

REBUTTAL OF INSPECTION THAT WAS DONE ON
NOVEMBER 19TH 2020

Received copy on 12/30/2019 via email.

Date of Rebuttal sent to the City of Lansing Development Office. "Lansing Planning & Development Department" Completed and mailed out on this day of Dec 31st 2019.

On November 19th 2020 after almost a year of requesting for an inspection from the City of Lansing was done by Mr. James Bennett who state he was here representing the city.

The issues with the home was the walls and ceilings would cry and everything was wet all the time and still is on all 3 levels when it's humid out or raining.

When Mr. Bennett arrive he introduced himself and stated he was here representing the city of Lansing, MI.

He brought with him two other gentleman who only stayed with me which I did not understand but it felt like there were there to keep me from talking to Mr. Bennett. After the initial introduction he asked where the entrance was to the basement and this was the only time he would communicate with me.

I tried several times to speak with him so he would have understanding of what had been happening within my home. He he would dismiss me as well as turn his back to me which I

found disturbing since this was my home.

When he would not speak with me I put a recorder in the room he was in because I wanted to know what was going on. He found it and muffled the recorder which I still have.

Not one person from the city had discussed the issues that were and been happening in my home with moisture.

On Oct 25, 2019 Sen. Hertel's Office contacted City of Lansing's Rehabilitation Construction Specialist on my behalf since the city would not speak to me and set up an appointment for someone from the city to come out to my home on Oct 29th, 2019 Ed Dichoza from Sen. Hertel's office confirmed this with me per phone conversation on Oct, 29th, 2019.

I cancelled all Doctors Appointments for that day, then they never showed up, I contacted Ed Dichoza at Sen. Hertel's Office and told him I never heard from the city and they did not show up. Ed Dichoza he was never notified by the City of Lansing they were not going to show.

After speaking with Sen. Hertel's office I decided to call the City Dev Office with a different phone and gave a different name and this is when I was directed to Don who answered right away, he was willing to speak with me then when asked my name I gave him my full name and then was told he was in a meeting and would call me back in 30-45 mins. Don called

me back about 1 1/2 hrs later and indentified himself, then a female came on the phone and Identified herself as Barb Kimmel and told me they would not be sending anyone to my home because the warranty was no longer valid, and because I had filed a complaint with Lara against the Independent Contractor who done the work on my home, I stated to Barb Kimmel I did not file anything on the City and she hung up on me.

Rebuttal of Condition of Inspection:

Mr. Bennett stated the tempature was slightly below freezing and there had been snow in the previous few days an the roof was covered in Snow " See Attached weather for 6 days" 1. The roof was not covered in snow. 2. We had rain and it was wet out.

Rebuttal of The driveway conditions:

1. If Mr. Bennett or anyone from the city would have spoken to me I could have explained and shown them I had the materials to get the driveway done and was waiting till after the roof got done, but since the issues arose with the roof it was put on hold because I had no idea if anything had to be done to correct what was happening and if they would need access to the driveway.

2. There was no scrap shingles as described along the driveway. They were brand new shingles that was left by the contractor that were laid and had directed all water away from the house and no water had entered from that area after laying them, previously the water was coming in from the contractor/workers breaking the gutters that is described in the report. The gutters were new and were installed by another company prior to the work being done on the roof etc. "**Attached is pictures as the work that was done in putting in new vents gutters from different contractors 2017**"

Rebuttal of Solid skirting around wood deck that prevented observation

1. The deck underneath has an access door as well as lifts up so access could have been made "**Pictures Attached**"
2. As mentioned in my complaint the contractor/workers broke the gutters to the house if Mr. Bennett or anyone from the city would have spoke to me he would have known when they were new and who installed them.

Rebuttal on Roof

1. Mr. Bennett Never entered the roof and stood on the property next to mine with binoculars. He would not be able to see if there was any missing flashing which there is. **pictures will be attached**
2. Water test was not denied by me as stated by Mr. Bennett. The contractor and his Sub-Contractor foreman Paul "who was to be present during the process of the work and was not" Paul stated that they would have to run a hose up to do the water

test which I was aware this would have to be done, when he stated they would have to run it for 3-4 hrs is when I stated no, they could run it for 30 -45 minutes which would be sufficient. Then they never did it.

Rebuttal Re: Basement:

1. Mr. Bennett mentions the clutter, if he had been willing to speak with me he would have known the stuff in the basement was from the belongings that were ruined on the main floor when the roof failed and from the moisture the house had been experiencing. At no time did Mr. Bennett do a moisture test . There was no mattress in the basement it was just a box spring.

2. The wood column was in that condition when I purchased my home in 2010. This would have been known if he would have spoke to me. To be able to cause that damage the water would have had to be 6 inches more in depth which never happened. I have never had I water issues in my basement since I owned my home

Rebuttal Kitchen Dining room Living room

1. There has not been substantial water damage from the roof since the flood Sept 2018, there is one small hole where water was pooling in and had to be opened up to release the water which was not mentioned in the report. There had been no smoking in my home and could not be any grease stains as I have not had a working stove and over for over 5 yrs, I cook with a crockpot or toaster oven. If I had been smoking in my home it would be in either the main living area not limited

to the hall that is 3.5 wide and 7 ft long or the kitchen that is 7 ft wide and 14 ft long.

Dining room had been Kilted and painted 3 times before the city came in and the moisture staining and mildew/mold is visible which was not mentioned. **" Pictures attached"**

Rebuttal Fireplace Room

1. The room has never been painted as it is cedar panelling **" pictures will be provided"** The ceiling has been like this since the day I purchased my home in 2010. The issue was water coming in from the area around the Chimney when it rains which never happened till the chimney was rebuilt by the contractor son and his friend. Mr. Bennett never looked at the area and it needed to be addressed as well as the damages caused by the contractors son putting all the old bricks down inside the Chimney which bent and wedged the flap half opened. The fireplace is no longer operatable since they did the work.

Rebuttal Bathroom

1. The bathroom wall/floor is mold and mildew from when watered entered through the walls when the flood happened Sept 2018 when the Chimney for the Furnace behind this wall was not flashed properly or calked. This was not mentioned in the report. The mention of the bathroom is not equipped

with a vent is correct however it was not mention or discussed about the fan in the window which was used for ventilation, Nor was it mentioned that there has been no place to bathe in the bathroom "as the Contractors son and friend broke the shower doors" This is a corner unit and was the only source of bathing in the home. So there has been no bathing in the bathroom since Early Oct 2018 . The bathroom was completely remodded before the work was done on the roof. Will Provide Pictures of before and after" Per the city of Lansing code inspections it states Bathrooms have an operable window, or ventilation to exterior of building. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be re-circulated. Which I had.

Rebuttal Hallway:

1. No smoking in hallway or house as mention before if there was smoke staining it would be throughout the house. There is high amounts of humdity through out the house.

Rebuttal Rear Bedroom (NW)

1. No water infiltration but high moisture which was not mentions and no inspection of closet areas that have issues. No mention of the subfloor connecting the bedroom and hall was

not mentioned where the contractor took it up and left it. As well and the dangers to the humps under the Luan flooring they put down that was done by the contractor. No mention of dampness in the area where moisture was.

Rebuttal Front Bedroom (NE)

The two areas mentioned that were described as delaminated. Those two areas were done by me so there were bubbles from moisture so I pulled them down so they would not fall off for my canine and my safety. States no indication of water the area was still damp and had mold present in areas where contractor's son did the patch job that was supposed to be completely replaced.

2. Carpet had been pulled back NE corner although the mention of no staining of sub floor had staining this would be because I have replaced it 2 times before the city decided to come over a year later out due to water damage / mold. Closet was not inspected where water infiltration has been occurring (main complaint due to high moisture and MOLD)

Rebuttal Attic" Pictures will be provided

1. Attic has never been used for living only storage. No inspection was done when there were concerns of the house not venting .
2. There are two access doors to the areas that needed to be inspected but was never entered.

3. There is only one hole for observation from where the contractor and subcontractor busted out the wall and left it wide open with exposure to all insulation as well and insulation from them all over.
4. There are several areas that have significant water staining and and MOLD. That was never there prior to the roof work being done.

If Mr. Bennett would have spoke with me these issues he failed to observe could have been addressed. The damages were caused by the faulty work of the Contractors crew including the flood and interior damages

Rebuttal of Garage

Mr. Bennett tried to enter the garage as observed from security cameras inside the home but the garage was locked at that time and he never asked to enter it since he would not communicate with me at all.

The main complaint has been moisture and my walls / ceilings crying all the time when it's humid or raining. Which was not addressed by Mr. Bennett

HOWEVER it was observed by another Specialist that came to my home at the request of an organization due to seeing my video's and pictures I had been posting on social media and they were concerned for my health and safety. Pictures were taken that shows attic vents had been blocked off

completely during the installation of the roof. Will provide pictures. This is causing no ventiations

Mr. Bennett spent more time looking for violations and not addressing the issues that needed to be addressed. His concern was outlets, fuse box, water heater, furnace, and so forth. I have went through 5 dehumidifiers since the work was done because they ran non stop due to the high moisture in the house.

Why roof Ventilation Is Necessary

More than any other part of the house, the roof is subject to extremely high heat, both on and under the roof deck. When attics are left unvented, hot and humid air will build up, penetrating the home's living space. Soaked insulation can also cultivate mold or mildew or lead to stained or crumbled ceilings. Even worse, unvented moisture can accumulate on the rafters and decking of the roof structure, leading to rot and structural decay.

Further information that may needs to be noted is I had several inspections prior to the work being done in 2018 through the cities rehab program for other work that was not through the city and included full inspections and there was no

issues stated as in Mr. Bennett's inspection report. The most recent prior to the Rehab program was in 2017. There was no mold, grease, cig staining, or water/moisture issues.

All Inspections were required before work was done to my home.

1. Home Inspection for purchased of home 2010
2. Home inspection done March 2011
3. Home Inspection done 2015
4. Home Inspection done 2017
5. Home Inspections 2018 City of Lansing Development Office Dennis Graham.

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