE RD	
MECH11-0533	800 S MAPLE RD	Alltemp Htg & Clg Co Inc
MECH12-0422	800 S MAPLE RD	Haley Mechanical
PE021742	800 S MAPLE RD	First Contracting Inc
PM011358	800 S MAPLE RD	Briggs Mechanical Inc
PP021665	800 S MAPLE RD	Smiths Pumps & Plbg, Inc
PP050260	800 S MAPLE RD	Lang Plumbing

The City of Ann Arbor, MI makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this website indicates understanding and acceptance of this statement.

The City of Ann Arbor

100 N. Fifth Ave., Ann Arbor, MI 48104

[MUNICIPAL CODE](#) | [PROPERTY TAX INFORMATION](#) | [MOBILE ETRAKIT](#)

[Home](#) | [CONTACT US](#) | [FAQ](#)

Powered by  **CRW** SYSTEMS

05/20/2013  
10:48 AM

<b>Permit No.</b>	MECH12-0422	<b>Permit Type</b>	MECHANICAL	<b>Site Address</b>	800 S MAPLE RD ANN ARBOR, MI 48103
<b>Applied</b>	03/21/2012	<b>Applicant</b>	Haley Mechanical	<b>Owner</b>	CITY OF ANN ARBOR
<b>Approved</b>	03/21/2012	<b>Contractor</b>	Haley Mechanical	<b>Description</b>	Replace H2O Heater
<b>Issued</b>	03/21/2012	<b>Notes</b>			
<b>Parent Permit No.</b>					

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
04/04/2012	**MECH FINAL	PAPPAS VERN	FAILED	eTRAKiT Inspection Request	please call when you are 30 minutes out. 734-216-7766 Contact Name: troy schiller Site Address: 800 S MAPLE RD Phone: (734) 216-7766 e-Mail: tschiller@haleymechanical.com (4/4/2012 9:53 AM VP) 3 SCREWS REQUIRED PER JOINT ON VENT CONNECTOR OF FURNACE TAKEN APART TO INSTALL HWH PAY ADDITIONAL INSPECTION FEE PRIOR TO REINSPECTION
04/24/2012	**MECH FINAL	PAPPAS VERN	PASS	eTRAKiT Inspection Request	please call when you are 30 minutes out Contact Name: Troy Schiller Site Address: 800 S MAPLE RD Phone: (734) 216-7766 e-Mail: tschiller@haleymechanical.com

05/20/2013  
11:08 AM

<b>Permit No.</b>	PE011223	<b>Permit Type</b>	ELECTRICAL	<b>Site Address</b>	810 S MAPLE RD ANN ARBOR
<b>Applied</b>	12/05/2001	<b>Applicant</b>	Schwarz Sam		
<b>Approved</b>		<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	12/05/2001	<b>Contractor</b>	Schwarz, Sam		
<b>Parent Permit No.</b>		<b>Description</b>	Install service for site lighting		
		<b>Notes</b>			

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
12/18/2001	FINAL	LDLB	Approved	Completed	

05/20/2013  
11:09 AM

<b>Permit No.</b>	PE030125	<b>Permit Type</b>	ELECTRICAL	<b>Site Address</b>	810 S MAPLE RD ANN ARBOR
<b>Applied</b>	02/04/2003	<b>Applicant</b>	Fleming Dennis		
<b>Approved</b>		<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	02/04/2003	<b>Contractor</b>	First Contracting Inc		
<b>Parent Permit No.</b>		<b>Description</b>	garbage disposal circuits & basement outlets (3)		
		<b>Notes</b>			

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
02/26/2003	FINAL	BAKER JIM	Approved	Completed	contact info 2/20/2003 Denny-517-349-8272 *****

05/20/2013  
11:08 AM

<b>Permit No.</b>	MECH09-0933	<b>Permit Type</b>	MECHANICAL	<b>Site Address</b>	810 S MAPLE RD ANN ARBOR, MI 48103
<b>Applied</b>	05/22/2009	<b>Applicant</b>	Accurate Comfort Systems LLC		
<b>Approved</b>	05/22/2009	<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	05/22/2009	<b>Contractor</b>	Accurate Comfort Systems LLC		
<b>Parent Permit No.</b>		<b>Description</b>	replace water heater		
		<b>Notes</b>			

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
06/03/2009	**MECH FINAL	PAPPAS VERN	PASS	7347328551	

05/20/2013  
11:07 AM

<b>Permit No.</b>	BLDG09-1786	<b>Permit Type</b>	BUILDING	<b>Site Address</b>	810 S MAPLE RD ANN ARBOR, MI 48103
<b>Applied</b>	09/25/2009	<b>Applicant</b>	First Contracting Inc	<b>Owner</b>	CITY OF ANN ARBOR
<b>Approved</b>	09/25/2009	<b>Contractor</b>	First Contracting Inc	<b>Description</b>	Replace Existing Windows
<b>Issued</b>	09/25/2009	<b>Notes</b>			
<b>Parent Permit No.</b>					

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
09/22/2010	**FINAL	RUPPEL BRAD	COMPLIED		
11/17/2009	**FINAL	RUPPEL BRAD	PASS		
11/16/2009	**FINAL	RUPPEL BRAD	NOT READY	Etrakit Inspection Request	Notes: Contact Name: Nathan Fleming Site Address: 810 S MAPLE RD Phone: 517-204-5755 Email: wjseeley@yahoo.com

05/20/2013  
11:09 AM

<b>Permit No.</b>	PLUM12-0953	<b>Permit Type</b>	PLUMBING	<b>Site Address</b>	810 S MAPLE RD ANN ARBOR, MI 48103
<b>Applied</b>	07/06/2012	<b>Applicant</b>	Perimeter LLC		
<b>Approved</b>	07/06/2012	<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	07/06/2012	<b>Contractor</b>	Wenzel Plumbing		
<b>Parent Permit No.</b>		<b>Description</b>	Footing Drain Disconnect		
		<b>Notes</b>			

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
07/17/2012	**PLM FINAL	RATLIFF DON	CONTRACTOR CANCEL	Call when ready for inspection	Contact Name: Steve Rojeck Site Address: 810 S MAPLE RD RD Phone: (734) 323-5714 e-Mail: perimeterllc@aol.com
	PLM UNDERGROUND	RUSSELL JIM		VOIDED (RWLT 08/15/2012)	Contact Name: Steve Rojeck Site Address: 810 S MAPLE RD RD Phone: (734) 323-5714 e-Mail: perimeterllc@aol.com
	**PLM FINAL	DEFAULT PLUMBING		VOIDED (RWLT 08/15/2012)	Contact Name: Steve Rojeck Site Address: 810 S MAPLE RD RD Phone: (734) 323-5714 e-Mail: perimeterllc@aol.com



05/20/2013  
11:07 AM

<b>Permit No.</b>	ELEC12-0811	<b>Permit Type</b>	ELECTRICAL	<b>Site Address</b>	810 S MAPLE RD ANN ARBOR, MI 48103
<b>Applied</b>	07/11/2012	<b>Applicant</b>	A2 ELECTRIC, LLC		
<b>Approved</b>	07/16/2012	<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	07/16/2012	<b>Contractor</b>	A2 ELECTRIC, LLC		
<b>Parent Permit No.</b>		<b>Description</b>	WIRE SUMP PUMP		
		<b>Notes</b>	(7/16/2012 2:14 PM BA) Put in for full refund on 7/16/12.		

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
07/16/2012	**ELEC FINAL	DEFAULT ELECTRICAL	CONTRACTOR CANCEL	VOIDED (AMH 7/16/2012)	Contact Name: Nathan Richardson Site Address: 810 S MAPLE RD Phone: (734) 834- 1107 e-Mail: a2.electric@yahoo.com

05/20/2013  
11:15 AM

<b>Permit No.</b>	PM011359	<b>Permit Type</b>	MECHANICAL	<b>Site Address</b>	820 S MAPLE RD ANN ARBOR
<b>Applied</b>	10/17/2001	<b>Applicant</b>	Briggs Daniel		
<b>Approved</b>		<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	10/17/2001	<b>Contractor</b>	Briggs Mechanical Inc		
<b>Parent Permit No.</b>		<b>Description</b>	Replace furnaces in 6 units		
		<b>Notes</b>			

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
11/27/2001	FINAL-820 & 824	RICH C	Not Ready	Canceled	
10/31/2001	FINAL	RICH C	Approved	Completed	

05/20/2013  
11:14 AM

<b>Permit No.</b>	PE030126	<b>Permit Type</b>	ELECTRICAL	<b>Site Address</b>	820 S MAPLE RD ANN ARBOR
<b>Applied</b>	02/04/2003	<b>Applicant</b>	Fleming Dennis	<b>Owner</b>	CITY OF ANN ARBOR
<b>Approved</b>		<b>Contractor</b>	First Contracting Inc	<b>Description</b>	820-830
<b>Issued</b>	02/04/2003	<b>Notes</b>			
<b>Parent Permit No.</b>					

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
02/26/2003	FINAL	BAKER JIM	Approved	Completed	contact info 2/20/2003 Denny-517-349-8272 *****

05/20/2013  
11:16 AM

<b>Permit No.</b>	PP050259	<b>Permit Type</b>	PLUMBING	<b>Site Address</b>	820 S MAPLE RD ANN ARBOR
<b>Applied</b>	02/22/2005	<b>Applicant</b>	Lang Frederick		
<b>Approved</b>		<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	02/22/2005	<b>Contractor</b>	Lang Plumbing		
<b>Parent Permit No.</b>		<b>Description</b>	install T/S valve and tube walls in each unit		
		<b>Notes</b>			

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
02/25/2005	FINAL	CALVERT JOHN	Approved	Completed	




Login  
[Contractor](#)

Search

- [PERMITS](#)
- [PROJECTS](#)
- [CONTRACTORS](#)
- [PARCELS](#)
- [CASE](#)

Actions

-  [Apply for Permit](#)

Search Examples:  
 BLDG10-1234  
 100 N Fifth Av

### PERMITS Search

Search Field and operator  
 Address  CONTAINS   
 Search String  
 820 s maple

#### Details - Permit# MECH08-0099

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

Permit#: MECH08-0099  
 Type: MECHANICAL  
 Subtype: MECHANICAL  
 Description: replace water heater in unit 824  
 Additional Info::  
 Status: EXPIRED  
 Applied Date: 6/7/2008  
 Issued Date: 6/7/2008  
 Approved Date: 6/7/2008  
 Finaled Date:  
 Expiration Date: 12/4/2008

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

(Double-Click Row for Details)

Permit Number	Address	Contractor Name
BLDG09-1778	820 S MAPLE RD	First Contracting Inc
BLDG09-1787	820 S MAPLE RD	First Contracting Inc
CR0034	820 S MAPLE RD	
MECH08-0099	820 S MAPLE RD	Fuller Heating Co
MECH10-2528	820 S MAPLE RD	Accurate Comfort Systems LLC
PE030126	820 S MAPLE RD	First Contracting Inc
PM011359	820 S MAPLE RD	Briggs Mechanical Inc
PP021661	820 S MAPLE RD	Smiths Pumps & Plbg, Inc
PP050259	820 S MAPLE RD	Lang Plumbing

The City of Ann Arbor, MI makes every effort to produce and publish the most current and accurate information possible.  
 No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.  
 Utilization of this website indicates understanding and acceptance of this statement.

The City of Ann Arbor

100 N. Fifth Ave., Ann Arbor, MI 48104

[MUNICIPAL CODE](#) | [PROPERTY TAX INFORMATION](#) | [MOBILE ETRAKIT](#)

[Home](#) | [CONTACT US](#) | [FAQ](#)

Powered by  **CRW** SYSTEMS

05/20/2013  
11:11 AM

<b>Permit No.</b>	BLDG09-1778	<b>Permit Type</b>	BUILDING	<b>Site Address</b>	820 S MAPLE RD ANN ARBOR, MI 48103
<b>Applied</b>	09/25/2009	<b>Applicant</b>	First Contracting Inc	<b>Owner</b>	CITY OF ANN ARBOR
<b>Approved</b>	09/25/2009	<b>Contractor</b>	First Contracting Inc	<b>Description</b>	Re-roof
<b>Issued</b>	09/25/2009	<b>Notes</b>			
<b>Parent Permit No.</b>					

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
09/22/2010	**FINAL	RUPPEL BRAD	COMPLIED		
11/16/2009	**FINAL	ROOT TERRY	PASS	Etrakit Inspection Request	Notes: Contact Name: Nathan Fleming Site Address: 820 S MAPLE RD Phone: 517-204-5755 Email: wjseeley@yahoo.com Building roof only Porches not re-roofed Inspection from ground only

05/20/2013  
11:12 AM

<b>Permit No.</b>	BLDG09-1787	<b>Permit Type</b>	BUILDING	<b>Site Address</b>	820 S MAPLE RD ANN ARBOR, MI 48103
<b>Applied</b>	09/25/2009	<b>Applicant</b>	First Contracting Inc	<b>Owner</b>	CITY OF ANN ARBOR
<b>Approved</b>	09/25/2009	<b>Contractor</b>	First Contracting Inc	<b>Description</b>	Replace Existing Windows
<b>Issued</b>	09/25/2009	<b>Notes</b>			
<b>Parent Permit No.</b>					

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
09/22/2010	**FINAL	RUPPEL BRAD	COMPLIED		
11/17/2009	**FINAL	RUPPEL BRAD	PASS		
11/16/2009	**FINAL	RUPPEL BRAD	NOT READY	Etrakit Inspection Request	Notes: Contact Name: Nathan Fleming Site Address: 820 S MAPLE RD Phone: 517-204-5755 Email: wjseeley@yahoo.com



05/20/2013  
11:14 AM

<b>Permit No.</b>	MECH10-2528	<b>Permit Type</b>	MECHANICAL	<b>Site Address</b>	820 S MAPLE RD ANN ARBOR, MI 48103
<b>Applied</b>	12/07/2010	<b>Applicant</b>	Accurate Comfort Systems LLC		
<b>Approved</b>	12/07/2010	<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	12/07/2010	<b>Contractor</b>	Accurate Comfort Systems LLC		
<b>Parent Permit No.</b>		<b>Description</b>	replace water heater		
		<b>Notes</b>			

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
01/26/2011	**MECH FINAL	PAPPAS VERN	PASS	eTRAKiT Inspection Request	Please call 1st Contact Name: Phil Myers Site Address: 820 S MAPLE RD Phone: (734) 732- 8551 e-Mail: myersypsil@AOL.com



Login  
[Contractor](#)

Search

- [PERMITS](#)
- [PROJECTS](#)
- [CONTRACTORS](#)
- [PARCELS](#)
- [CASE](#)

Actions

- [Apply for Permit](#)
- [Print Inspections](#)

**Search Examples:**  
 BLDG10-1234  
 100 N Fifth Av

### PERMITS Search

Search Field and operator  
 Address  CONTAINS   
 Search String  
 830 s maple

#### Details - Permit# PE011224

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

Permit#: PE011224  
 Type: ELECTRICAL  
 Subtype: ELECTRICAL  
 Description: Install service for site lighting  
 Additional Info::  
 Status: FINALED  
 Applied Date: 12/5/2001  
 Issued Date: 12/5/2001  
 Approved Date:  
 Finaled Date: 12/18/2001  
 Expiration Date: 6/17/2002

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

(Double-Click Row for Details)

Permit Number	Address	Contractor Name
BLDG09-1792	830 S MAPLE RD	First Contracting Inc
PE011224	830 S MAPLE RD	Schwarz, Sam

The City of Ann Arbor, MI makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this website indicates understanding and acceptance of this statement.

The City of Ann Arbor

100 N. Fifth Ave., Ann Arbor, MI 48104

[MUNICIPAL CODE](#) | [PROPERTY TAX INFORMATION](#) | [MOBILE ETRAKIT](#)

[Home](#) | [CONTACT US](#) | [FAQ](#)

Powered by CRW SYSTEMS

05/20/2013  
10:53 AM

<b>Permit No.</b>	BLDG09-1792	<b>Permit Type</b>	BUILDING	<b>Site Address</b>	830 S MAPLE RD ANN ARBOR, MI 48103
<b>Applied</b>	09/25/2009	<b>Applicant</b>	First Contracting Inc		
<b>Approved</b>	09/25/2009	<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	09/25/2009	<b>Contractor</b>	First Contracting Inc		
<b>Parent Permit No.</b>		<b>Description</b>	Replace Existing Windows		
		<b>Notes</b>			

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
09/22/2010	**FINAL	RUPPEL BRAD	COMPLIED		
11/17/2009	**FINAL	RUPPEL BRAD	PASS	Etrakit Inspection Request	Notes: Contact Name: Nathan Fleming Site Address: 830 S MAPLE RD Phone: 517-204-5755 Email: wjseeley@yahoo.com

05/20/2013  
11:19 AM

<b>Permit No.</b>	PM011360	<b>Permit Type</b>	MECHANICAL	<b>Site Address</b>	840 S MAPLE RD ANN ARBOR
<b>Applied</b>	10/17/2001	<b>Applicant</b>	Briggs Daniel		
<b>Approved</b>		<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	10/17/2001	<b>Contractor</b>	Briggs Mechanical Inc		
<b>Parent Permit No.</b>		<b>Description</b>	Replace furnace in 6 units		
		<b>Notes</b>			

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
	FINAL-840 & 844	DEFAULT MECHANICAL		Scheduled	
10/31/2001	FINAL	RICH C	Approved	Completed	



Login  
[Contractor](#)

Search

- [PERMITS](#)
- [PROJECTS](#)
- [CONTRACTORS](#)
- [PARCELS](#)
- [CASE](#)

Actions

[Apply for Permit](#)

**Search Examples:**  
 BLDG10-1234  
 100 N Fifth Av

PERMITS Search

Search Field and operator  
 Address  CONTAINS   
 Search String  
 840 s maple

Details - Permit# PP021662

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

Permit#: PP021662  
 Type: PLUMBING  
 Subtype: PLUMBING  
 Description: Replace 6 water heaters.  
 Additional Info::  
 Status: EXPIRED  
 Applied Date: 10/30/2002  
 Issued Date: 10/30/2002  
 Approved Date:  
 Finaled Date:  
 Expiration Date: 10/30/2003

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

(Double-Click Row for Details)

Permit Number	Address	Contractor Name
BLDG09-1780	840 S MAPLE RD	First Contracting Inc
BLDG09-1793	840 S MAPLE RD	First Contracting Inc
CR0035	840 S MAPLE RD	
PE030127	840 S MAPLE RD	First Contracting Inc
PM011360	840 S MAPLE RD	Briggs Mechanical Inc
PP021662	840 S MAPLE RD	Smiths Pumps & Plbg, Inc
PP050261	840 S MAPLE RD	Lang Plumbing

The City of Ann Arbor, MI makes every effort to produce and publish the most current and accurate information possible.  
 No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.  
 Utilization of this website indicates understanding and acceptance of this statement.

The City of Ann Arbor

100 N. Fifth Ave., Ann Arbor, MI 48104

[MUNICIPAL CODE](#) | [PROPERTY TAX INFORMATION](#) | [MOBILE ETRAKIT](#)

[Home](#) | [CONTACT US](#) | [FAQ](#)

Powered by  CRW SYSTEMS

05/20/2013  
11:19 AM

<b>Permit No.</b>	PE030127	<b>Permit Type</b>	ELECTRICAL	<b>Site Address</b>	840 S MAPLE RD ANN ARBOR
<b>Applied</b>	02/04/2003	<b>Applicant</b>	Fleming Dennis	<b>Owner</b>	CITY OF ANN ARBOR
<b>Approved</b>		<b>Contractor</b>	First Contracting Inc	<b>Description</b>	840-850
<b>Issued</b>	02/04/2003	<b>Notes</b>			
<b>Parent Permit No.</b>					

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
02/26/2003	FINAL	BAKER JIM	Approved	Completed	contact info 2/20/2003 Denny-517-349-8272 *****

05/20/2013  
11:20 AM

<b>Permit No.</b>	PP050261	<b>Permit Type</b>	PLUMBING	<b>Site Address</b>	840 S MAPLE RD ANN ARBOR
<b>Applied</b>	02/22/2005	<b>Applicant</b>	Lang Frederick		
<b>Approved</b>		<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	02/22/2005	<b>Contractor</b>	Lang Plumbing		
<b>Parent Permit No.</b>		<b>Description</b>	install T/S valve and tubs walls in each unit.		
		<b>Notes</b>			

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
02/25/2005	FINAL	IVORY SIMS	Approved	Completed	



05/20/2013  
11:17 AM

<b>Permit No.</b>	BLDG09-1780	<b>Permit Type</b>	BUILDING	<b>Site Address</b>	840 S MAPLE RD ANN ARBOR, MI 48103
<b>Applied</b>	09/25/2009	<b>Applicant</b>	First Contracting Inc		
<b>Approved</b>	09/25/2009	<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	09/25/2009	<b>Contractor</b>	First Contracting Inc		
<b>Parent Permit No.</b>		<b>Description</b>	Re-roof		
		<b>Notes</b>			

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
09/22/2010	**FINAL	RUPPEL BRAD	PASS		

05/20/2013  
11:18 AM

<b>Permit No.</b>	BLDG09-1793	<b>Permit Type</b>	BUILDING	<b>Site Address</b>	840 S MAPLE RD ANN ARBOR, MI 48103
<b>Applied</b>	09/25/2009	<b>Applicant</b>	First Contracting Inc		
<b>Approved</b>	09/25/2009	<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	09/25/2009	<b>Contractor</b>	First Contracting Inc		
<b>Parent Permit No.</b>		<b>Description</b>	Replace Existing Windows		
		<b>Notes</b>			

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
09/22/2010	**FINAL	RUPPEL BRAD	COMPLIED		
11/17/2009	**FINAL	RUPPEL BRAD	PASS		

05/20/2013  
10:55 AM

<b>Permit No.</b>	PE011225	<b>Permit Type</b>	ELECTRICAL	<b>Site Address</b>	850 S MAPLE RD ANN ARBOR
<b>Applied</b>	12/05/2001	<b>Applicant</b>	Schwarz Sam		
<b>Approved</b>		<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	12/05/2001	<b>Contractor</b>	Schwarz, Sam		
<b>Parent Permit No.</b>		<b>Description</b>	Install service for site lighting		
		<b>Notes</b>			

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
12/18/2001	FINAL	LDLB	Approved	Completed	

05/20/2013  
10:54 AM

<b>Permit No.</b>	BLDG09-1798	<b>Permit Type</b>	BUILDING	<b>Site Address</b>	850 S MAPLE RD ANN ARBOR, MI 48103
<b>Applied</b>	09/25/2009	<b>Applicant</b>	First Contracting Inc		
<b>Approved</b>	09/25/2009	<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	09/25/2009	<b>Contractor</b>	First Contracting Inc		
<b>Parent Permit No.</b>		<b>Description</b>	Replace Existing Windows		
		<b>Notes</b>			

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
09/22/2010	**FINAL	RUPPEL BRAD	COMPLIED		
11/17/2009	**FINAL	RUPPEL BRAD	PASS		

05/20/2013  
11:25 AM

<b>Permit No.</b>	PM011361	<b>Permit Type</b>	MECHANICAL	<b>Site Address</b>	860 S MAPLE RD ANN ARBOR
<b>Applied</b>	10/17/2001	<b>Applicant</b>	Briggs Daniel		
<b>Approved</b>		<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	10/17/2001	<b>Contractor</b>	Briggs Mechanical Inc		
<b>Parent Permit No.</b>		<b>Description</b>	Replace furnaces in 6 units		
		<b>Notes</b>			

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
	FINAL	DEFAULT MECHANICAL	Scheduled		
10/29/2001	FINAL-864	RICH C	Disapproved	Completed	Fail 10/31/2001 1. Notify tenants of heating inspection 2. Provide housing commission employee to a accpany inspecto on inspection 3. Reschedule inspections for the day you have chosen *****
	FINAL- 860,62,66	DEFAULT MECHANICAL	Scheduled		
10/31/2001	FINAL	RICH C	Approved	Completed	




Login  
[Contractor](#)

Search

- [PERMITS](#)
- [PROJECTS](#)
- [CONTRACTORS](#)
- [PARCELS](#)
- [CASE](#)

Actions

-  [Apply for Permit](#)

**Search Examples:**  
 BLDG10-1234  
 100 N Fifth Av

### PERMITS Search

Search Field and operator  
 Address  CONTAINS

Search String  
 860 s maple

#### Details - Permit# PP021663

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

**Permit#:** PP021663  
**Type:** PLUMBING  
**Subtype:** PLUMBING  
**Description:** Replace 6 water heaters.  
**Additional Info::**  
**Status:** EXPIRED  
**Applied Date:** 10/30/2002  
**Issued Date:** 10/30/2002  
**Approved Date:**  
**Final Date:**  
**Expiration Date:** 10/30/2003

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

(Double-Click Row for Details)

Permit Number	Address	Contractor Name
BLDG08-0946	860 S MAPLE RD	Cefai Builders Inc
BLDG09-1799	860 S MAPLE RD	First Contracting Inc
CR0036	860 S MAPLE RD	
ELEC12-0204	860 S MAPLE RD	A2 ELECTRIC, LLC
PE011226	860 S MAPLE RD	Schwarz, Sam
PE030128	860 S MAPLE RD	First Contracting Inc
PLUM12-0231	860 S MAPLE RD	Wenzel Plumbing
PM011361	860 S MAPLE RD	Briggs Mechanical Inc
PP021663	860 S MAPLE RD	Smiths Pumps & Plbg, Inc
PP050258	860 S MAPLE RD	Lang Plumbing
SOIL09-0139	860 S MAPLE RD	First Contracting Inc

The City of Ann Arbor, MI makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this website indicates understanding and acceptance of this statement.

The City of Ann Arbor

100 N. Fifth Ave., Ann Arbor, MI 48104

[MUNICIPAL CODE](#) | [PROPERTY TAX INFORMATION](#) | [MOBILE ETRAKIT](#)

[Home](#) | [CONTACT US](#) | [FAQ](#)

Powered by  CRW SYSTEMS

05/20/2013  
11:24 AM

<b>Permit No.</b>	PE030128	<b>Permit Type</b>	ELECTRICAL	<b>Site Address</b>	860 S MAPLE RD ANN ARBOR
<b>Applied</b>	02/04/2003	<b>Applicant</b>	Fleming Dennis	<b>Owner</b>	CITY OF ANN ARBOR
<b>Approved</b>		<b>Contractor</b>	First Contracting Inc	<b>Description</b>	860-870
<b>Issued</b>	02/04/2003	<b>Notes</b>			
<b>Parent Permit No.</b>					

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
02/26/2003	FINAL	BAKER JIM	Approved	Completed	contact info 2/20/2003 Denny-517-349-8272 *****



05/20/2013  
11:26 AM

<b>Permit No.</b>	PP050258	<b>Permit Type</b>	PLUMBING	<b>Site Address</b>	860 S MAPLE RD ANN ARBOR
<b>Applied</b>	02/22/2005	<b>Applicant</b>	Lang Frederick		
<b>Approved</b>		<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	02/22/2005	<b>Contractor</b>	Lang Plumbing		
<b>Parent Permit No.</b>		<b>Description</b>	install T/S valve and tube walls in each unit		
		<b>Notes</b>			

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
02/25/2005	FINAL	IVORY SIMS	Approved	Completed	

05/20/2013  
11:21 AM

<b>Permit No.</b>	BLDG08-0946	<b>Permit Type</b>	BUILDING	<b>Site Address</b>	860 S MAPLE RD ANN ARBOR, MI 48103
<b>Applied</b>	09/11/2008	<b>Applicant</b>	Cefai Builders Inc		
<b>Approved</b>		<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	09/11/2008	<b>Contractor</b>	Cefai Builders Inc		
<b>Parent Permit No.</b>		<b>Description</b>	Strip & reroof apt building; 860-870 S Maple		
		<b>Notes</b>			

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
10/02/2008	**FINAL	ROOT TERRY	PASS	Etrakit Inspection Request	Notes: Contact Name: Nancy Cefai Site Address: 860 S MAPLE RD Phone: 248-363- 7546 Email: ncefai@yahoo.com



Login  
[Contractor](#)

Search

- [PERMITS](#)
- [PROJECTS](#)
- [CONTRACTORS](#)
- [PARCELS](#)
- [CASE](#)

Actions

- [Apply for Permit](#)

**Search Examples:**  
 BLDG10-1234  
 100 N Fifth Av

### PERMITS Search

Search Field and operator: Address  CONTAINS  Search String: 860 s maple

#### Details - Permit# SOIL09-0139

Permit Info	Site Info	Contacts (4)	Inspections	Reviews (2)
<p><b>Permit#:</b> SOIL09-0139  <b>Type:</b> SOIL EROSION  <b>Subtype:</b> RESIDENTIAL  <b>Description:</b> [860-870] Remove concrete patio, pour new patio + drain  <b>Additional Info::</b>  <b>Status:</b> CANCELLED  <b>Applied Date:</b> 10/1/2009  <b>Issued Date:</b>  <b>Approved Date:</b>  <b>Final Date:</b>  <b>Expiration Date:</b></p>				

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

(Double-Click Row for Details)

Permit Number	Address	Contractor Name
BLDG08-0946	860 S MAPLE RD	Cefai Builders Inc
BLDG09-1799	860 S MAPLE RD	First Contracting Inc
CR0036	860 S MAPLE RD	
ELEC12-0204	860 S MAPLE RD	A2 ELECTRIC, LLC
PE011226	860 S MAPLE RD	Schwarz, Sam
PE030128	860 S MAPLE RD	First Contracting Inc
PLUM12-0231	860 S MAPLE RD	Wenzel Plumbing
PM011361	860 S MAPLE RD	Briggs Mechanical Inc
PP021663	860 S MAPLE RD	Smiths Pumps & Plbg, Inc
PP050258	860 S MAPLE RD	Lang Plumbing
SOIL09-0139	860 S MAPLE RD	First Contracting Inc

The City of Ann Arbor, MI makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this website indicates understanding and acceptance of this statement.

The City of Ann Arbor

100 N. Fifth Ave., Ann Arbor, MI 48104

[MUNICIPAL CODE](#) | [PROPERTY TAX INFORMATION](#) | [MOBILE ETRAKIT](#)

[Home](#) | [CONTACT US](#) | [FAQ](#)

Powered by  CRW SYSTEMS

05/20/2013  
11:22 AM

<b>Permit No.</b>	BLDG09-1799	<b>Permit Type</b>	BUILDING	<b>Site Address</b>	860 S MAPLE RD ANN ARBOR, MI 48103
<b>Applied</b>	09/25/2009	<b>Applicant</b>	First Contracting Inc		
<b>Approved</b>	09/25/2009	<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	09/25/2009	<b>Contractor</b>	First Contracting Inc		
<b>Parent Permit No.</b>		<b>Description</b>	Replace Existing Windows		
		<b>Notes</b>			

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
09/22/2010	**FINAL	RUPPEL BRAD	COMPLIED		
11/17/2009	**FINAL	RUPPEL BRAD	PASS		

05/20/2013  
11:25 AM

<b>Permit No.</b>	PLUM12-0231	<b>Permit Type</b>	PLUMBING	<b>Site Address</b>	860 S MAPLE RD ANN ARBOR, MI 48103
<b>Applied</b>	03/06/2012	<b>Applicant</b>	Wenzel Plumbing		
<b>Approved</b>	03/06/2012	<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	03/06/2012	<b>Contractor</b>	Wenzel Plumbing		
<b>Parent Permit No.</b>		<b>Description</b>	FOOTING DRAIN DISCONNECT		
		<b>Notes</b>			

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
03/23/2012	**PLM FINAL	LUSSENDEN KEITH PASS		eTRAKiT Inspection Request	thanks Contact Name: steve rojeck Site Address: 860 S MAPLE RD Phone: (734) 323-5714 e-Mail: perimeterllc@aol.com

05/20/2013  
11:23 AM

<b>Permit No.</b>	ELEC12-0204	<b>Permit Type</b>	ELECTRICAL	<b>Site Address</b>	860 S MAPLE RD ANN ARBOR, MI 48103
<b>Applied</b>	03/06/2012	<b>Applicant</b>	A2 ELECTRIC, LLC	<b>Owner</b>	CITY OF ANN ARBOR
<b>Approved</b>	03/06/2012	<b>Contractor</b>	A2 ELECTRIC, LLC	<b>Description</b>	WIRE SUMP PUMP
<b>Issued</b>	03/06/2012	<b>Notes</b>			
<b>Parent Permit No.</b>					

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
03/22/2012	**ELEC FINAL	BAKER JIM	PASS	eTRAKiT Inspection Request	Contact Name: Nathan Richardson Site Address: 860 S MAPLE RD Phone: (734) 834- 1107 e-Mail: a2.electric@yahoo.com

05/20/2013  
10:56 AM

<b>Permit No.</b>	BLDG09-1803	<b>Permit Type</b>	BUILDING	<b>Site Address</b>	870 S MAPLE RD ANN ARBOR, MI 48103
<b>Applied</b>	09/25/2009	<b>Applicant</b>	First Contracting Inc		
<b>Approved</b>	09/25/2009	<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	09/25/2009	<b>Contractor</b>	First Contracting Inc		
<b>Parent Permit No.</b>		<b>Description</b>	Replace Existing Windows		
		<b>Notes</b>			

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
09/22/2010	**FINAL	RUPPEL BRAD	COMPLIED		
11/17/2009	**FINAL	RUPPEL BRAD	PASS		



05/20/2013  
11:00 AM

<b>Permit No.</b>	PE011228	<b>Permit Type</b>	ELECTRICAL	<b>Site Address</b>	880 S MAPLE RD ANN ARBOR
<b>Applied</b>	12/05/2001	<b>Applicant</b>	Schwarz Sam		
<b>Approved</b>		<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	12/05/2001	<b>Contractor</b>	Schwarz, Sam		
<b>Parent Permit No.</b>		<b>Description</b>	Install 100 amp service, install cir. for A/C		
		<b>Notes</b>			

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
12/18/2001	FINAL	LDLB	Approved	Completed	

05/20/2013  
11:02 AM

<b>Permit No.</b>	PM011362	<b>Permit Type</b>	MECHANICAL	<b>Site Address</b>	880 S MAPLE RD ANN ARBOR
<b>Applied</b>	10/17/2001	<b>Applicant</b>	Briggs Daniel		
<b>Approved</b>		<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	10/17/2001	<b>Contractor</b>	Briggs Mechanical Inc		
<b>Parent Permit No.</b>		<b>Description</b>	Replace furnaces in 6 units		
		<b>Notes</b>			

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
11/05/2001	FINAL	RICH C	Approved	Completed	NOTE 11/7/2001 A/C incomplete is for 880 S. Maple *****

05/20/2013  
11:02 AM

<b>Permit No.</b>	PM022641	<b>Permit Type</b>	MECHANICAL	<b>Site Address</b>	880 S MAPLE RD ANN ARBOR
<b>Applied</b>	12/13/2002	<b>Applicant</b>	Handley Jeffrey		
<b>Approved</b>		<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	12/13/2002	<b>Contractor</b>	Handley Jeffrey		
<b>Parent Permit No.</b>		<b>Description</b>	Install furnace, Air & underground duct to community room ad		
		<b>Notes</b>	Install furnace, Air & underground duct to community room addition		

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
05/23/2003	UNDERGROUND	ANDREWS MILT	Disapproved	Completed	contact info 5/20/2003 Jeff-989-682-9028 ***** insp note 5/28/2003 Uncover and expose all underground duct for inspection ***** Deficiency note Temp approved as per Jeff @ A2 Building Dept. This final does not cover indoor swimming pool or pool area. Final inspection shall be called for by electrical contractor . Prior to pool being used.
05/28/2003	UNDERGROUND	ANDREWS MILT	Approved	Completed	contact 5/23/2003 ***** contact info 6/18/2003 Jeff - 989-682-9028 *****
06/23/2003	ROUGH	ANDREWS MILT	Approved	Completed	insp note 6/24/2003 Rough duct toilet exh *****
07/23/2003	FINAL	ANDREWS MILT	Locked Out	Completed	contact info 7/22/2003 Jeff-989-682-9028 ***** note 1. Install screws in all vent joints. 2. INstall clean air filter. 3. Do not hahang duct from other furnace duct, hang from structure. 4. Vent requires 1/4" rise per ft. 5. Comvustion air does not meet code. 6. Install hanger support on supply round duct. 7. Floor drain for A/C not working. 8. Seal hole for A/C lineset penetrations. *****
07/28/2003	FINAL	ANDREWS MILT	Disapproved	Completed	contact info 7/23/2003 Key on light at North door. Jeff - 989-9028 ***** VIOLATION FOUND: 7/29/2003 VIOLATION DESC: Deficiency note 1. Install screws in all vent joints. 2. INstall clean air filter. 3. Do not hahang duct from other furnace duct, hang from structure. 4. Vent requires 1/4" rise per ft. 5. Comvustion air does not meet code. 6. Install hanger support on supply round duct. 7. Floor drain for A/C not working. 8. Seal hole for A/C lineset penetrations. VIO CORRECTED: YES
08/01/2003	FINAL	ANDREWS MILT	Approved	Completed	contact 7/30/2003 Jeff 989-682-9028 *****

05/20/2013  
11:03 AM

<b>Permit No.</b>	PP021660	<b>Permit Type</b>	PLUMBING	<b>Site Address</b>	880 S MAPLE RD ANN ARBOR
<b>Applied</b>	10/30/2002	<b>Applicant</b>	Smith Leslie	<b>Owner</b>	CITY OF ANN ARBOR
<b>Approved</b>		<b>Contractor</b>	Smiths Pumps & Plbg, Inc	<b>Description</b>	Plumbing for addition.
<b>Issued</b>	10/30/2002	<b>Notes</b>			
<b>Parent Permit No.</b>					

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
05/19/2003	ROUGH	CALVERT JOHN	Approved	Completed	contact info 5/16/2003 Kirk-cell-517-202-1893 ***** insp note 5/20/2003 Underground for W.C. & drinking fountain *****
06/20/2003	ROUGH ATTIC	CALVERT JOHN	Approved	Completed	contact 6/19/2003 Kirk 517-202-1893 ***** contact 7/21/2003 Kirk 517-202-1893 *****
07/22/2003	FINAL	IVORY SIMS	Disapproved	Completed	insp note 7/23/2003 1. Mixing valve required at sinks 2. Base of toilet must be caulked *****
07/31/2003	FINAL	IVORY SIMS	Approved	Completed	contact 7/30/2003 Kirk 517-202-1893 Am Please *****



Login  
[Contractor](#)

Search

- [PERMITS](#)
- [PROJECTS](#)
- [CONTRACTORS](#)
- [PARCELS](#)
- [CASE](#)

Actions

[Apply for Permit](#)

**Search Examples:**  
 BLDG10-1234  
 100 N Fifth Av

PERMITS Search

Search Field and operator  
 Address  CONTAINS   
 Search String  
 880 s maple

Details - Permit# PP021664

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

Permit#: PP021664  
 Type: PLUMBING  
 Subtype: PLUMBING  
 Description: Replace 6 water heaters.  
 Additional Info::  
 Status: EXPIRED  
 Applied Date: 10/30/2002  
 Issued Date: 10/30/2002  
 Approved Date:  
 Finaled Date:  
 Expiration Date: 10/30/2003

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

(Double-Click Row for Details)

Permit Number	Address	Contractor Name
BLDG09-1777	880 S MAPLE RD	First Contracting Inc
BLDG09-1806	880 S MAPLE RD	First Contracting Inc
CR0037	880 S MAPLE RD	
ELEC12-0203	880 S MAPLE RD	A2 ELECTRIC, LLC
OCO030137	880 S MAPLE RD	
OTCO030012	880 S MAPLE RD	
PB023199	880 S MAPLE RD	First Contracting Inc
PB033147	880 S MAPLE RD	First Contracting Inc
PE011228	880 S MAPLE RD	Schwarz, Sam
PE021741	880 S MAPLE RD	First Contracting Inc
PLUM12-0230	880 S MAPLE RD	Wenzel Plumbing
PM011362	880 S MAPLE RD	Briggs Mechanical Inc
PM022641	880 S MAPLE RD	Handley Jeffrey
PP021660	880 S MAPLE RD	Smiths Pumps & Plbg, Inc
PP021664	880 S MAPLE RD	Smiths Pumps & Plbg, Inc
PP040937	880 S MAPLE RD	Smiths Pumps & Plbg, Inc
PP050257	880 S MAPLE RD	Lang Plumbing

The City of Ann Arbor, MI makes every effort to produce and publish the most current and accurate information possible.  
No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.  
Utilization of this website indicates understanding and acceptance of this statement.

**The City of Ann Arbor**

**100 N. Fifth Ave., Ann Arbor, MI 48104**

[MUNICIPAL CODE](#) | [PROPERTY TAX INFORMATION](#) | [MOBILE ETRAKIT](#)

[Home](#) | [CONTACT US](#) | [FAQ](#)

Powered by  **GRW** SYSTEMS



Login  
[Contractor](#)

Search

- [PERMITS](#)
- [PROJECTS](#)
- [CONTRACTORS](#)
- [PARCELS](#)
- [CASE](#)

Actions

- [Apply for Permit](#)
- [Print Inspections](#)

Search Examples:  
 BLDG10-1234  
 100 N Fifth Av

### PERMITS Search

Search Field and operator  
 Address  CONTAINS   
 Search String  
 880 s maple

#### Details - Permit# PB023199

Permit Info	Site Info	Contacts (4)	Inspections (6)	Reviews (3)
-------------	-----------	--------------	-----------------	-------------

**Permit#:** PB023199  
**Type:** BUILDING  
**Subtype:** RES. ADD/ALTER  
**Description:** community room addition  
**Additional Info::**  
**Status:** FINALED  
**Applied Date:** 10/28/2002  
**Issued Date:** 4/28/2003  
**Approved Date:**  
**Finalized Date:** 1/5/2005  
**Expiration Date:** 8/4/2004

**Parent Project:** [JADM02-0006](#)

**Sub Permit(s):**  
[OCO030137](#)      880 S MAPLE RD

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

(Double-Click Row for Details)

Permit Number	Address	Contractor Name
BLDG09-1777	880 S MAPLE RD	First Contracting Inc
BLDG09-1806	880 S MAPLE RD	First Contracting Inc
CR0037	880 S MAPLE RD	
ELEC12-0203	880 S MAPLE RD	A2 ELECTRIC, LLC
OCO030137	880 S MAPLE RD	
OTCO030012	880 S MAPLE RD	
PB023199	880 S MAPLE RD	First Contracting Inc
PB033147	880 S MAPLE RD	First Contracting Inc
PE011228	880 S MAPLE RD	Schwarz, Sam
PE021741	880 S MAPLE RD	First Contracting Inc
PLUM12-0230	880 S MAPLE RD	Wenzel Plumbing
PM011362	880 S MAPLE RD	Briggs Mechanical Inc
PM022641	880 S MAPLE RD	Handley Jeffrey

Permit Number	Address	Contractor Name
PP021660	880 S MAPLE RD	Smiths Pumps & Plbg, Inc
PP021664	880 S MAPLE RD	Smiths Pumps & Plbg, Inc
PP040937	880 S MAPLE RD	Smiths Pumps & Plbg, Inc
PP050257	880 S MAPLE RD	Lang Plumbing

The City of Ann Arbor, MI makes every effort to produce and publish the most current and accurate information possible.

No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

Utilization of this website indicates understanding and acceptance of this statement.

**The City of Ann Arbor**

**100 N. Fifth Ave., Ann Arbor, MI 48104**

[MUNICIPAL CODE](#) | [PROPERTY TAX INFORMATION](#) | [MOBILE ETRAKIT](#)

[Home](#) | [CONTACT US](#) | [FAQ](#)

Powered by  **GRW SYSTEMS**





Login  
[Contractor](#)

Search

- [PERMITS](#)
- [PROJECTS](#)
- [CONTRACTORS](#)
- [PARCELS](#)
- [CASE](#)

Actions

- [Apply for Permit](#)
- [Print Inspections](#)

Search Examples:  
 BLDG10-1234  
 100 N Fifth Av

### PERMITS Search

Search Field and operator  
 Address  Search String  
 880 s maple

#### Details - Permit# PB033147

Permit Info | Site Info | Contacts (4) | Inspections (3) | Reviews (2)

Permit#: PB033147  
 Type: BUILDING  
 Subtype: RES. ADD/ALTER  
 Description: concrete walks and stairs and concrete site walls  
 Additional Info::  
 Status: FINALED  
 Applied Date: 11/5/2003  
 Issued Date: 11/24/2003  
 Approved Date:  
 Finaled Date: 4/22/2005  
 Expiration Date: 11/23/2004

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

(Double-Click Row for Details)

Permit Number	Address	Contractor Name
BLDG09-1777	880 S MAPLE RD	First Contracting Inc
BLDG09-1806	880 S MAPLE RD	First Contracting Inc
CR0037	880 S MAPLE RD	
ELEC12-0203	880 S MAPLE RD	A2 ELECTRIC, LLC
OCO030137	880 S MAPLE RD	
OTCO030012	880 S MAPLE RD	
PB023199	880 S MAPLE RD	First Contracting Inc
PB033147	880 S MAPLE RD	First Contracting Inc
PE011228	880 S MAPLE RD	Schwarz, Sam
PE021741	880 S MAPLE RD	First Contracting Inc
PLUM12-0230	880 S MAPLE RD	Wenzel Plumbing
PM011362	880 S MAPLE RD	Briggs Mechanical Inc
PM022641	880 S MAPLE RD	Handley Jeffrey
PP021660	880 S MAPLE RD	Smiths Pumps & Plbg, Inc
PP021664	880 S MAPLE RD	Smiths Pumps & Plbg, Inc
PP040937	880 S MAPLE RD	Smiths Pumps & Plbg, Inc
PP050257	880 S MAPLE RD	Lang Plumbing

The City of Ann Arbor, MI makes every effort to produce and publish the most current and accurate information possible.  
No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.  
Utilization of this website indicates understanding and acceptance of this statement.

**The City of Ann Arbor**

**100 N. Fifth Ave., Ann Arbor, MI 48104**

[MUNICIPAL CODE](#) | [PROPERTY TAX INFORMATION](#) | [MOBILE ETRAKIT](#)

[Home](#) | [CONTACT US](#) | [FAQ](#)

Powered by  **GRW** SYSTEMS



Login  
[Contractor](#)

Search

- [PERMITS](#)
- [PROJECTS](#)
- [CONTRACTORS](#)
- [PARCELS](#)
- [CASE](#)

Actions

- [Apply for Permit](#)

**Search Examples:**  
 BLDG10-1234  
 100 N Fifth Av

PERMITS Search

Search Field and operator  
 Address  CONTAINS   
 Search String  
 880 s maple

Details - Permit# OCO030137

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

Permit#: OCO030137  
 Type: OCC  
 Subtype:  
 Description:  
 Additional Info.:  
 Status: EXPIRED (TEMP)  
 Applied Date: 9/16/2003  
 Issued Date:  
 Approved Date:  
 Finaled Date:  
 Expiration Date:

Parent Permit: [PB023199](#)

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

(Double-Click Row for Details)

Permit Number	Address	Contractor Name
BLDG09-1777	880 S MAPLE RD	First Contracting Inc
BLDG09-1806	880 S MAPLE RD	First Contracting Inc
CR0037	880 S MAPLE RD	
ELEC12-0203	880 S MAPLE RD	A2 ELECTRIC, LLC
OCO030137	880 S MAPLE RD	
OTCO030012	880 S MAPLE RD	
PB023199	880 S MAPLE RD	First Contracting Inc
PB033147	880 S MAPLE RD	First Contracting Inc
PE011228	880 S MAPLE RD	Schwarz, Sam
PE021741	880 S MAPLE RD	First Contracting Inc
PLUM12-0230	880 S MAPLE RD	Wenzel Plumbing
PM011362	880 S MAPLE RD	Briggs Mechanical Inc
PM022641	880 S MAPLE RD	Handley Jeffrey
PP021660	880 S MAPLE RD	Smiths Pumps & Plbg, Inc
PP021664	880 S MAPLE RD	Smiths Pumps & Plbg, Inc
PP040937	880 S MAPLE RD	Smiths Pumps & Plbg, Inc

Permit Number	Address	Contractor Name
PP050257	880 S MAPLE RD	Lang Plumbing

The City of Ann Arbor, MI makes every effort to produce and publish the most current and accurate information possible.

No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

Utilization of this website indicates understanding and acceptance of this statement.

**The City of Ann Arbor**

**100 N. Fifth Ave., Ann Arbor, MI 48104**

[MUNICIPAL CODE](#) | [PROPERTY TAX INFORMATION](#) | [MOBILE ETRAKIT](#)

[Home](#) | [CONTACT US](#) | [FAQ](#)

Powered by  **CRW SYSTEMS**

05/20/2013  
11:04 AM

<b>Permit No.</b>	PP040937	<b>Permit Type</b>	PLUMBING	<b>Site Address</b>	880 S MAPLE RD ANN ARBOR
<b>Applied</b>	05/14/2004	<b>Applicant</b>	Smith Leslie	<b>Owner</b>	CITY OF ANN ARBOR
<b>Approved</b>		<b>Contractor</b>	Smiths Pumps & Plbg, Inc	<b>Description</b>	down spout installation
<b>Issued</b>	05/14/2004	<b>Notes</b>			
<b>Parent Permit No.</b>					

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
05/26/2004	UNDERGROUND	VIVORY SIMS	Approved	Completed	contact 5/25/2004 AM please Kirk-517-202-1893 ***** note 6/7/2004 6: storm goes to area drain. *****
06/16/2004	UNDERGROUND	VIVORY SIMS	Approved	Completed	insp note 6/18/2004 6" storm drain for downspouts final out permit *****

05/20/2013  
11:04 AM

<b>Permit No.</b>	PP050257	<b>Permit Type</b>	PLUMBING	<b>Site Address</b>	880 S MAPLE RD ANN ARBOR
<b>Applied</b>	02/22/2005	<b>Applicant</b>	Lang Frederick		
<b>Approved</b>		<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	02/22/2005	<b>Contractor</b>	Lang Plumbing		
<b>Parent Permit No.</b>		<b>Description</b>	install T/S Valve and tub walls in each unit		
		<b>Notes</b>			

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
02/25/2005	FINAL	CALVERT JOHN	Approved	Completed	

05/20/2013  
10:57 AM

<b>Permit No.</b>	BLDG09-1777	<b>Permit Type</b>	BUILDING	<b>Site Address</b>	880 S MAPLE RD ANN ARBOR, MI 48103
<b>Applied</b>	09/25/2009	<b>Applicant</b>	First Contracting Inc	<b>Owner</b>	CITY OF ANN ARBOR
<b>Approved</b>	09/25/2009	<b>Contractor</b>	First Contracting Inc	<b>Description</b>	Re-roof
<b>Issued</b>	09/25/2009	<b>Notes</b>			
<b>Parent Permit No.</b>					

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
09/22/2010	**FINAL	RUPPEL BRAD	PASS		

05/20/2013  
10:58 AM

<b>Permit No.</b>	BLDG09-1806	<b>Permit Type</b>	BUILDING	<b>Site Address</b>	880 S MAPLE RD ANN ARBOR, MI 48103
<b>Applied</b>	09/25/2009	<b>Applicant</b>	First Contracting Inc		
<b>Approved</b>	09/25/2009	<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	09/25/2009	<b>Contractor</b>	First Contracting Inc		
<b>Parent Permit No.</b>		<b>Description</b>	Replace Existing Windows		
		<b>Notes</b>			

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
09/22/2010	**FINAL	RUPPEL BRAD	COMPLIED		
11/17/2009	**FINAL	RUPPEL BRAD	PASS		



05/20/2013  
11:01 AM

<b>Permit No.</b>	PLUM12-0230	<b>Permit Type</b>	PLUMBING	<b>Site Address</b>	880 S MAPLE RD ANN ARBOR, MI 48103
<b>Applied</b>	03/06/2012	<b>Applicant</b>	Wenzel Plumbing		
<b>Approved</b>	03/06/2012	<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	03/06/2012	<b>Contractor</b>	Wenzel Plumbing		
<b>Parent Permit No.</b>		<b>Description</b>	FOOTING DRAIN DISCONNECT		
		<b>Notes</b>			

Date of Inspection	Inspection Type	Inspector	Result	Remarks	Notes
03/15/2012	**PLM FINAL	RATLIFF DON	PASS	eTRAKiT Inspection Request	thanks Contact Name: steve rojeck Site Address: 880 S MAPLE RD Phone: (734) 323-5714 e-Mail: perimeterllc@aol.com (3/15/2012 11:47 AM DR) Interior - Added water back-up sump pump



Login  
[Contractor](#)

Search

- [PERMITS](#)
- [PROJECTS](#)
- [CONTRACTORS](#)
- [PARCELS](#)
- [CASE](#)

Actions

- [Apply for Permit](#)
- [Print Inspections](#)

Search Examples:  
 BLDG10-1234  
 100 N Fifth Av

### PERMITS Search

Search Field and operator  
 Address  Search String  
 880 s maple

#### Details - Permit# ELEC12-0203

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

Permit#: ELEC12-0203  
 Type: ELECTRICAL  
 Subtype: ELECTRICAL  
 Description: WIRE SUMP PUMP  
 Additional Info::  
 Status: FINALED  
 Applied Date: 3/6/2012  
 Issued Date: 3/6/2012  
 Approved Date: 3/6/2012  
 Finaled Date: 3/13/2012  
 Expiration Date:

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

(Double-Click Row for Details)

Permit Number	Address	Contractor Name
BLDG09-1777	880 S MAPLE RD	First Contracting Inc
BLDG09-1806	880 S MAPLE RD	First Contracting Inc
CR0037	880 S MAPLE RD	
ELEC12-0203	880 S MAPLE RD	A2 ELECTRIC, LLC
OCO030137	880 S MAPLE RD	
OTC0030012	880 S MAPLE RD	
PB023199	880 S MAPLE RD	First Contracting Inc
PB033147	880 S MAPLE RD	First Contracting Inc
PE011228	880 S MAPLE RD	Schwarz, Sam
PE021741	880 S MAPLE RD	First Contracting Inc
PLUM12-0230	880 S MAPLE RD	Wenzel Plumbing
PM011362	880 S MAPLE RD	Briggs Mechanical Inc
PM022641	880 S MAPLE RD	Handley Jeffrey
PP021660	880 S MAPLE RD	Smiths Pumps & Plbg, Inc
PP021664	880 S MAPLE RD	Smiths Pumps & Plbg, Inc
PP040937	880 S MAPLE RD	Smiths Pumps & Plbg, Inc
PP050257	880 S MAPLE RD	Lang Plumbing

The City of Ann Arbor, MI makes every effort to produce and publish the most current and accurate information possible.  
No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.  
Utilization of this website indicates understanding and acceptance of this statement.

**The City of Ann Arbor**

**100 N. Fifth Ave., Ann Arbor, MI 48104**

[MUNICIPAL CODE](#) | [PROPERTY TAX INFORMATION](#) | [MOBILE ETRAKIT](#)

[Home](#) | [CONTACT US](#) | [FAQ](#)

Powered by  **GRW** SYSTEMS

05/20/2013  
11:06 AM

<b>Permit No.</b>	PE011227	<b>Permit Type</b>	ELECTRICAL	<b>Site Address</b>	890 S MAPLE RD ANN ARBOR
<b>Applied</b>	12/05/2001	<b>Applicant</b>	Schwarz Sam		
<b>Approved</b>		<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	12/05/2001	<b>Contractor</b>	Schwarz, Sam		
<b>Parent Permit No.</b>		<b>Description</b>	Install service for site lighting		
		<b>Notes</b>			

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
12/18/2001	FINAL	LDLB	Approved	Completed	

05/20/2013  
11:06 AM

<b>Permit No.</b>	PE030129	<b>Permit Type</b>	ELECTRICAL	<b>Site Address</b>	890 S MAPLE RD ANN ARBOR
<b>Applied</b>	02/04/2003	<b>Applicant</b>	Fleming Dennis	<b>Owner</b>	CITY OF ANN ARBOR
<b>Approved</b>		<b>Contractor</b>	First Contracting Inc	<b>Description</b>	882-890
<b>Issued</b>	02/04/2003	<b>Notes</b>			
<b>Parent Permit No.</b>					

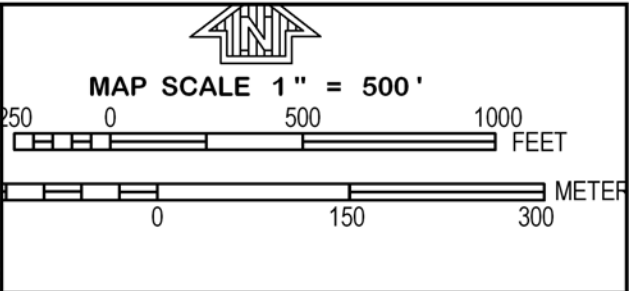
<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
02/26/2003	FINAL	BAKER JIM	Approved	Completed	contact info 2/20/2003 Denny-517-349-8272 *****

05/20/2013  
11:05 AM

<b>Permit No.</b>	BLDG09-1811	<b>Permit Type</b>	BUILDING	<b>Site Address</b>	890 S MAPLE RD ANN ARBOR, MI 48103
<b>Applied</b>	09/25/2009	<b>Applicant</b>	First Contracting Inc		
<b>Approved</b>	09/25/2009	<b>Owner</b>	CITY OF ANN ARBOR		
<b>Issued</b>	09/25/2009	<b>Contractor</b>	First Contracting Inc		
<b>Parent Permit No.</b>		<b>Description</b>	Replace Existing Windows		
		<b>Notes</b>			

<b>Date of Inspection</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Result</b>	<b>Remarks</b>	<b>Notes</b>
09/22/2010	**FINAL	RUPPEL BRAD	COMPLIED		
11/17/2009	**FINAL	RUPPEL BRAD	PASS		

**Appendix D**  
**FEMA Floodplain Map**



**NFP**  
**NATIONAL FLOOD INSURANCE PROGRAM**

PANEL 0244E

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

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

CONTAINS:

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

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



**MAP NUMBER**  
**26161C0244E**  
**EFFECTIVE DATE**  
**APRIL 3, 2012**

Federal Emergency Management Agency

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

EL 0243



## **Appendix E**

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

# Rental Assistance Demonstration Program Environmental Restrictions Checklist

<b>Project Name and Location (Street, City, County, ST, Zip Code):</b>  800-890 South Maple Avenue Ann Arbor, Washtenaw County, MI 48103	<b>Owner Name, Address (Street, City, ST, Zip Code), and Phone:</b>  Ann Arbor Housing Commission 727 Miller Avenue, Ann Arbor MI 48103 (734) 794-6720	
<b>Project Description:</b> Completion of a Rental Assistance Demonstration (RAD) Property Condition Assessment (PCA) to determine repairs, replacements, maintenance items and items for improvement at the property.		
<b>ENVIRONMENTAL REVIEW FINDINGS</b>	<b>YES</b>	<b>NO</b>
<b>FLOOD PLAIN</b>		
Is the project located in a FEMA Special Flood Hazard Area? (Current flood plain maps should be found in each HUD field office or call FEMA at 1-877-FEMA-MAP, FEMA's web site URL is <a href="http://www.fema.gov/FHM/">www.fema.gov/FHM/</a> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Identify Map Panel and Date      Panel 244 of 585, Community Panel 26161C0244E, dated April 3, 2012	<input type="checkbox"/>	<input type="checkbox"/>
Does the project currently carry Flood Insurance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Do any structures appear to be within or close to the floodplain? (If yes and if the project does not currently carry flood insurance, flood insurance is required.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>HISTORIC PRESERVATION (If yes, identify relevant restrictions below.)</b>		
Is the property listed on the National Register of Historic Places?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property located in a historic district listed on the National Register of Historic Places?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property located in a historic district determined to be eligible for the National Register?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>AIRPORT HAZARDS</b>		
Is the project located in the clear zone of an airport? (24 CFR Part 51 D. If yes, Notice is required.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>HAZARDOUS OPERATIONS</b>		
Is there any evidence or indication of manufacturing operations utilizing or producing hazardous substances (paints, solvents, acids, bases, flammable materials, compressed gases, poisons, or other chemical materials) at or in close proximity to the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any evidence or indication that past operations located on or in close proximity to the property used hazardous substances or radiological materials that may have been released into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>EXPLOSIVE/FLAMMABLE OPERATIONS/STORAGE (24 CFR Part 51C)</b>		
Is there visual evidence or indicators of unobstructed or unshielded above ground storage tanks (fuel oil, gasoline, propane etc.) or operations utilizing explosive/flammable material at or in close proximity to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>FOR YES RESPONSES, SUMMARIZE RESTRICTIONS BELOW:</b>		

**RENTAL ASSISTANCE DEMONSTRATION PROGRAM ENVIRONMENTAL RESTRICTIONS CHECKLIST**

<b>ENVIRONMENTAL REVIEW FINDINGS</b>	<b>YES</b>	<b>NO</b>
<b>TOXIC CHEMICALS AND RADIOACTIVE MATERIALS</b>		
<b>Petroleum Storage</b>		
Is there any evidence or indication of the presence of commercial or residential heating activities that suggest that underground storage tanks may be located on the property?		X
If yes, are any such tanks being used? If yes, indicate below whether the tank is registered, when it was last tested for leaks, the results of that test, and whether there are any applicable state or local laws that impose additional requirements beyond those required under federal law.		
Are there any out-of-service underground fuel storage tanks? If yes, indicate whether the tank was closed out in accordance with applicable state, local and federal laws.		X
Is there any evidence or indication that any above ground storage tanks on the property are leaking?		X
<b>Polychlorinated Biphenyls (PCB)</b>		
Is there any evidence or indication that electrical equipment, such as transformers, capacitors, or hydraulic equipment (found in machinery and elevators, installed prior to July 1, 1884) are present on the site?	X	
If yes, is any such equipment (a) owned by anyone other than a public utility company; and (b) not marked with a "PCB Free" sticker?		X
If yes, indicate below whether such equipment has been tested for PCBs, the results of those tests, and (if no testing has been performed) the proposed testing approach. (Electrical equipment need not be tested but will be assumed to have PCBs)		
If PCBs are found in non-electrical equipment over 50ppm it must be replaced or retrofitted, otherwise any equipment with PCBs or assumed to have PCBs require an O&M Plan.		
<b>Asbestos Containing Materials (ACM)</b>		
Is there any evidence or indication of ACM insulation or fire retardant materials such as boiler or pipe wrap, ceiling spray, etc. within the buildings on the property? If yes, the property is required to have an Operations and Maintenance Plan for asbestos containing materials.	X	
<b>Lead Based Paint</b>		
Are there residential structures on the property that were built prior to 1978?	X	
If yes, has the property been certified as lead-free?	X	
If property has not been certified as lead-free, has a Risk Assessment been completed?		
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?		
<b>EASEMENT AND USE RESTRICTIONS</b>		
Are there easements, deed restrictions or other use restrictions on this property? (e.g. oil and gas well pumping, transformer boxes/units, navigation, microwave, rights of way (ROW), for hi-voltage power transmission lines, interstate/intrastate gas and liquid petroleum pipelines, etc.)		X
<b>FOR YES RESPONSES, SUMMARIZE RESTRICTIONS BELOW:</b>		
See Section 3.5 in RAD PCA report for further details regarding ACM.		
<b>If you have questions, please call or E-mail the HUD Housing Environmental Clearance Officer, Eric Axelrod at <a href="mailto:Eric.Axelrod@HUD.GOV">Eric.Axelrod@HUD.GOV</a> or 202-708-1104 x 2275.</b>		