

**Home Inspection Report**

**Location** 2516 Sheldon

**Client:** Alaska Auction Company (Christine Hill)

**Prepared By:** Stephen Hammond, P.E. -- M2C1 Construction & Engineering

**Inspection Date:** 8/15/2004

**Time :** 1600 to 1900 on Site

**House Age:** 15 Years

**Weather Conditions:** Mostly Sunny (Inspection occurred during late summer early fall)

**Service Drop:**

**Type of Service Entrance:** Service enters the home from a meter pole underground into the crawl space and up into the home in the utility room.

**Size of Service :** 100 Amp

**Telephone Service:** Yes with bedrooms and kitchen/dinning room wired for phones.

**Comments:** Service from the meter pole is not properly installed. The direct bury conductor is not fully buried near the meter pole. The ground level is below the service ground stub out and may have been exposed to UV rays from the sun or damaged due to above ground activities.

**Site Elements:**

**Lot:** Lot is large nearly 5 acres. Lot is divided into two parcels with approximately 2.5 acres being undeveloped. House and garage area is mostly cleared yet not sufficient to provide a defensible space in the event of a fire.

**Driveway:** Drive is well developed and clear of trees and debris. Drive and parking is readily available for tenants and guests.

**Retaining Walls:** N/A

**Window Wells:** N/A

**Sub-Grade Entrances:** One exists into the crawl space. This entrance is poorly covered and not fully insulated.

**Finish Grade Around Home:** Home is elevated above the surrounding grades by nearly 1 ft. House is typically 4" above the immediate surrounding grades except at the arctic entrances where wood is exposed to soils and organic layers.

**Comment:** Lot is well maintained and suited to the home and garage located on it. Would recommend creating more defensible space around the garage area.

**Roofing:**

**Type of Roof:** Metal

**Roof Framing:** Home Built Truss (2 x 4 bottom and top cords with plywood gussets) On 2' Centers

**Roof Sheathing:** Metal

**Roof Insulation:** 10" of blown in insulation

**Roof Weatherproofing:** All penetrations are caulked yet daylight is visible through furnace penetration.

**Slope:** 4/12

**Est. Age:** 15 Years                      Design Life: 30 Years

**Comments:** Roof metal and trusses look to be in good condition. There is some evidence of leaking near penetrations.

<b>Exterior Elements:</b>	
<b>Chimney #1:</b>	Furnace Chimney needs to have rain cap replaced
<b>Chimney #2:</b>	N/A
<b>Sky Lights:</b>	N/A
<b>Ventilation Covers:</b>	Intact and in good condition
<b>Plumbing Stacks:</b>	Bent yet not compromised
<b>Gutters:</b>	None
<b>Downspouts:</b>	None
<b>Fascia/Soffits:</b>	OK. There are several locations were repairs need to occur to attach loose sheeting
<b>Siding:</b>	Good condition
<b>Exterior doors:</b>	Good Condition on main entrance. Side entrance needs some weather stripping
<b>Windows:</b>	Double pane. Generally open and close well. Master bedroom and living room windows have cracks
<b>Stairs &amp; Stoops:</b>	N/A
<b>Porch / Deck:</b>	Front entrance has a poured slab leading into the arctic entrance.
<b>Comments:</b>	Exterior elements are generally in good condition
<b>Substructure:</b>	
<b>Foundations:</b>	10" Thick x 16" Wide concrete footings 8" Thick x 4' Tall stem walls Foundation is undercut in several locations and the foundation has cracked in one location due to the undercutting/settling
<b>Basement Slab:</b>	N/A
<b>Crawl space:</b>	Crawl space is roomy and is home to the furnace, hot water heater, pressure tank, and service entrances. It has no vapor barrier intact and has seen settling under the footings. There is some debris yet is relatively clear.
<b>Comments:</b>	Foundation cracking has occurred yet it is not felt that the home is at risk of damage at this time. The problem should be corrected by properly supporting the foundation In addition the vapor barrier should be repaired or replaced.
<b>Garage:</b>	
	The garage consists of three separate structures as follows: Main Garage: Gable Roof constructed of trusses with R-11 insulation Sheetrock is intact except around furnace and electric panel. No fire tape is present in the garage Garage doors are operable yet in need of maintenance Garage attic gable vent has no cover and is open for animals Car Port: This structure is not safe and should be demolished Attached Shed: Oiled Floors, Exposed wiring, and poor lighting. There are holes in the floors and the floors are not sufficient to support people let alone storage. Roof is being compromised by moisture damage. In general the garage is large yet of questionable construction. There is evidence of poor wiring. The metal roof was observed to have several openings for moisture and the inside ceiling shows signs of damage.
<b>Attic:</b>	
<b>Attic ventilators:</b>	Yes on home
<b>Attic Crawl Space</b>	N/A
<b>Whole house fan:</b>	N/A
<b>Comments:</b>	Home attic is well ventilated with gable end vents and soffit vents.
<b>Interior Elements:</b>	
<b>Ceilings:</b>	OK--There is evidence of moisture damage in arctic entrances and in the living/hall
<b>Walls:</b>	OK--Walls near outside walls and in arctic entrances has evidence of mold and mildew problems that are typical with vapor barrier breaches.
<b>Floors:</b>	OK--Carpets are intact. There is some damage to the dining room vinyl
<b>Stairs:</b>	N/A
<b>Railing:</b>	N/A
<b>Windows:</b>	Double Payne yet old with signs of wear and leaking with two being cracked.
<b>Room Doors:</b>	OK
<b>Comment:</b>	Interior is in need of some minor repairs and fresh paint.

**Water Penetration**

**Sump Pump:** N/A  
**Sub grade Areas:** No vapor barrier in crawl space yet foundation has a single layer of foam for insulation  
**Excess moisture/mold:** Evidence of moisture damage inside of the home especially in the arctic entrances and in the living/hall ceiling. Outside walls show signs of vapor barrier failure and moisture in walls with mold being present.

**Comment:** Vapor barriers and hot roof design in arctic entrances should be evaluated for adequacy.

**Kitchen:**

**Sink:** Good  
**Flooring :** Vinyl damaged in dinning area  
**Electric:** Good--Yet no GFCI's near kitchen sink  
**Cooking Units:** Not operable during inspection  
**Dishwasher:** Not operable during inspection  
**Disposal:** N/A  
**Ventilators:** Operable  
**Cabinetry/Countertops:** Good condition. One countertop appears to have heat damage in one area

**Comments:** Overall kitchen seems to be in good repair. Water has a plumbed in filtration system that should improve on the quality of the water from the well.

**Interior Bathrooms:**

**Sink:** Good  
**Toilets:** Good  
**Shower Stall:** Good  
**Ventilation:** Good  
**Floor/Walls /Ceiling:** Good  
**Electric:** Good

**Comments:** Bathrooms plugs are GFCI protected at the house panel with a GFCI circuit breaker. Bathrooms appear to be in good repair

**Electric:**

**Home Disconnect & Panel:** On meter pole. This panel is missing a cover.  
**Sub panel:** Panel in home is in good repair. Sheetrock under panel needs repair  
**GFCI:** GFCIs in Bath yet needed in Kitchen and outdoor outlets  
**Wiring condition :** Exterior wiring in need of repair.  
 Garage drop utilizes a tree as a pole and underground to home is partially above ground  
 The service to the home and garage is in need of repair.

**Devices:** OK

**Comments:** Electric service is in need of repair.

**Heating:**

**Heater #1:** Williamson Forced Air Oil Furnace (120,000 BTU)  
**Heater#2:**

**Burner Condition:** Good  
**Gas/Fuel Lines @ Units:** Good  
**Circulator Pumps:** N/A  
**Distribution System:** Good with some needing repair to duct tape at piping connections  
**Fuel Tank:** Good  
**Back Flow Preventer:** N/A  
**Thermostat:** Good  
**Combustion Air:** Good  
**Vent Connections:** Need some replacement duct tape at joints and floor connections

**Comments:** Furnace seems to be in good repair and was active when thermostat was engaged.

**Fireplace:**

**Fireplace:** N/A

**Comments:**

<b>Plumbing:</b>	
<b>Water Piping:</b>	Water piping seems to be in good repair
<b>Water Flow at Fixtures:</b>	Good with pump putting out 4 gallons/ minute
<b>Drain/Waste/Vent Piping:</b>	Good
<b>Fixture damage:</b>	Fixtures in good working order
<b>Exterior Faucets:</b>	Exterior faucet installed wrong and needs to be repaired prior to winter
<b>Gas Piping:</b>	Good
<b>Septic system:</b>	Home experiences freeze up in wither from home to septic. This is most likely caused by frost penetration to the septic line which is under a vehicle travel area.
<b>Comments:</b>	Exterior hose bib is installed upside down and needs to be repaired. Water pressure was tested and shown to be maintained above 20 psig during full operations.
<b>Water Heater:</b>	
<b>Water Heater:</b>	50 Gallon Electric
<b>Vent Connections :</b>	N/A
<b>Relief Valves:</b>	Good
<b>Seismic restraints:</b>	None present
<b>Combustion Air:</b>	N/A
<b>Comments:</b>	Need to brace for seismic activity
<b>Detectors:</b>	
<b>Smoke :</b>	Yes in halls and common areas near bedrooms
<b>CO:</b>	None
<b>Comments:</b>	All smoke detectors were tested and found to be operable.
<b>Asbestos of other Hazardous Materials:</b>	Oil and Fuel drums were found to be present behind and near the garage. There is oil contamination to garage floors and in several locations near garage.

**General Findings:**

- 1) Electrical service to home and garage is in need of repair or replacement
- 2) Car Port attached to garage is un-safe and should be demolished
- 3) Garage is poorly insulated
- 4) Home is generally in good condition
- 5) Foundation needs to be evaluated and supported in undercut areas
- 6) Crawl space needs to have vapor barrier repaired or replaced
- 7) Hot water heater needs to be restrained for seismic activity
- 8) Exterior hose bib need to be repaired
- 9) Vapor barrier appears to be compromised in arctic entrances and in some locations along outside walls
- 10) Roofs should be checked for leaks and all penetrations re-sealed for better weather tightness

**Engineers Certification:**

I have inspected the above referenced property and have completed this report in accordance with good engineering and residential construction code and building practices.