



Property Address: 366 S Conestoga Lp. Palmer, Alaska

Client:

Sellers Agent:

Buyers Agent:

Accompanied By:

Inspection Date:

Inspector:

AK registration #

Report #:

Table of Contents

SUMMARY	3
EXTERIOR	4
ROOFING	5
STRUCTURE	6
INTERIOR	7
ELECTRICAL	9
HEATING	10
PLUMBING	11
APPLIANCES	13
SCOPE & LIMITATIONS	14

Summary

House Orientation: East
Date: 6/6/2022
Time: 1:30 p.m.
Weather: Clear
Temperature: 66* F
Ground Condition: Dry
Approximate Age: 2016
Approximate Size: 1359
State: Occupied

Keys to the Report:

- Safety:** A health or life hazard such as a trip, fall, fire, shock, or building failure.
- Urgent:** An item in need of immediate attention.
- Repair/Replace:** An item may be broken, insufficient, or missing.
- Maintenance:** Regular upkeep of the home and minor repairs.
- Monitor:** Something may be functioning, but is vulnerable to failure.
- Notes:** Additional information for the client based on visual observations.

Pictures are used to help illustrate recommendations noted. More issues may be present than what are shown in the pictures.

Items in need of Correction/Attention:

- **Safety Repair/Replace:**
 1. The garage-to-house firewall has been compromised by the water and drain lines that go into the garage wall. I recommend having the penetrations sealed with an approved fire-caulking.
 2. There is an open drain line (for the water softener back-flush drain) on the septic system in the crawlspace. If the septic backs up it would dump sewage into the crawlspace. I recommend having the open drain line capped, and the water softener backflush drain, re-routed to a location above the floor of the home by a licensed plumbing contractor.
- **Maintenance:**
 1. The thermal seal in one of the living room windows has been compromised, causing moisture to be trapped between the panes of glass. The window is not as energy efficient and will eventually become foggy, consideration should be given to having the window repaired.
 2. The flashing for the back-deck ledger board is missing. I recommend having the flashing installed to prevent the rainwater from being trapped against the siding and causing rot damage.
 3. The kitchen range hood fan was noisy when it was operated. I recommend having the appliance repaired as needed.
 4. The HRV drain line is not plumbed into the house drain line. It is currently installed in a bucket under the vapor barrier in the crawlspace. I recommend having the drain-line re-routed to the furnace condensate pump.

Exterior

Driveway:	Asphalt
Walkway:	Concrete
Siding:	Wood Lap/Shakes/T-111 Siding
Porch:	Front Covered Porch/Back Deck
Outbuildings:	None

➤ **Maintenance:**

1. The thermal seal in one of the living room windows has been compromised, causing moisture to be trapped between the panes of glass. The window is not as energy efficient and will eventually become foggy, consideration should be given to having the window repaired.
2. The flashing for the back-deck ledger board is missing. I recommend having the flashing installed to prevent the rainwater from being trapped against the siding and causing rot damage.

Maintenance:



Roofing

Method Viewed: Walked On
Type: Gable
Covering: Shingles
Ventilation: Soffit/Gable Vents
Gutters: No

- **Notes:**
1. Consideration should be given to having gutters installed on the roof to prevent the rain and snow melt from splashing against the siding and pooling around the foundation.

Structure

Foundation: Concrete Block
Floor: 9" I-Joist at 19" On Center
Walls: Not Visible
Ceiling: Prefabricated Trusses
Roof: Prefabricated Trusses with OSB Roof Sheathing
Type: Ranch Style

➤ **Notes:**

1. There were no issues detected with the house structure.

Interior

Wall Covering:	Sheetrock
Ceiling Covering:	Sheetrock
Flooring:	Viny, and Carpet
Window Type:	Fixed, Sliders
Material:	Vinyl
Exterior Wall Insulation:	Not Visible
Attic Access:	Garage
Ceiling Insulation:	Blown Fiberglass
Vapor Barrier:	Present
Ventilation:	Soffit/Gable Vents
Crawlspace Access:	Master Closet
Foundation Insulation:	Fiberglass Batts
Vapor Barrier:	Present
Ventilation:	Conditioned Air

➤ **Safety Repair/Replace:**

1. The garage-to-house firewall has been compromised by the water and drain lines that go into the garage wall. I recommend having the penetrations sealed with an approved fire-caulking.

➤ **Maintenance:**

1. The kitchen range hood fan was noisy when it was operated. I recommend having the appliance repaired as needed.
2. The HRV drain line is not plumbed into the house drain line. It is currently installed in a bucket under the vapor barrier in the crawlspace. I recommend having the drain-line re-routed to the furnace condensate pump.

➤ **Notes:**

1. The smoke and carbon monoxide detectors should be replaced every 10 years and the batteries should be replaced annually.
2. There is an HRV appliance installed in the crawlspace. Most HRV's have filters that should be cleaned every 3-4 months, a core that should be cleaned every 6-12 months, and an exterior intake that should be cleaned as needed. I recommend following the manufactures maintenance instructions that are posted on the HRV core.

Safety Repair/Replace:



1.

Maintenance:

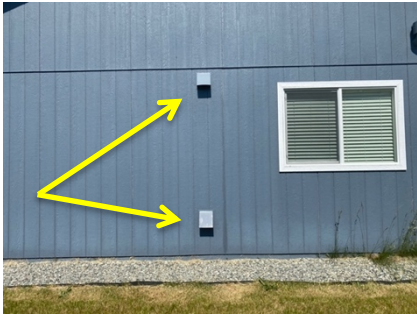


2.

Notes:



2.



2.

Electrical

Service Drop:	Underground
Main Disconnect Location:	Exterior North Side at the Meter
Service Size:	200 Amp 240 Volts
Service Entrance Conductors:	Aluminum
Ground:	UFER/Ground Rod
Panel Location:	Garage
Panel Size:	200 Amp
Sub Panel:	None
Distribution Wiring:	NM Romex Copper
Smoke Alarms:	Present
Carbon Monoxide Alarms:	Present

➤ **Notes:**

- 1. Attached is a picture of the electric meter.

Notes:



1.

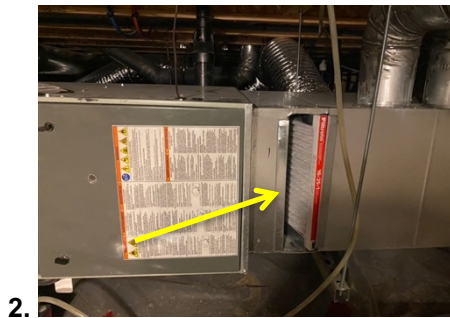
Heating

Heating Equipment:	Forced Air Furnace
Make:	Trane
Distribution Method:	Ducts
Heating Energy Source:	Natural Gas
Shutoff Location:	Exterior South Side at the Meter
Distribution Method:	Black Iron
Garage Heater:	Reznor Unit Heater
Fireplace:	Napolean/Natural Gas Insert

➤ **Notes:**

1. Attached is a picture of the gas meter.
2. Attached is a picture of the furnace filter slot. Most filters should be replaced every 3 months, depending on the type of filter that is installed.
3. The heating system functioned at the time of the inspection, however, I recommend having the heating system serviced by a licensed HVAC contractor.

Notes:



Plumbing

Water Source:	City
Water Supply:	Plastic
Water Shutoff Location:	Crawlspace
Water Distribution:	PEX
Septic Type:	Private Septic
Drain, Waste, Vent Material:	ABS
Water Heater Equipment:	50 Gallon Tank
Make:	AO Smith
Water Heater Energy Source:	Natural Gas
Water Heater Location:	Garage

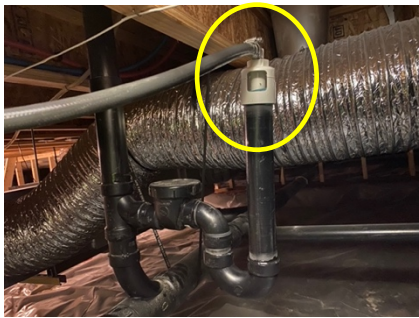
➤ **Safety Repair/Replace:**

1. There is an open drain line (for the water softener back-flush drain) on the septic system in the crawlspace. If the septic backs up it would dump sewage into the crawlspace. I recommend having the open drain line capped, and the water softener backflush drain, re-routed to a location above the floor of the home by a licensed plumbing contractor.

➤ **Notes:**

1. Attached is a picture of the main water shut-off valve (yellow) in the crawlspace.
2. The water heater functioned at the time of the inspection, however, I recommend having the appliance serviced by a licensed plumbing contractor.
3. There is a water softener system installed in the garage. I recommend consulting with a licensed water treatment professional to learn how to maintain the appliance.

Safety Repair/Replace:



1.

Notes:



Appliances

Range:	Kitchen Aid/Natural Gas
Microwave:	GE
Dishwasher:	Kitchen Aid
Garbage Disposal:	None
Fridge:	Samsung
Washing Machine:	Maytag
Dryer:	Maytag/Electric with Natural Gas Provided

Scope & Limitations

The Scope of the Inspection is limited to the visual examination of the safely and readily accessible portions of the structural, heating, cooling, plumbing, roofing, and electrical systems and components. The Inspection will be performed in accordance with the Standards of Practice of the American Society of Home Inspectors (ASHI). A copy of which can be presented upon request or viewed online at www.ashi.org. The purpose of the report is to inform the client of as many conditions as possible that are present at the time of inspection, within the brief time period allotted. It is my desire to give the client as much pertinent information about the home as possible, helping them in their decision making process. However, this inspection is not technically exhaustive, and the client should be aware that not all defects will be reported, and must plan on the possibility of issues arising.

Outside of the Scope of the Inspection are systems and/or components that are not readily accessible, concealed (walls, insulation, floors, ceilings), obstructed (due to snow, ice, soil), or pose a risk to person or property.

The following are excluded from the inspection report: system or component life expectancy, adequacy, or efficiency, detached buildings, fences, soil conditions, private water and sewage systems, swimming pools, saunas, spas, whirlpools, hot tubs, water purification systems, sprinkler systems, water flow, quality, or pressure, elevators, gates, lifts, dumbwaiters, audio/videos systems, low voltage systems, central vacuums, solar systems, security systems, antennas, free standing appliances, heat exchangers, environmental hazards including mold, allergens, toxins, asbestos, lead, and radon, or the presence of insects or pests (rodents).

The Inspection Report is not in any way a guarantee, warranty, insurance policy, or substitute for any real estate transfer disclosures.

This Home Inspection is not an ICC code compliant inspection.

Information included in this report that is usually outside of the scope and limitations is for the additional benefit of the Client and does not reflect a thorough inspection.