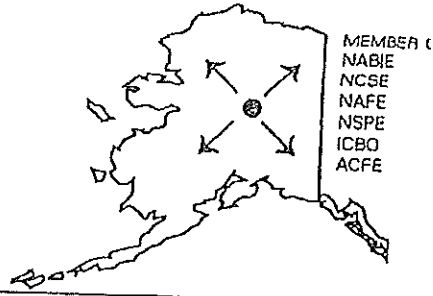




BRYAN F. BORJESSON, PE
CONSULTING
CIVIL ENGINEER



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June 25, 2009

Michael Wong & Heather Dorsett
2228 Bridgewater
Fairbanks, AK 99709

RE: 1717 Tamarack Street, Fairbanks
06-23-09 Inspection

HISTORICAL

Dear Mr. Wong & Ms. Dorsett:

This will confirm our inspection of a tri-plex residential unit located at the above-noted address. The purpose of our inspection was to ascertain the current condition of the structure, and advise on necessary repairs. This inspection is limited to only those items that are visible at the time of inspection; no other representations are made. In addition, this inspection is performed under the State of Alaska, Home Inspector Guidelines, as set forth in AS 08.18.

The residence is a two-story unit, consisting of a one (1) two-bedroom unit and two (2) one-bedroom units. One (1) one-bedroom unit is located in the basement area, and the two-bedroom unit is located on the main and second floors. The second one-bedroom unit is located on the east side of the structure, which was built out of frame construction. The original building was three-sided house logs, which have since been covered and re-finished. We believe the structure was built circa 1950 or earlier, and is of substantial construction. The structure rests upon a concrete foundation system, which appears to be in acceptable condition at this time. We checked the foundation, as well as the floors, wall and roof systems, and found them to be in acceptable condition at this time, except as noted below. The following are the results of our inspection:

ONE-BEDROOM UNIT IN BASEMENT

DONE
CAN BE
REINSTALLED
09 (1)
DOME
09 (2)
DOME
09 (3)
DOME
09 (4)

- (1) A handrail is to be installed at the rear stairs to the basement. In addition, a handrail is to be installed at the front stairs.
- (2) The tile ceiling in the bathroom is hanging down; this is to be properly fastened.
- (3) The downstairs gas range is improperly piped; copper piping has been used, rather than black iron or approved propane piping.
- (4) A baffle is to be installed at the boiler chimney, where it is within eighteen inches (18") of combustible surfaces.

HISTORICAL

- 5. The boiler chimney goes into an old concrete chimney, which changes to an insulated chimney at the second floor line. We recommend that this chimney be cleaned and inspected by a licensed chimney sweep, to determine the condition of the concrete portion of the chimney.

GARAGE AREA

Done 09 (6)

The garage is presently under re-construction. It originally had a flat roof, which has been replaced with a pitched roof. After construction, it will have a cold attic. When completed, the stairwell to the garage is to have handrails installed.

Done 09 (7)

The wiring in this unit is to meet Code requirements. Because we noted several electrical problems throughout this structure, we recommend that a qualified licensed electrician be employed to inspect the entire electrical system and make repairs as necessary. The wiring system is to be brought to a safe, sound and sanitary condition. Some items noted were as follows:

- (a) An inaccessible fuse plug disconnect panel on the second floor;
- (b) Non-grounded wiring to grounded outlets;
- (c) Improperly installed timer switches in the third unit; and
- (d) We noted several dead outlets throughout the structure, which indicate that there are other problems with the electrical system.

Done 09 (8)

There were reports of ice damming on the roof of the house, in several areas. During our inspection, we noted one (1) area where water was dripping, in the living room of the two-story unit. The roof is to be thoroughly inspected and repaired as necessary. All loose fasteners are to be replaced with new fasteners with gaskets, and thoroughly anchored so that leaking does not occur at those locations. In addition, the tin roofing is to be inspected for holes and/or improper installation, to prevent water from running into the structure.

TWO-BEDROOM UNIT

Done 09

- 9. The door to the garage is to be a solid core door, with a self-closing device installed.

Done 09

- 10. The kitchen window is unfinished, and presently has no insulation around the perimeter. This must be corrected, and a proper finish installed.

Done 09

- 11. As stated above, the electrical system is to be completely inspected and repairs made as necessary. The fuse plug box is located behind a cover to the chimney, which passes through the second floor area, thereby making the box inaccessible. The box is to be re-located. When this is done, it should be converted to a breaker system.

Done 09

- 12. Handrails are to be installed at the open side of the stairs.

Done 09

- 13. The second floor ceiling is only above seven feet (7') in height, which does not meet Code requirements for habitable space. However, the space is still usable. There is a paddle fan in one of the bedrooms, which must be removed, as the ceiling is too low for this fan.

HISTORICAL

Done
09

14. There are no exit windows in the bedrooms on the second floor, these are to be installed.

Done
09
Done
09

15. GFI outlets are to be installed in the upstairs bathroom.

16. Smoke detectors are to be installed in the bedrooms and at the top of the stairs.

Done
09

17. The gas range has copper piping. This must be replaced with black iron or other approved piping.

ONE-BEDROOM UNIT

Done
09

18. The kitchen outlets are dead; they are to be activated.

Done
09

19. The gas range has copper piping. This must be replaced with black iron or other approved piping.

20. The bedroom window does not qualify as an exit window. It is double hung, and does not meet the minimum height requirement. However, it is safe to exit through this window; therefore, we do not recommend changing this window out.

This concludes our report. We appreciate the opportunity to be of service to you in this matter. If you have any questions regarding this report, or if we can be of service to you in the future, please do not hesitate to call.

Very truly yours,


Bryan F. Borjesson, PE
Registration No. CE-4420
Home Inspector Lic No. 72

BFB:BFB
1717 Tamarack Street.WONG DORSETT

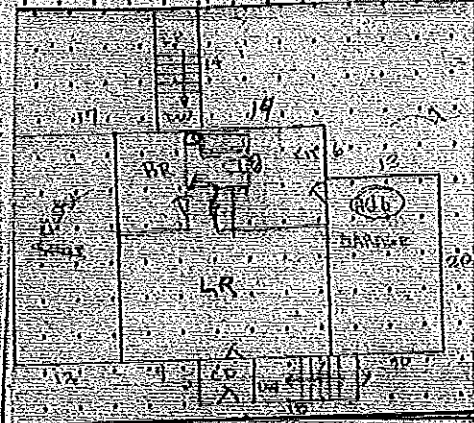
Owner: Richardson 6-6004
 Mailing Address: _____ Property Address: 1717 Tamarack Street
 Permits: _____ Date Built: 1950 (S)(A) 1954 1979

LOT 8 BLOCK 2 JOHNSTON

General Physical Condition	Exterior	Interior	Foundation	
BUILDING TYPE AND USE Single <u>Q3</u> Double Other <u>Triplex</u> # of Stories <u>3</u> Attic Finish <u>Yes</u> Basement <u>Yes</u> Frame Concrete Block <u>Log board out</u> <u>SAC (S)</u>	4. EXTERIOR Concrete Block Siding Building Paper Insulation Shingles Siding <u>ASVEL</u> Shakes Brickwork Log Log Siding Metal Plywood	6. INTERIOR (Continued) Trim <u>Salt</u> Kind Grade <u>✓</u> <u>A</u> <u>O</u> Floor Number Rooms Number Baths Basement 1st Floor 2nd Floor Attic Total # Grade of Floor Plan <u>P</u> <u>✓</u> <u>A</u> <u>O</u> Ceiling Height Basement <u>7'</u> 1st Floor <u>7'</u> 2nd Floor Attic Grade of Kitchen <u>P</u> <u>✓</u> <u>A</u> <u>O</u> Oven Built-in Range Built-in Bath Room Finish <u>Amc</u> Stairway Aire Unfinished <u>1/2</u> Stair Aire Distal <u>6369'</u> Number Dormers Sled Type Gable Sill	7. Floors (Continued) FINISH <u>(D)</u> Wood Concrete Both <u>TILE</u> Living Room <u>TILE & Log</u> Bed Room <u>Kil. & TILE</u> 8. HEAT Stove Oil Furnace <u>(D)</u> Coal Stoker Hot Water <u>Single Coil</u> Hot Air Forced Radiant Space Heater Floor Furnace Number of Chimneys Kind NUMBER OF FIREPLACES Basement 1st Floor Type 9. PLUMBING Grade 1 # <u>(3)</u> w/shower 3 # Toilets 3 # Baths 3 # Kitchen Sinks 2 # Shower Stalls # Hot Water Tanks # Gallons # Laundry Trays Total Number Fixtures	9. PLUMBING (Continued) Water Source <u>City</u> Sewer Source <u>City</u> 10. ELECTRICAL Wired Grid 220 Service TOTAL GRADE 11. GARAGE Basement 1st Floor Type 13x20 = 260 A 6x6 Floor INSUL. & Finished 12. PORCHES Closed Porch 5x16 = 70 A Covered Porch 5x8 = 20 A 13. YARD IMPROVEMENTS
1. FOUNDATION Concrete Cone. Block Wood Posts Sill Wood Sill	5. ROOF Hip Gable Other Shingle Shakes Composition # Insulation Tar Paper Metal Built-up Other	7. FLOORS 2x8 1st Floor <u>16</u> a.c. Bridges Post Size Beam Size 2nd Floor	11. GARAGE 13x20 = 260 A 6x6 Floor INSUL. & Finished	

HISTORICAL

Owner Building	Area	Floor	Basement	Attic	Heal	Plumb	Wall Coll	Add. B. Determ	Repl. Cost	Age	Condition	Building Cost
Garage	12x12-14	Gar	Gar	Gar				NET	COAL	WOOD	GRN	300
WORKING VALUE CALCULATION												
Use No.	Area	Cost	Total									
150	736	350	2386									
14	636	143	1938									
DEPRECIATION AND RESIDUAL VALUE												
20	600	460	600									
24	500	615	2815									
27	2475	1150	2940									
60	5428	1870	5428									
90	2300	1210	2400									
102	3607	1175	3087									
116	3066	250	373									
120	6070	1310	972									
120	6070	1310	972									
ADJUSTED REPLACEMENT COST												
TOTAL REPLACEMENT COST			68,171			TOTAL			59,649			
COST CORRECTION FACTOR			1.25			A.V.			59,650			
ADJUSTED REPLACEMENT COST			85,213						26,500			



Other Description: 60 X 120 X 60 X 120

Site: Area: 7200 Use Zone: R-2
 Valuation Code: Land Use: Unit Price: 110.00

INFLUENCES:	PLUS	MINUS
Depth		
Topography		
Irregular Modification		
View		
Drainage		
Physical Barriers		
Access		
Corner		
Water		
Sewer		
Sidewalk		
Paving		
Curb & Gutter		
Other		
TOTAL		
Net +/- (-)		

Year of Valuation: 1965 7200 Basic Land Value 7920
 1964 - E.W. / R.R. 81-RT Plus or (Minus) Factor
 0.8754 Net Price of Land
 AB-1976
 Remarks:

HISTORICAL

LAND VALUE
17925

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldg.	Total	
1965	M. Fleming, L.H. & Frances G.	875	20,000	20,875	
1966	"	875	20,000	20,875	
1967	"	875	20,000	20,875	
1968	"	875	20,000	20,875	
1969	"	875	20,000	20,875	
1969	Dunnwachter, Dale Austin	875	19,125	20,000	
1970	"	875	19,125	20,000	
1971	"	875	28,950	29,825	
1972	"	875	28,950	29,825	
1973	"	2875	30,450	31,325	
1974	Dunnwachter, Dale Austin	875	30,450	31,325	
75	"	2150	30,450	32,600	
76	"	3600	38,350	41,950	
1977	"	3600	50,925	54,525	
77	Adj. BY BOE	3600	42,900	46,500	BOE Adj. #20 4/26/77
78	"	3600	52,300	55,900	Adj. #3 3/18/78
79	"	6850	58,500	65,350	
1979	"	6850	52,500	59,350	Adj. #5 3/6/79
80	"	6850	52,500	59,350	
1981	"	7925	52,500	60,425	
1982	"	7925	59,650	67,575	

REMARKS: 5/27/63 Inspected building, the
 upper floor appears under construction.
 Problem
 11-25-66 "L.C. TK / P.R.M.
 12-4-68 410 - one bedroom apt. This
 block TK.
 4-29-70 Int. insp. with owner. Bldg. is in
 good condition except for part of first floor.
 He has some work yet to finish one apt.
 but says it will be finished this spring.
 Graded and re-calculated Bel
 AUDITED 11/4/71 LC
 Sept 72: Talked with 1 tenant could not gain
 entry - when tunnel into L.H. 3 apts. main in
 block. Good cond. Recal on new man. 525
 March 9-21-72 Con error in cal. TJ

PICTURE

PLACE PICTURE HERE

3-2-77 Dunn stated that the 1977 assess-
 ment is \$1,000 higher than that done by
 a fee appraiser in 1975.
 56525
 - 14000

 42525 - 1975

DESCRIPTION:

USE ZONE: 1

INFLUENCES	%	(+) or (-)	SIZE: 7200 ft
Topography			AREA CHANGES:
Drainage			
Accesses			
Util. Mod.			REMARKS:

HISTORICAL

YEAR	APPR.	UNIT AREA	UNIT PRICE	BASIC VALUE	(+) or (-)	NET UNIT PRICE	LAND VALUE
1983	SR	7200 ft	1.50¢	10800	0		10800
1987	RT						

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		LAND	IMP.	TOTAL	
1982	Dunnwachten, Dale Austin	7925	59650	67575	
1983		10800	59650	70450	
97	Richardson, Pamela				8972 P 768 10-1-96 28
2003	Richardson, Gary & Pamela				2002-0153 71-0 7-31-2002 20

REMARKS: 11/11 20 1983 Review 24/1/83
 8-29-86 Slope 1/2 owner had interest, 60%
 in for shape, still top-plate, own into
 to make consent into duplex, own entire
 age all 5 1/2 to overall bdy holes for
 problems in Conn. Pt. 2-h or removal
 value of 9 horses. R

PICTURE:
 PLACE PICTURE HERE
 9/11-115, 83 9/11/96 4/7/20 5/11/17
 4-27-70

