

**USZTAN L.L.C.**

COMMERCIAL & INDUSTRIAL CONTRACTOR  
CONSTRUCTION MANAGEMENT

261 Collier Road, Auburn Hills, Michigan 48326

Phone (248) 332-7448 Fax (248) 332-7452

[www.usztan.com](http://www.usztan.com)

Fred Dunn  
18455 Sherwood  
Detroit, MI 48826

Dear Mr. Dunn,

Per your request Usztan LLC inspected the home located at 1841 Crooks Rd. Rochester Hills, MI for the purpose of restoring the dwelling to a livable condition while keeping within local historical requirements.

Upon inspection the following items were noted:

✦ Structure

- Existing foundations are leaking and have become compromised in certain areas. It is believed they are not below current requirements of 42" and that since the structure is not heated frost damage to the footings has occurred.
- Several structure components have been cut or removed
- A portion of the framing has been exposed to significant water damage and need replacement
- The roof structure is in need of complete removal. Existing shingles/shakes and plywood underlayment requires replacement, while the extent of roof truss damage cannot be determined, condition is suspect.
- Significant mold growth was observed and we recommend further investigation and testing

✦ Exterior

- Siding is not original and does not meet historic requirements
- Windows and door cannot be salvaged

✦ Plumbing/Electrical/HVAC

- Existing systems are completely removed or destroyed beyond repair.

Upon review of the structure it is not feasible to restore the existing dwelling while keeping to historic requirements. Few, if any original components can be salvaged for use in the remediation of the structure. It is Usztan opinion that the structure is beyond repair and recommends complete demolition.

Thank you for the opportunity to assist you and please feel free to contact us in the future for any additional opportunities.

Sincerely,

  
Boris Usztan