AK Home Inspection Services LLC

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Inspected By: License #134902 Justin Stone

Home Inspection Report

Prepared For:

Alaska Premier Auctions

Property Address:

811 Nelchina St
Anchorage, AK 99501

Inspected on Mon, Jul 27 2020 at 12:30 PM

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Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Exterior

1) Repair

The hose bib (faucet) on the Northern side of the house is not anti-siphon hose bib. Also, the copper plumbing to the hose bib is not connected in the crawlspace. Recommend a qualified contractor replace hose bib with an anti-siphon/freeze proof hose bib to be muni code compliant and repair the copper piping to the hose bib in the crawlspace.

Figure 1-1

Figure 1-2

2) Repair

Several wood trim pieces rotted and the exterior of the house are weathered and missing paint. Recommend a qualified contractor assess and fix/repaint.

(Report Summary continued)

Figure 2-1

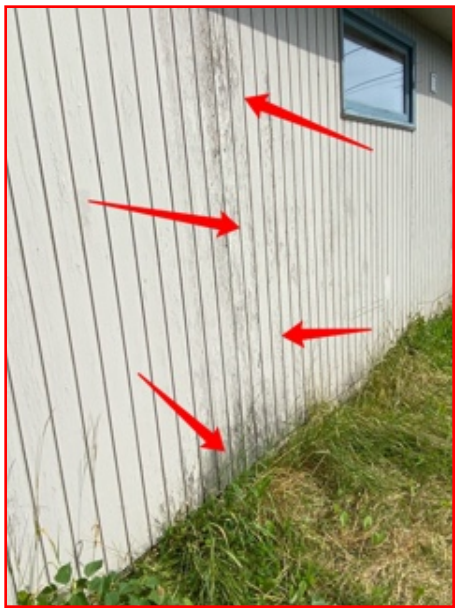

Figure 2-2

Figure 2-3

Figure 2-4

(Report Summary continued)

Figure 2-5

Figure 2-6

Roofing

3) Repair

Several missing shingles, wind blown shingles, exposed sheathing, and nail heads visible. Several of the vent and flashing boots were cracked. Roof is near the end of its life. Recommend a qualified roofing contractor assess and re roof.

Figure 3-1

Figure 3-2

(Report Summary continued)

Figure 3-3

Figure 3-4

Figure 3-5

Figure 3-6

(Report Summary continued)

Figure 3-7

Figure 3-8

Figure 3-9

4) Repair

House heater furnaces rain cap is missing from the top of the flue. Recommend a qualified contractor install a rain cap at the top of the flue to keep the elements out of the flue and furnace.

(Report Summary continued)

Figure 4-1

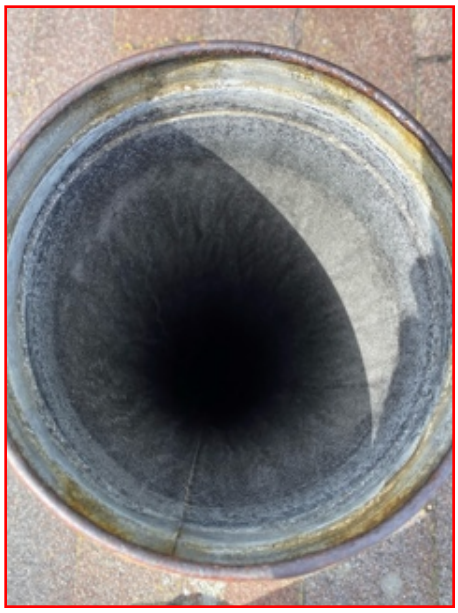

Figure 4-2

Structure

5) Health and Safety

The concrete block (piers) aren't mortared together (dry stacked). They were loosely stacked under the girder main support beams under the house. Also, the block should be separated from the wood shim with a thin piece of metal and the girder support beam should be connected (strapped or nailed) to the floor joist. Could not verify that the blocks were built on an actual footer (concrete pad). Recommend a qualified structural contractor assess the concrete block piers, missing metal separation, missing tie points (strapping between girder and joist and footing.

(Report Summary continued)

Figure 5-1

Figure 5-2

Figure 5-3

Figure 5-4

(Report Summary continued)

Figure 5-5

Figure 5-6

Attic Insulation

6) Repair

There were 6"-8" of blown in cellulose in the attic for an R value for around R21-R30. Recommend putting up to 16" in for a rating of R 50-R60 for this region.

Figure 6-1

(Report Summary continued)

Structure: Attic

7) Health and Safety

Extension cords used for lighting in the attic. This is unsafe and not permitted. Junction boxes with permanent wiring are permitted according to the NEC. Recommend a qualified electrical contractor assess and fix/repair.

Figure 7-1

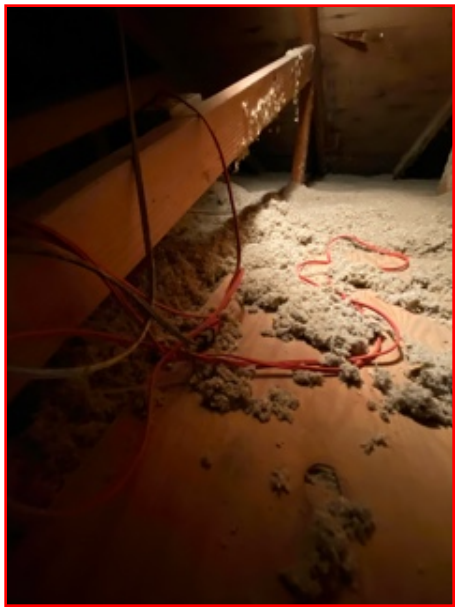

Figure 7-2

Figure 7-3

(Report Summary continued)

Smoke Detectors Present

8) Health and Safety

There were no smoke detectors in all of the bedrooms. There should be a smoke detector in every bedroom within 3 feet of the door, outside bedrooms within 10 feet in the hallway, and in the living areas. Recommend putting smoke detectors in all bedrooms, in the hallway outside of bedrooms and in living areas.

CO Monitor

9) Health and Safety

Municipality of Anchorage requires a CO monitor on each floor. There are no CO monitors visible. Recommend adding a CO monitor outside of the bedrooms down low in the hallway by the garage entry door and down low upstairs in the hallway outside of master bedroom.

Electrical

10) Health and Safety

Dead front (front cover) was off the main service distribution panel and laying on the ground. This is unsafe and can a shock hazard. Recommend a qualified electrical contractor install the dead front cover back on with the appropriate flat backed screws.

Figure 10-1

Figure 10-2

(Report Summary continued)

11) Health and Safety

The service panel is a pushmatic and is very old. They have neutrals and grounds together and need to be separated on their own bus bars. Recommend a qualified electrical contractor assess and repair or replace service panel with updated version.

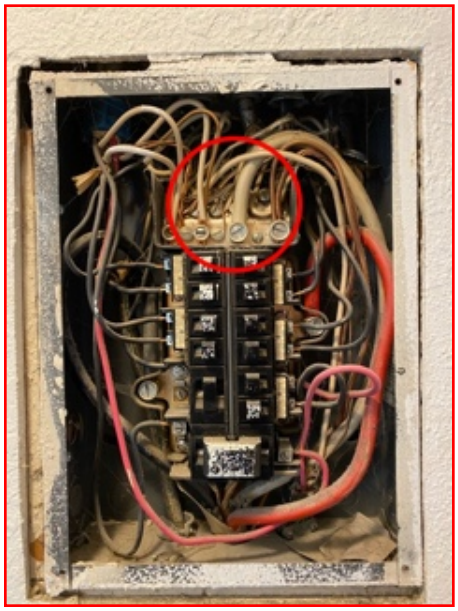

Figure 11-1

Figure 11-2

12) Health and Safety

The metered service disconnect is missing the dead front (inside cover over the 100 amp breaker) cover. This poses a shock hazard and should be replaced. Recommend a qualified electrical contractor asses and replace the dead front on the metered service disconnect.

(Report Summary continued)

Figure 12-1

Figure 12-2

Figure 12-3

13) Health and Safety

Several outlet and switch plates were missing through out the house . Recommend replacing outlet plates to keep from getting electrocuted.

(Report Summary continued)

Figure 13-1

Figure 13-2

Figure 13-3

14) Health and Safety

Several outlets in the living room/dining room are improperly wired and have open grounds. Also, the light in the front bedroom is hanging by the conductors and not properly se urged by a box. Recommend a qualified electrical contractor asses and repair open grounds and install a light box for the front bedroom lights.

(Report Summary continued)

Figure 14-1

Figure 14-2

Figure 14-3

(Report Summary continued)

Heating

15) Health and Safety

No recent records of service for furnace, or water heater. Recommend a qualified contractor to service and clean and inspect furnace, and water heater with filter replacement on the furnace.

Seismic Straps

16) Health and Safety

No seismic straps on water heater. Recommend having a contractor install seismic straps according to the muni plumbing code, which states two straps be installed 1/3 from the top and 1/3 from the bottom of the water heater.

T&P Valve With Blow Off Leg

17) Health and safety

T & P valve with blow off Leg present for water heater. Water heater has a drain pan but the T&P valve blow off leg doesn't empty into pan. Also, the pan has no tube to drain into a suitable receptacle. The water heater can over flow onto the subfloor. Recommend a qualified contractor correct blow off leg to empty into drain pan and install drain pipe to a suitable receptacle or drain to the exterior between 6" - 24" above grade.

Figure 17-1

Figure 17-2

(Report Summary continued)

GFCI Protection

18) Health and Safety

Regular outlet in laundry room for washer. Recommend replacing regular outlet with a GFCI outlet or install a GFCI breaker on that circuit to be GFCI protected.

Figure 18-1

Sink(s)

19) Repair

Bathroom sink has an unapproved corrugated waste pipe that can cause clogs. Suggest replacing with a smooth approved waste pipe.

(Report Summary continued)

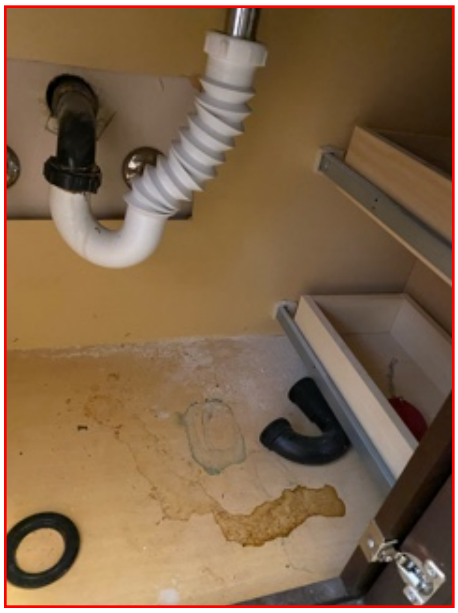

Figure 19-1

Toilet

20) Repair

The toilet in the bathroom is loose at the floor. Recommend a qualified contractor tightening the toilet bolts to see if stops toilet from moving back and forth. If this doesn't help then recommend a qualified contractor replace the toilet wax ring and reset toilet.

Bathrooms: Bathroom #1

21) Repair

Tub faucet is leaking at the connection point. Possible water intrusion behind the vinyl tub surround. Recommend a qualified contractor assess and repair/replace.

(Report Summary continued)

Figure 21-1

Sink

22) Repair

Kitchen sink has an unapproved corrugated waste pipe that can cause clogs. Recommend replacing with a smooth approved waste pipe.

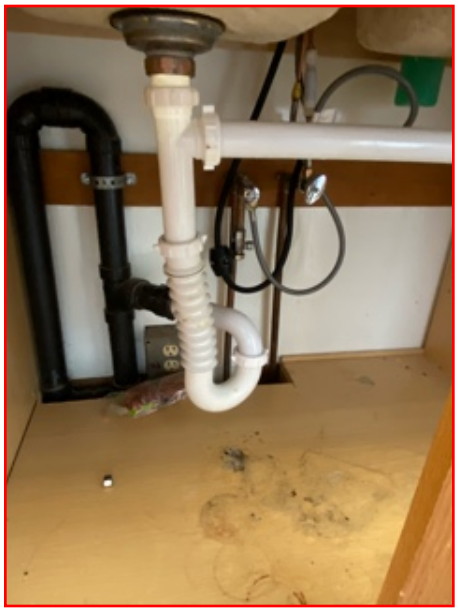

Figure 22-1

(Report Summary continued)

Interior

23) Health and Safety

Front bedroom casement window is locked with a pad lock. This is a safety hazard due to it being able to quickly unlock and exit in case of fire or emergency. Recommend removing pad lock and placing a window locking mechanism or replacing window with a newer style with built in lock.

Figure 23-1

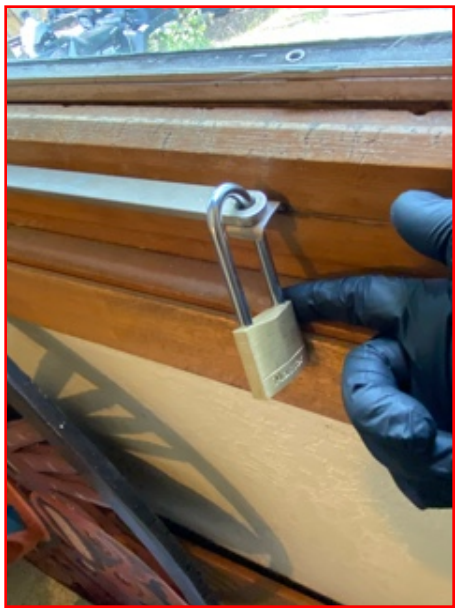

Figure 23-2

24) Cosmetic

Some cosmetic damage possibly from earthquake and foundational movement with Sheetrock cracking at tape seems in various locations and also, holes in walls and some patching that was not done to standards. Also cracked tile and missing trim boards. Recommend a qualified contractor asses and repair Sheetrock areas.

(Report Summary continued)

Figure 24-1

Figure 24-2

Figure 24-3

Figure 24-4

(Report Summary continued)

Figure 24-5

Figure 24-6

Figure 24-7

Figure 24-8

(Report Summary continued)

Figure 24-9

25) Repair

The step up/down from the arctic entry to the home is 11" to the threshold. The max rise on a step is 7 3/4". For safety purposes a single step should be put in place and secured to the wall. Recommend a qualified contractor add a single step that has a minimum rise of 4" and maximum rise of 7" and a tread depth of 11".

Figure 25-1

(Report Summary continued)

26) Repair

Rear arctic entry has gaps in between the house siding and the plywood. Recommend a qualified contractor seal with foam sealant to fill the gaps and keep out water.

Figure 26-1

Figure 26-2

General

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under.

Occupied:	No
Furnished:	No
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Damp
Door Faces:	West
People Present:	Client, Seller's Agent

Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Lap Wood
Exterior Trim Material:	Wood
Walking Surface Types:	Walks
Walking Surface Materials:	Wood

⚠ Comment 1:
Repair

The hose bib (faucet) on the Northern side of the house is not anti-siphon hose bib. Also, the copper plumbing to the hose bib is not connected in the crawlspace. Recommend a qualified contractor replace hose bib with an anti-siphon/freeze proof hose bib to be muni code compliant and repair the copper piping to the hose bib in the crawlspace.

(Exterior continued)

Figure 1-1

Figure 1-2

Comment 2:
Repair

Several wood trim pieces rotted and the exterior of the house are weathered and missing paint. Recommend a qualified contractor assess and fix/repaint.

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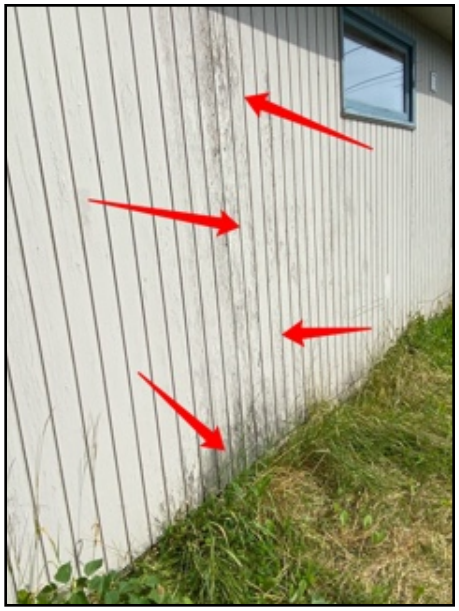


Figure 2-2

(Exterior continued)

Figure 2-3

Figure 2-4

Figure 2-5

Figure 2-6

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	Walked
Roofing Material:	3 Tab Shingle
Ventilation Present:	Soffit, Gable Ends
Gutter Material:	Plastic

Comment 3:
Repair

Several missing shingles, wind blown shingles, exposed sheathing, and nail heads visible. Several of the vent and flashing boots were cracked. Roof is near the end of its life. Recommend a qualified roofing contractor assess and re roof.

Figure 3-1

Figure 3-2

(Roofing continued)

Figure 3-3

Figure 3-4

Figure 3-5

Figure 3-6

(Roofing continued)

Figure 3-7

Figure 3-8

Figure 3-9

Comment 4:
Repair

House heater furnaces rain cap is missing from the top of the flue. Recommend a qualified contractor install a rain cap at the top of the flue to keep the elements out of the flue and furnace.

(Roofing continued)

Figure 4-1

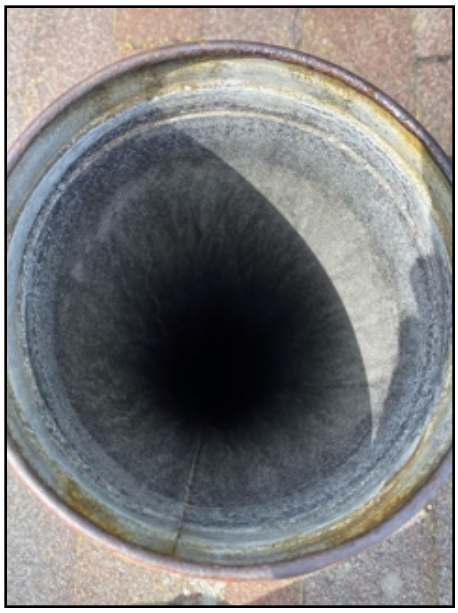


Figure 4-2

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Crawl
Foundation Materials:	Concrete
Floor Structure:	Wood Framed
Wall Structure:	Wood Framed

Comment 5:
Health and Safety

The concrete block (piers) aren't mortared together (dry stacked). They were loosely stacked under the girder main support beams under the house. Also, the block should be separated from the wood shim with a thin piece of metal and the girder support beam should be connected (strapped or nailed) to the floor joist. Could not verify that the blocks were built on an actual footer (concrete pad). Recommend a qualified structural contractor assess the concrete block piers, missing metal separation, missing tie points (strapping between girder and joist and footing.

(Structure continued)

Figure 5-1

Figure 5-2

Figure 5-3

Figure 5-4

(Structure continued)

Figure 5-5

Figure 5-6

Attic

Ceiling Structure:	Wood Framed
Roof Structure:	Truss
Inspection Method:	From Access
Attic Insulation:	Loose Fill

Comment 6:
Repair

There were 6"-8" of blown in cellulose in the attic for an R value for around R21-R30. Recommend putting up to 16" in for a rating of R 50-R60 for this region.

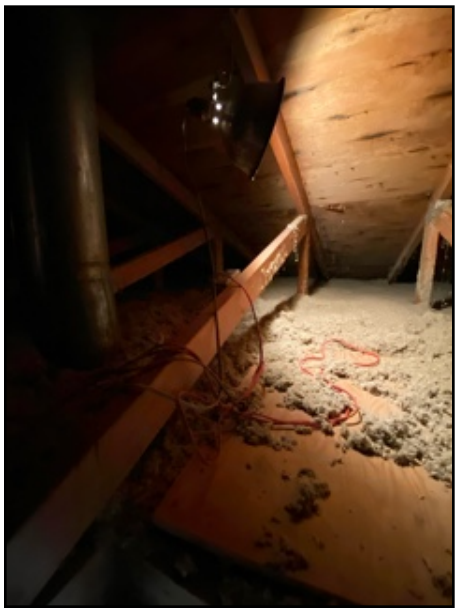
(Attic continued)

Figure 6-1

Comment 7:
Health and Safety

Extension cords used for lighting in the attic. This is unsafe and not permitted. Junction boxes with permanent wiring are permitted according to the NEC. Recommend a qualified electrical contractor assess and fix/repair.

(Attic continued)



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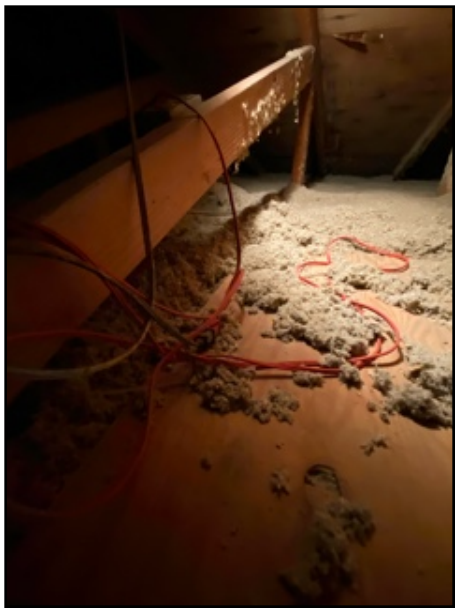


Figure 7-2

Figure 7-3

Crawl Space

Vapor Retarder:	Partial
Inspection Method:	Inside
Underfloor Insulation:	Not Present

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service: Overhead

(Electrical continued)

Service Panel Location: Interior

Service Voltage: 240 volts
Service Amperage: 100 amps
Over Current Devices: Breakers
Main Disconnect Location: Meter Box

Wiring Method: Conventional Copper
Smoke Detectors Present: No

(Electrical continued)

Comment 8:
Health and Safety

There were no smoke detectors in all of the bedrooms. There should be a smoke detector in every bedroom within 3 feet of the door, outside bedrooms within 10 feet in the hallway, and in the living areas. Recommend putting smoke detectors in all bedrooms, in the hallway outside of bedrooms and in living areas.

CO Monitor : None

Comment 9:
Health and Safety

Municipality of Anchorage requires a CO monitor on each floor. There are no CO monitors visible. Recommend adding a CO monitor outside of the bedrooms down low in the hallway by the garage entry door and down low upstairs in the hallway outside of master bedroom.

Comment 10:
Health and Safety

Dead front (front cover) was off the main service distribution panel and laying on the ground. This is unsafe and can a shock hazard. Recommend a qualified electrical contractor install the dead front cover back on with the appropriate flat backed screws.

(Electrical continued)

Figure 10-1

Figure 10-2

Comment 11:
Health and Safety

The service panel is a pushmatic and is very old. They have neutrals and grounds together and need to be separated on their own bus bars. Recommend a qualified electrical contractor assess and repair or replace service panel with updated version.

(Electrical continued)

Figure 11-1

Figure 11-2

Comment 12:
Health and Safety

The metered service disconnect is missing the dead front (inside cover over the 100 amp breaker) cover. This poses a shock hazard and should be replaced. Recommend a qualified electrical contractor asses and replace the dead front on the metered service disconnect.

(Electrical continued)

Figure 12-1

Figure 12-2

Figure 12-3

(Electrical continued)

Comment 13:
Health and Safety

Several outlet and switch plates were missing through out the house . Recommend replacing outlet plates to keep from getting electrocuted.

Figure 13-1

Figure 13-2

Figure 13-3

(Electrical continued)

Comment 14:
Health and Safety

Several outlets in the living room/dining room are improperly wired and have open grounds. Also, the light in the front bedroom is hanging by the conductors and not properly se urged by a box. Recommend a qualified electrical contractor asses and repair open grounds and install a light box for the front bedroom lights.

Figure 14-1

Figure 14-2

Figure 14-3

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source: Gas
Type of Equipment: Forced Air

Type of Distribution: Metal Ducting, Flexible Ducting

(Heating continued)

Approximate Age :	4 Yrs Old
Input BTU's :	50,000
Emergency Shut Off Switch :	Yes
Furnace Fuel Shut Off Valve :	

Thermostat :

(Heating continued)

Comment 15:
Health and Safety

No recent records of service for furnace, or water heater. Recommend a qualified contractor to service and clean and inspect furnace, and water heater with filter replacement on the furnace.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection.

Waste Pipe Material:	Plastic, Cast Iron
Supply Pipe Material:	Copper
Location of Water Shutoff:	Crawlspace

(Plumbing continued)

Location of Fuel Shutoff: At Meter

Water Heater Fuel: Gas

Water Heater Capacity: 29 gal
Approximate Age : 3 Yrs Old
Seismic Straps : No

(Plumbing continued)

Comment 16:
Health and Safety

No seismic straps on water heater. Recommend having a contractor install seismic straps according to the muni plumbing code, which states two straps be installed 1/3 from the top and 1/3 from the bottom of the water heater.

T&P Valve With Blow Off Leg : Yes

Comment 17:
Health and safety

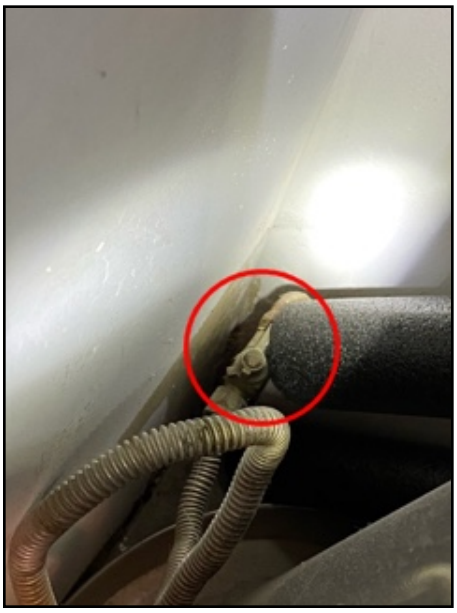
T & P valve with blow off Leg present for water heater. Water heater has a drain pan but the T&P valve blow off leg doesn't empty into pan. Also, the pan has no tube to drain into a suitable receptacle. The water heater can over flow onto the subfloor. Recommend a qualified contractor correct blow off leg to empty into drain pan and install drain pipe to a suitable receptacle or drain to the exterior between 6" - 24" above grade.

Figure 17-1

Figure 17-2

(Plumbing continued)

Water Heater Fuel Shut Off Valve :



Laundry

Location:	Kitchen area
Washer Hookups:	Yes
Dryer Venting:	To Exterior
Dryer Fuel:	240v Electric
GFCI Protection:	Not Present

Comment 18:
Health and Safety

Regular outlet in laundry room for washer. Recommend replacing regular outlet with a GFCI outlet or install a GFCI breaker on that circuit to be GFCI protected.

(Laundry continued)

Figure 18-1

Bathrooms

Bathroom #1

Location:	Hallway
Bath Tub:	Recessed
Shower:	In Tub
Shower Walls:	Tile
Sink(s):	Single Vanity

(Bathroom #1 continued)

Comment 19:
Repair

Bathroom sink has an unapproved corrugated waste pipe that can cause clogs. Suggest replacing with a smooth approved waste pipe.

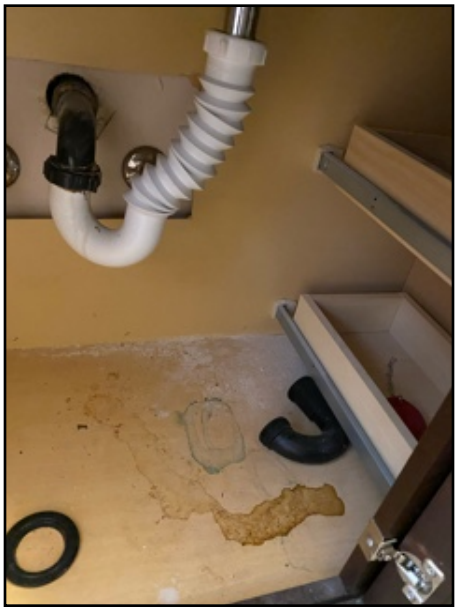


Figure 19-1

Toilet:	Standard Tank

Comment 20:
Repair

The toilet in the bathroom is loose at the floor. Recommend a qualified contractor tightening the toilet bolts to see if stops toilet from moving back and forth. If this doesn't help then recommend a qualified contractor replace the toilet wax ring and reset toilet.

Floor:	Linoleum
Ventilation Type:	Vent Fan
GFCI Protection:	Outlets

(Bathroom #1 continued)

Comment 21:
Repair

Tub faucet is leaking at the connection point. Possible water intrusion behind the vinyl tub surround. Recommend a qualified contractor assess and repair/replace.

Figure 21-1

Kitchen

Cabinets:	Wood
Countertops:	Synthetic Stone
Sink:	Double, Sprayer

(Kitchen continued)

Comment 22:
Repair

Kitchen sink has an unapproved corrugated waste pipe that can cause clogs. Recommend replacing with a smooth approved waste pipe.

Figure 22-1

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Types Installed:	Range, Range Vent
Cooking Fuel:	Gas
Ventilation Type:	Exhaust

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Window Types:	Casement, Slide
Window Materials:	Wood, Vinyl
Entry Door Types:	Hinged
Entry Door Materials:	Metal

Comment 23:
Health and Safety

Front bedroom casement window is locked with a pad lock. This is a safety hazard due to it being able to quickly unlock and exit in case of fire or emergency. Recommend removing pad lock and placing a window locking mechanism or replacing window with a newer style with built in lock.

Figure 23-1

Figure 23-2

(Interior continued)

Comment 24:
Cosmetic

Some cosmetic damage possibly from earthquake and foundational movement with Sheetrock cracking at tape seems in various locations and also, holes in walls and some patching that was not done to standards. Also cracked tile and missing trim boards. Recommend a qualified contractor asses and repair Sheetrock areas.

Figure 24-1

Figure 24-2

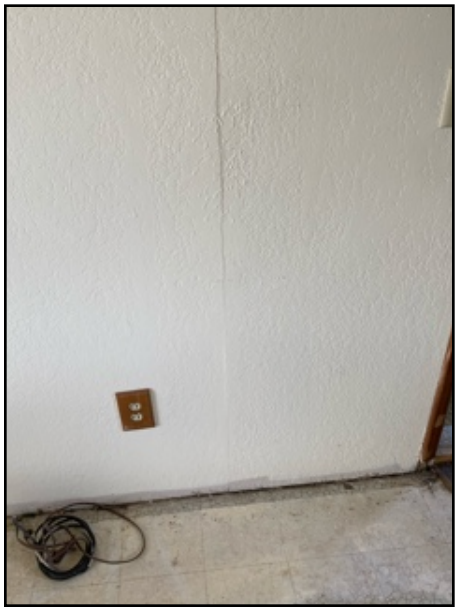


Figure 24-3

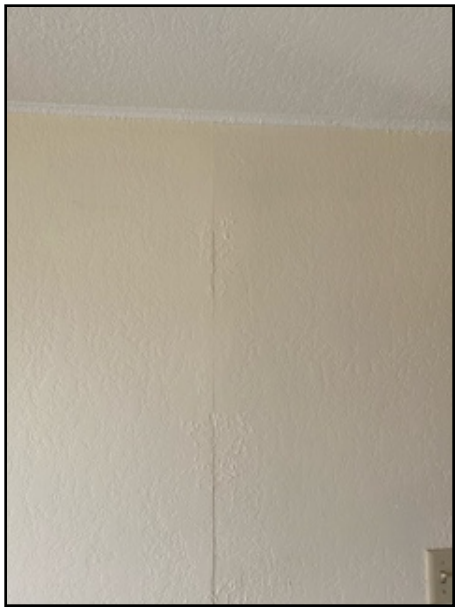


Figure 24-4

(Interior continued)

Figure 24-5

Figure 24-6

Figure 24-7

Figure 24-8

(Interior continued)

Figure 24-9

Comment 25:
Repair

The step up/down from the arctic entry to the home is 11" to the threshold. The max rise on a step is 7 3/4". For safety purposes a single step should be put in place and secured to the wall. Recommend a qualified contractor add a single step that has a minimum rise of 4" and maximum rise of 7" and a tread depth of 11".

(Interior continued)

Figure 25-1

Comment 26:
Repair

Rear arctic entry has gaps in between the house siding and the plywood. Recommend a qualified contractor seal with foam sealant to fill the gaps and keep out water.

Figure 26-1

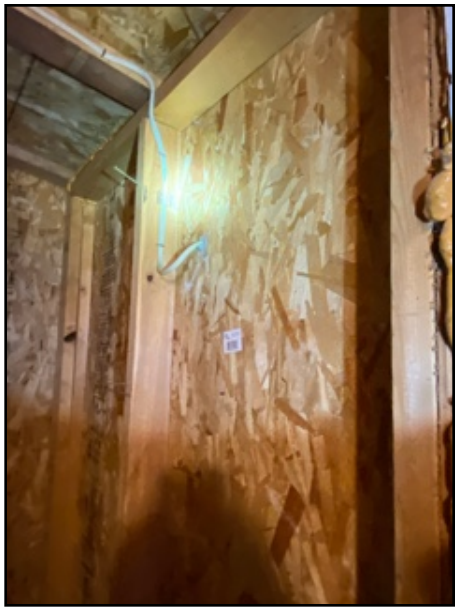


Figure 26-2