



STAFF REPORT

DATE: 4-4-2016

TIME: 12:00 PM

LOCATION: 1108 MEADOWBROOK STREET, ANN ARBOR

BUILDING OFICIAL: PETER PACE

CITY ORDINANCE/COMMENTS

8:381. - Dangerous building, prohibitions. It is unlawful and deemed a public nuisance for any owner or agent thereof to keep or maintain any dangerous building or part thereof as defined in [section 8:382](#). All such dangerous buildings shall be abated by alteration, repair, rehabilitation, demolition or removal in accordance with the procedures specified in this chapter. In addition to the procedures specified in this chapter, the City Attorney may prosecute violations of this chapter and may file suit in the appropriate court or pursue any other legal remedies to abate any nuisance resulting from a violation of this chapter.

The following issues were discovered upon our onsite inspection of the property.

- Property appears to have been abandoned for some time.
- Attic vent damaged by rodent infestation, roof needs to be replaced.
- Entire property is overgrown with vegetation.
- Foundation is collapsing due to roof and incorrect grade
- Interior of garage is infested with mold.
- Heavy concentration of debris is present on the porch and yard.
- Un-plated car in driveway.- since removed 3-1-16

Overall the building is structurally unsound from the foundation to the roof in certain areas.

Recommendations

The house is in disrepair and may exceed the cost to repair to be code compliant. Demolition is a viable option, interior site inspection required.

Thank you,

Peter Pace, Assistant Building Official
City of Ann Arbor

(2/23/2016 5:07 PM CSB2)

Received call from son Brian, He stated Mother owns house and in poor physical health living with sister and the house is vacant. Stated the basements flood (no sump pump present) and grade issues weaken the integrity of the rear basement wall causing basement to hold 2" standing water. I suggested installing pump. The house is in bad shape and he admitted the mother was a hoarder, they disposed most of the possessions and clothing, but there are still belongings in residence. Drywall ceilings have collapse from the roof leakage and structural damage occurred. He really down played the amount of damage to this property. Basically he stated they were working with bank to help finance the repairs and he would email us what was completed and he was informed permits were required. I suggested he allow us to make a site visit prior to the March BBA meeting and he is considering, but I don't feel he will comply.

He lives in Colorado and has a friend stop by the property to do cleanup. He wants to meet us in person and scheduling a trip back here around March 18th. I suggested it to his best interest to attend the March 18 BBA meeting, but he would not commit.

He was very elusive about the matter but knows they are in our radar and we are looking for compliance. He was given a timeline of events to come from our office and he wishes to call back to discuss the ramifications for non performance to our requests.

They basically abandoned the property until a financial source for corrections are attained. Sounds as the siblings do not agree on how to remedy the issue. He did state the family considered demolishing the house, which will be our suggestion to the BBA board if we do not attain access to investigate. There is probably heavy concentration of mold or mildew present which may exceed the cost of repair compared to demolition. PPACE

4-1-15 Onsite meeting with Chuck, (owner's representative) and Ann Howard (A2 Building staff). We investigated the interior of the house and found areas with the sub floor removed as a result of mold, water damage and dilapidation. This is the situation thru out the house. Observed damaged foundation block wall and no working mechanicals in the house except for some electrical lights. The house was in very rough shape and the decision here is the cost of repair exceeds the cost of replacing. This is the case with this property that repairing would exceed the cost of replacing so it is our recommendation to the Building Board of Appeals that the house needs to be demolished. Chuck the representative was in agreement with our assessment and was to discuss with owner's son Brian Abbrecht what they wanted to do in moving forward. PPACE

4-4-16. Received email from owner's son B. Abbrecht with all the items considered for the cost of repairing, they choose to demolish the house. I advise them of their next course of action to the demolition process and we will be updated with their progress. We will monitor the scenario from our end. PPACE

From: Charles King [mailto:cwk@insidertelecom.com]

Sent: Monday, April 04, 2016 3:22 PM

To: Pace, Peter

Cc: 'Brian Abbrecht'

Subject: RE: 1108 Meadowbrook (Ann Arbor)

Peter,

Thank you very much for your insight on 1108 Meadowbrook! As per our agreement, we have made a decision about the path we are going to take with the property.

Here is what we decided.

- 1) We are going to demolish the house in the short term while we decide what to do with the property.
 - a. This will include removal of all the "volunteer" trees that your team member mentioned
 - b. This will include trimming the tree's that remain, with special note to the branches over hanging the house and the neighbor's yard.
- 2) We are now actively seeking out bids for the demolition and removal of the house.
 - a. If the city has a recommended list, we would very much like to see it
- 3) We decided not to work on the subfloor and will not seek out a permit for that since, as you mentioned, the house is coming down anyway.

Thanks again,
Chuck



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street · P.O. Box 8647 · Ann Arbor, Michigan 48107-8647
p. 734.794.6264 f. 734.994.8460 building@a2gov.org

BUILDING BOARD OF APPEALS MEETING APRIL 14, 2016 NOTICE OF CONTINUATION OF HEARING

April 1, 2016

Anne Abbrecht
31075 Huntley Square E #822
Beverly Hills, MI 48025

RE: 1108 Meadowbrook Ave., Ann Arbor, Michigan 48103
Parcel Identification Number ("PIN"): 09-09-31-113-018

Dear Ms. Abbrecht:

This letter is to inform you of a Notice of Continuation Hearing of the Ann Arbor Building Board of Appeals. The meeting will take place on **April 14, 2016** at **1:30 p.m.** in the 2nd flr Council Chambers of Ann Arbor City Hall.

This meeting is a continuation of the Dangerous Building, Order to Show Cause meeting from March 18, 2016.

The Ann Arbor City Hall is located at 301 East Huron, Ann Arbor, Michigan.
If you have any questions please contact me by email.

Sincerely,

Peter Pace, Deputy Building Official
City of Ann Arbor Construction Services
ppace@a2gov.org



CITY OF ANN ARBOR, MICHIGAN

Community Services Area
Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Cstrong@a2gov.org

**DANGEROUS BUILDING
ORDER TO SHOW CAUSE ON MARCH 18, 2016**

March 11, 2016

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Anne Abbrecht
31075 Huntley Square E #822
Beverly Hills, MI 48025

Re: 1108 Meadowbrook Av., Ann Arbor, Michigan
Parcel Identification Number 09-09-31-113-008

Dear Ms. Abbrecht:

A Dangerous Building Notice and Order, a copy of which is enclosed and made part of this Order to Show Cause, was served on you on the date indicated informing you that the building that you own and/or have an interest in at the above-referenced address is a dangerous building, as defined in Section 8:382 of the Ann Arbor City Code. Your building was deemed dangerous pursuant to the provisions listed in the enclosed Notice and Order due to the conditions listed therein.

Inspection reveals that you have not undertaken the work necessary to demolish the building or to otherwise make it safe.

Therefore, this is your notice that a public hearing, which you and/or your attorney are ordered to attend, will be conducted by the Ann Arbor Building Board of Appeals on **March 18, 2016, at 1:30 p.m.** on the 2nd floor City Council Chambers in the Ann Arbor City Hall. At the hearing you will have an opportunity to show cause why you should not be required to demolish or otherwise make safe the building at the above-referenced address, which is more specifically described as follows:

LOT 1 SCHUMACHER SUBDIVISION

The Building Board of Appeals will take your testimony and the testimony of any other interested persons. Please bring any evidence you wish to submit to the Board.

A copy of this Dangerous Building Order to Show Cause is being filed with the Washtenaw County Register of Deeds. If there are any other parties known to the City who may have an interest in your property, a copy is also being sent by certified and first class mail to the addresses indicated below.

The Ann Arbor City Hall is located at 301 East Huron, Ann Arbor Michigan.

If you have any questions please contact me by e-mail or phone.

Sincerely,

A handwritten signature in black ink that reads "Craig E. Strong". The signature is written in a cursive style with a large, sweeping "C" and "S".

Craig Strong, Building Official
City of Ann Arbor Construction Services
cstrong@a2gov.org

Enclosures

cc (w/enclosures): Brian Abbrecht (by e-mail Bearpawbrian@gmail.com)

cc: Derek Delacourt, Community Services Area Administrator
Kristen D. Larcom, Senior Asst. City Attorney



CITY OF ANN ARBOR, MICHIGAN

Community Services Area
Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6261
Fax: (734) 994-8460
CStrong@a2gov.org

DANGEROUS BUILDING NOTICE AND ORDER

February 18, 2016

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Anne Abbrecht
31075 Huntley Square E #822
Beverly Hills, MI 48025

Re: 1108 Meadowbrook Av., Ann Arbor, Michigan
Parcel Identification Number 09-09-31-113-008

Dear Ms. Abbrecht:

Records of the Ann Arbor City Assessor and the Washtenaw County Register of Deeds indicate that you are the owner of the property located within the City of Ann Arbor at the above-referenced address. The property is more fully described in the Assessor's Records as follows:

LOT 1 SCHUMACHER SUBDIVISION

This letter is to provide notice that the City finds that the building on the property is a dangerous building as defined in provisions of **Section 8:382** of **Chapter 101** of the Ann Arbor City Code, including but not limited to subsections 2, 3, 4, 5, 6, 8, and 10. A copy of Chapter 101 is enclosed. Specific defects that render the building dangerous include, but are not limited to, the following:

- **Building has been unoccupied for 180 days or more without being listed for sale or lease.**
- **Exterior of house on all 4 sides is deteriorating and open to vermin, heavy concentrations of mold in garage, possible mold infestation in house.**
- **Attic vent is broken, possibly due to an infestation by squirrels, raccoons, or other animals.**
- **Roof damage.**

- See enclosed photographs.

It is requested that you contact the Building Official before the end of the business day on **March 3, 2016** to discuss your intentions for demolishing or repairing the building.

If there are any other parties known to the City who may have an interest in your property, a copy of this Notice and Order is being sent by certified and first class mail to the addresses indicated below.

Failure to respond and/or to remedy the violations will result in a recommendation for you to appear at a future meeting of the Building Board of Appeals.

Because of the immediacy of these health and safety concerns, it is highly recommended that a dialogue be initiated at the earliest instance between the property owner/parties in interest and the Building Official. I can be reached by email or telephone.

Sincerely,

A handwritten signature in black ink that reads "Craig E. Strong". The signature is written in a cursive style with a large, stylized "C" and "S".

Craig Strong, Building Official
City of Ann Arbor Construction Services
(734) 794-6000, ext 42660, cstrong@a2gov.org

Enclosure (Dangerous Buildings Ordinance; Photographs)

cc: Larry Collins, Interim Community Services Area Administrator
Kristen D. Larcom, Senior Asst. City Attorney



PROTECH ENVIRONMENTAL SERVICES
261 Jackson Plaza, Ann Arbor MI 48103
734-781-3595 FAX 734-761-1653
www.protechenvironmental.com

J=77083

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Proposal No. 77083 Site: 1108 Meadowbrook, Ann Arbor, MI.

Protech Environmental Services proposes to provide all labor, equipment, materials, and disposal for the remediation of mold.

Work Area: Estimated 2500 square foot main floor, second floor and basement of home.

Treatment Area: All visibly mold-impacted building components described above in the work area. Excludes inaccessible or hidden areas and components. No water or heat on in home. Electrical service was operational at time of inspection.

Site Protection Tasks: At a minimum, work will be performed according to the Institute of Inspection Cleaning and Restoration Certification (IICRC) S620, Standard and Reference Guide for Professional Mold Remediation.

- Install temporary air barriers in staging area to protect occupant furnishings and equipment.
- Depressurize area during work to minimize transport of spores to living areas.
- Clean up staging area with HEPA vacuum.
- Remove and dispose of all debris in an appropriate manner.
- Temporarily install a high volume air scrubber in the main floor of the home for the duration of the remediation.

- Temporarily install industrial dehumidifier in the basement for the duration of the remediation.

Treatment Tasks:

Main Floor:

1. Remove and dispose of all drywall, trim, insulation, doors, cabinets, wood paneling, sinks.
2. Remove and dispose of all remaining carpet, padding, tack strips, vinyl flooring & compromised sub flooring (replace as needed).
3. Remove and dispose of all hardwood flooring.

Basement:

1. Remove and dispose of all ceiling remnants and furring strips.
2. Remove and dispose of all trim, drywall, paneling, shelving, doors & framing in the Basement.
3. Treat entire basement area with an EPA registered quaternary ammonia biocide.
4. Scrape areas of microbial buildup. HEPA vacuum all debris.
5. Apply two coats of fungicidal encapsulant resin (white) to all floor joists, decking and rim bonds.
6. Apply two coats of encapsulant to the concrete block walls in the basement.
7. Install new fiberglass R-19 insulation in the rim bonds.
8. Apply biocide to concrete floors and wash.

Second Floor:

1. Remove and dispose of all remaining carpet, padding and tack strips.
2. Remove and dispose of visible mold affected building components, drywall, trim and insulation.

Main Floor & Second Floor:

1. Remove and save all radiant heat pipes and fixtures, place in garage.
2. Remove all nails and screws from all framing and leave in ready to finish condition.
3. Apply EPA registered quaternary ammonia biocide to the newly exposed framing.
4. Apply two coats of fungicidal resin encapsulant to the framing components.
5. Apply two coats of fungicidal resin encapsulant to the newly exposed subflooring.

Whole House:

1. Cap off any open water or sewer pipes.
2. HEPA vacuum all equipment staging areas & work areas.
3. Apply anti-microbial fogging agent to the entire home.

- Upon completion of remediation, perform indoor air quality tests and provide lab reports that mold remediation has been successfully completed.

Notes:

- Contract does not include reconstruction, electrical, mechanical, or plumbing fixtures.
- Work beyond the Treatment Area or the defined tasks shall be conducted only upon written authorization, which shall specify either a fixed fee, or time-and-materials rate and an estimated total cost.
- Estimated time to complete is ten-twelve working days.
- It is the client's responsibility to verify that all utilities and mechanical systems (water, electric and heat) in the home are in good working order prior to the commencement of the remediation. If the crew is unable to start work due to a non-functioning system a \$250 trip charge will be assessed.
- All contents wishing to be saved must be removed from the treatment area prior to the scheduled work date. Additional fees will apply if field crew removes items.
- Michigan Public Act 299 requires that a person charging more than \$599 for alteration to a residence be licensed. Our Builders License is #105883. We carry three kinds of insurance: Workers Compensation, General Liability and Errors & Omissions. Certificates are posted on our website; copies upon request.
- Protech Environmental Services, Inc. is certified compliant by the EPA in regards to the Toxic Substances Control Act (TSCA) Section 402; this certification expires on December 14, 2015.

Acceptance Criteria: No new mold growth will be visible on surfaces in the Encapsulated Treatment Area, but some residual staining from prior mold growth may still be visible after the treatment/cleaning.

Transferable Limited Warranty: We warrant that the Encapsulated Treatment Area will remain free of visible mold growth for a period of five years from the date of application.

Limitations: Our warranty obligation is expressly limited to cleaning and disinfections of visible growth in the Treatment Area, and we shall not be held responsible for incidental or consequential damages resulting in any way from failure of the remedial measures to meet the warranted Acceptance Criteria. In accepting this proposal, Customer acknowledges that if Protech is found liable for any loss or damages alleged to arise from this work, then Protech's liability shall be limited to the fee paid, and any such claim must be made within 12-months of the work. The fee charged is based, in part, on all of the foregoing limitations. If the source of mold growth is not remedied, mold growth may re-occur after treatment.

Price: \$16,200.00 (Sixteen Thousand Two Hundred Dollars)

OPTION: Remove and dispose of all remaining items in the basement prior to the mold remediation. Add: \$4,500.00 (Four Thousand Five Hundred Dollars) Three working days.

*Signed proposal and 50% deposit is required before scheduling service.
Remaining balance due upon completion of service.*

Standard Terms: 50% deposit is required along with a signed proposal prior to beginning the work. Balance is due on the day of completion, except that Customer may withhold 10% as Retainage for up to 14-days to allow third party evaluation. Customer may elect to have payments made from closing proceeds, provided that payment in full is made within 30-days of completion of the work. We do not deal directly with third parties, Customer is responsible for ensuring timely payment, regardless of higher arrangements with third parties for escrow, reimbursement, or cost sharing.

HomeSpec

Advanced Basement
850 Minion
Ypsilanti, MI 48198

www.BasementFix.com

Date: 11/24/2015

Name:

Street: 1108 Meadowbrook Avenue

City, State, Zip: Ann Arbor, MI

Directions:



888-363-1212

866-820-7451 Fax

Consultant: Craig Ceccarelli

Options for repairing the basement walls:

- Initial proposal to install carbon fiber straps to portions of the front, sides, and rear walls (as needed per diagram)

- Dig out the 11 foot section of the rear wall that the electric panel is attached to. Push this section back into place. Install steel beam Stabilizer system. Seal the crack from the outside.

Total of 24 carbon fiber straps, 3 Stabilizer wall beams, and 11 feet of excavation and wall seal.

Total installed: \$17,100
25 year transferable warranty

----- Additional Options: -----
- Rebuild (instead of repair) the 11 foot section of wall (electric panel section) Add \$3,500

- Install Stabilizer wall push back beam system on side wall (main basement). Can straighten the wall over time Add \$1,500

Other options to consider:
Leaving the front wall as-is with minor bowing (subtract \$2,750)

Rebuild the main basement side wall vs. repair. Add \$8,750 to initial option price

Notes:
-The walls against the garage are not yet visible. No repairs proposed.
-Portions of the rear wall are not yet visible (I estimated repairs based on the adjacent areas exposed)
*A re-inspect to confirm the proposal is required when contents are removed

SYSTEM FEATURES:

Water Trek		Fortress Sill Plate Anchor	
WaterTrek (Iron Ochre)		Epoxy Injection	
Grate Drain		Crawl Eme-Seal	
Bull Dog Sump Jct		Crawl Eco-Seal R 5	
Bull Dog w/ Stallion Backup		Bond Foam Insul	
Water Grabber Triple Sump		Crawl Guard Drain	
4" Interior Drainage System		Crawl Debris Removal	
Air Mop 4		Crack Repair	
Head Wall		Pipe Penetration	
Standard Sump/Sasin Unit		Eme-Shield Wall	
Finish White		Panel Crack Repair	
Replacement Sump 1/3hp		Fortress Staple	
Tank Pro		Exterior Wall Seal	
Flood Check Hoses		Yard Drainage	
Scape Well (Stack Seal)		Extend a Spout	
Exterior Drain Tile		Rod Hole	
Wall Prep (No Replace)		Concrete Removal	
Freeze Stop		Beam Pocket Repair	
Downspout Extension		Cut New Exterior Access	
Fortress Strap		Curtain Drain	
Gorilla Brace		Micro-Crete	
Wall Anchor		System Discourt	

Summary

- A team of family members and friends are assisting Anne Abbrecht in the repairs to 1108 Meadowbrook.
- Work started in October 2015 and continues to date.
- Contractor consensus is that the property can be renovated and we are seeking financing for the work.
- Our goal is to create an excellent relationship with the city and move quickly on any external issues that present a safety hazard.
 - Garbage in the yard will also be removed early in the process.
- See appendix A for example quotes and receipts thus far

History

- Owner, Ann Abbrecht, a woman in her 80's grew up during WWII, mentally sharp, wonderful wit, significant health issues, between class 3 and class 4 hoarder.
- Sole ownership of the house came in a divorce settlement several years ago. Owns outright, no mortgage lien.
- Children Brian and Elaine, grew up in the house and are now helping their mother through her breast cancer chemotherapy and surgery recovery.
- The house has been poorly maintained due to Anne's reluctance to allow access to the house over the last several years. As her illness has weakened her, she has begun working with us to help address her health issues, living, and business affairs.
- Anne has been diligent about keeping her bills paid and services active on the house, including contracting with A&M Services for snow removal, gutter service, and leaf removal.
- While Anne was out of the house recovering from surgery, the city did some repairs in the neighborhood and needed to shut off gas services temporarily. They were unable to contact Anne and went ahead with the shut off. Since they could not contact her, they were unable to restart service. A radiant heater line froze and broke above a side room on the first floor resulting in massive flooding of that side of the first floor of the house.
- Charles, long time family friend is coordinating repair to the home which started in October, 2015..

The Team

- Brian Abbrecht – Son of Owner – Lives in Colorado
- Elaine Abbrecht – Daughter of Owner – Lives in Dearborn
- Anne Abbrecht – 82 year old owner of the property, currently under Elaine Abbrecht's care.
- Charles King – Friend of family – Lives in Ypsilanti
- Virginia Miller – Friend of the family – Lives in Saline – Berkshire Hathaway realtor.

The House

- The house requires major renovation including but not limited to
 - Kitchen renovation
 - Basement wall repairs – (Have quotes for this work)
 - Mold remediation – (Have quotes for this work)
 - Dry wall replacement throughout flood damaged first floor of the house. carpet replacement..
 - Driveway repairs
 - Exterior yardwork including numerous tree removals
 - Roof repairs, though no major leaks exist.
 - Second floor balcony needs to be removed.
 - Heating system repairs
 - Water system repair

Work thus far

- Materials removal
 - The house was completely full, floor to ceiling, with newspapers and all manner of junk. Nearly all materials have been removed. The final room is being emptied this week.
 - Having removed 90% as of today we were able to identify the major issues and bring in contractors to give us estimates and comment on the feasibility of rehabilitation of the house, vs demolition. There is a unanimous consensus that due to the neighborhood and the condition of the house, the investment should be made to repair and renovate the property.
- Financing
 - Paperwork has been sent to the bank for renovation loan approval.
 - Should we fail to receive bank finance, Charles and Brian have agreed to fund the process.
- Legal
 - The family, including Anne, are working to enable Brian to have power of attorney over the home to improve efficiency of renovation oversight. They have a meeting with their lawyer to move forward later in March.
- Quotes received
 - Mold Remediation
 - Basement wall repair
- Electrical
 - Home received a safety inspection by Harper Electric including clean up of the existing electrical box and installation of GFI circuits for construction access in both the basement and the kitchen.

The Plan

- Plan steps in order
 - Remove all material to allow access to contractors for quotes
 - Having removed 90% as of today we were able to identify the major issues and bring in contractors to give us estimates and comment on the feasibility of rehabilitation of the house, vs demolition. There is a unanimous consensus that due to the neighborhood and the condition of the house, the investment should be made to repair and renovate the property. Especially given that the property is owned outright.
 - Structural issues
 - With quotes for basement wall work and mold remediation, we will begin addressing these issues first.
 - Roof repairs, etc..
 - Tree removal
 - Small trees on the property need to be cleared and
 - HVAC
 - Furnace will be repaired/replaced
 - Central Air will be added
 - Electrical
 - A new electrical box was recommended, circuits will be modified where appropriate.
 - Interior refurbishment, bathrooms, kitchen, carpet, etc..
 - Yard work
 - Remove trees and replace with sod in central front, side, and back yards.
 - Driveway repairs





