



AK Home Inspection Services LLC

5321

Tudortop Cir.

Anchorage, AK 99507

(907) 230-8142

www.akinspect.com

jstone@akinspect.com

Inspected By: License #134902 Justin Stone



Home Inspection Report

Prepared For:

University of Alaska Lerner

Property Address:

14012 E River Bend Cir

Palmer, AK 99645

Inspected on Mon, Jun 24 2024 at 10:00AM

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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 Covering

1) Maintenance

Paint wearing/thin spots on the southern back side of the house. Recommend sanding and painting the exterior of the house to extend the life of the siding.



Figure 1-1



Figure 1-2

(Report Summary continued)



Figure 1-3



Figure 1-4



Figure 1-5



Figure 1-6

(Report Summary continued)

Exterior Trim Material

2) Repair

Back exterior door jamb has water damage at the bottom of the door jam possibly from snow melt water runoff. Recommend a qualified contractor assess and see if the jam needs to be replaced or just sanded and painted.



Figure 2-1



Figure 2-2

Garage

3) Health and Safety

Both garage entry doors into living areas are fire safety doors. They have to close and latch on their own and make an air tight seal. Recommend a qualified contractor adjust or replace the spring hinges to allow the doors to close and latch on their own and new gaskets if necessary to seal properly.

(Report Summary continued)



Figure 3-1



Figure 3-2

4) Health and Safety

Multiple penetrations through the Sheetrock in the garage are not fire caulked. All penetrations through Sheetrock from garage need to be fire caulked to keep fumes from entering the home. Recommend fire caulking all penetrations through the ceiling and walls in the garage.



Figure 4-1



Figure 4-2

(Report Summary continued)



Figure 4-3

5) Repair

It was observed that there are cracks (1/16"-1/8") in the garage concrete slab. Recommend a qualified contractor assess and seal with epoxy to fill, strengthen, and waterproof the slab.



Figure 5-1



Figure 5-2

(Report Summary continued)



Figure 5-3

Roofing

6) Repair

Several missing shingles, exposed wood sheathing, a few torn shingles to fiberglass layer, and rusted nail heads visible. Roof is believed to be the original roof (16 yrs old). Recommend a qualified roofing contractor assess and fix/repair missing shingles, torn shingles and epoxy nail hairs to weatherproof.



Figure 6-1



Figure 6-2

(Report Summary continued)

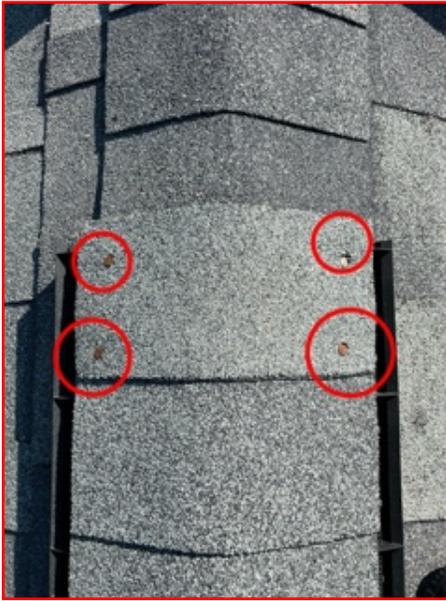


Figure 6-3



Figure 6-4



Figure 6-5



Figure 6-6

(Report Summary continued)



Figure 6-7



Figure 6-8

Vapor Retarder

7) Repair

Vapor retarder is in place, but starting to come away from the acoustic caulking on some spots on the concrete footer. Recommend having a contractor re-seal the vapor barrier to the walls and footer properly with acoustic caulking.



Figure 7-1



Figure 7-2

(Report Summary continued)



Figure 7-3

Service Panel Location

8) Health and Safety

The distribution service panel in the garage has possible multi branch wiring. Also, 2 large (6 gauge) wires exposed in the box. Recommend a qualified electrician assess and fix/repair with handle tying the breakers so one can't trip without the other or install black tape on the red wires to signal a 120 conductor and terminate large gauge wires with wire nuts.

(Report Summary continued)



Figure 8-1



Figure 8-2

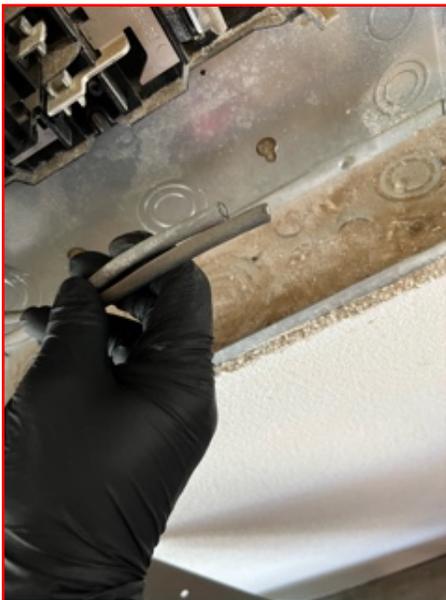


Figure 8-3

(Report Summary continued)

CO Monitor

9) Health and Safety

Only one CO monitor visible in the upstairs hallway, none on entry level by the garage. Recommend adding a CO monitor in the entry level hallway down low outside of the garage for safety.

Heating

10) Maintenance

No recent records of service for furnace, water heater, or garage unit heater. Also, found rust in the burner area. Recommend a qualified contractor to service, clean, and inspect furnace, water heater, and garage unit heater with filter replacement on the furnace.



Figure 10-1



Figure 10-2

Appliances

11) All appliances worked at the time of the inspection.

(Report Summary continued)

Interior

12) Cosmetic

It was observed that there was some foundational movement that occurred with horizontal, vertical, and diagonal cracking above doors and windows. Windows and doors still open and close so, it appears to be mostly superficial Sheetrock cracking. Recommend a qualified contractor assess and fix/repair Sheetrock.



Figure 12-1

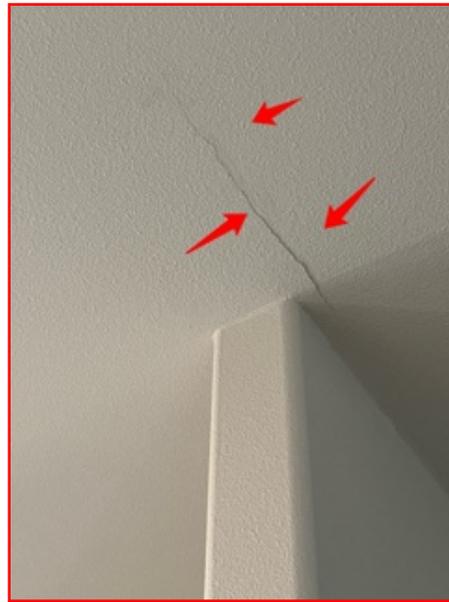


Figure 12-2



Figure 12-3

(Report Summary continued)

13) Repair

Living room window is fogged and the seal has broken letting moisture in between the panels of glass. Recommend a qualified contractor fix/repair or replace the window.



Figure 13-1



Figure 13-2

14) Repair

Carpet in upstairs bedroom stained (pet remains). Recommend a qualified contractor assess and replace carpet.

(Report Summary continued)



Figure 14-1



Figure 14-2



Figure 14-3

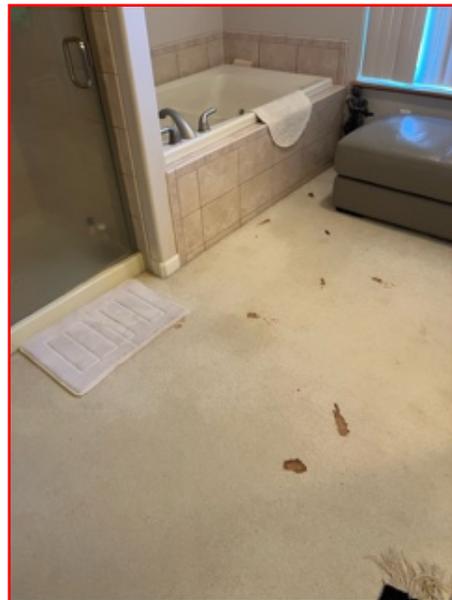


Figure 14-4

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:	Yes
Furnished:	Yes
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Dry
Door Faces:	North
People Present:	Client

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



Comment 1:
Maintenance

Paint wearing/thin spots on the southern back side of the house. Recommend sanding and painting the exterior of the house to extend the life of the siding.

(Exterior continued)



Figure 1-1



Figure 1-2



Figure 1-3



Figure 1-4

(Exterior continued)



Figure 1-5



Figure 1-6

Exterior Trim Material: Wood



Comment 2:
Repair

Back exterior door jamb has water damage at the bottom of the door jamb possibly from snow melt water runoff. Recommend a qualified contractor assess and see if the jamb needs to be replaced or just sanded and painted.

(Exterior continued)



Figure 2-1



Figure 2-2

Walking Surface Types: Walks
Walking Surface Materials: Brick

Garage

Outbuildings and detached garages are not defined in the Standards of Practice. This is only a cursory check of the listed elements. Electrical, plumbing and HVAC comments are recorded in their respective sections of the report.

Garage Type: Attached
Vehicle Door Type: Overhead
Mechanical Opener: Yes
Plumbing Present: Yes
HVAC Present: Yes

(Garage continued)



Comment 3:
Health and Safety

Both garage entry doors into living areas are fire safety doors. They have to close and latch on their own and make an air tight seal. Recommend a qualified contractor adjust or replace the spring hinges to allow the doors to close and latch on their own and new gaskets if necessary to seal properly.



Figure 3-1



Figure 3-2



Comment 4:
Health and Safety

Multiple penetrations through the Sheetrock in the garage are not fire caulked. All penetrations through Sheetrock from garage need to be fire caulked to keep fumes from entering the home. Recommend fire caulking all penetrations through the ceiling and walls in the garage.

(Garage continued)



Figure 4-1

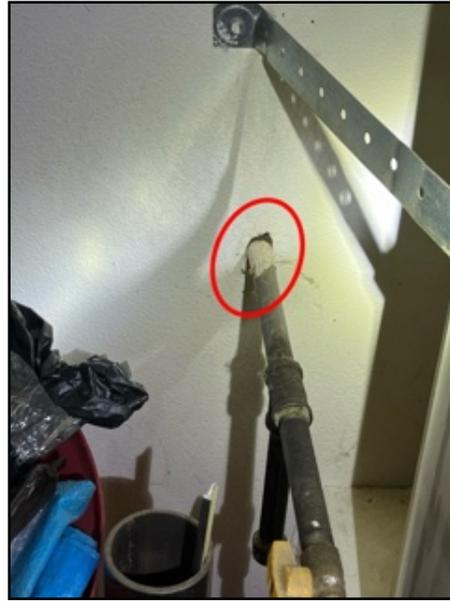


Figure 4-2



Figure 4-3

(Garage continued)



**Comment 5:
Repair**

It was observed that there are cracks (1/16"-1/8") in the garage concrete slab. Recommend a qualified contractor assess and seal with epoxy to fill, strengthen, and waterproof the slab.



Figure 5-1



Figure 5-2



Figure 5-3

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:

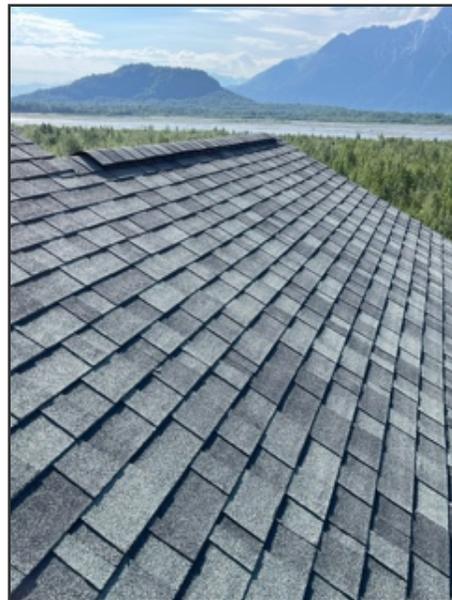
Walked

Roofing Material:

3 Tab Shingle



(Roofing continued)



(Roofing continued)



Ventilation Present:

Roof, Soffit, Ridge Vent

Gutter Material:

Metal



Comment 6:
Repair

Several missing shingles, exposed wood sheathing, a few torn shingles to fiberglass layer, and rusted nail heads visible. Roof is believed to be the original roof (16 yrs old). Recommend a qualified roofing contractor assess and fix/repair missing shingles, torn shingles and epoxy nail hairs to weatherproof.

(Roofing continued)



Figure 6-1



Figure 6-2

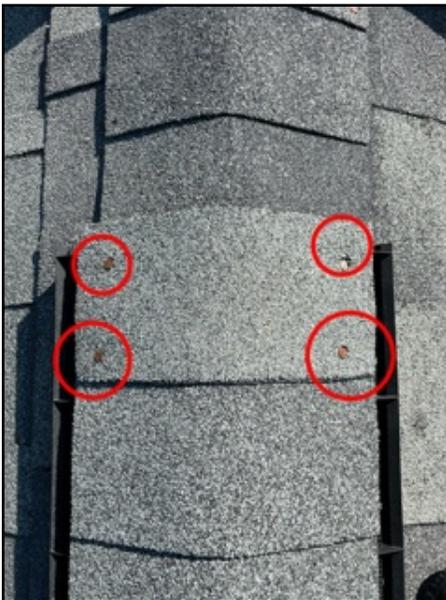


Figure 6-3



Figure 6-4

(Roofing continued)



Figure 6-5



Figure 6-6



Figure 6-7

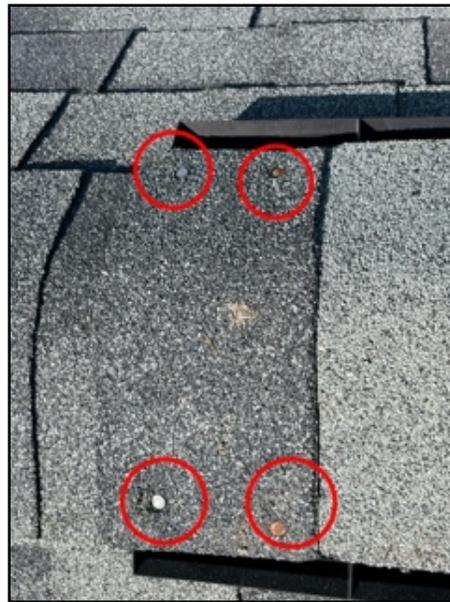


Figure 6-8

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:

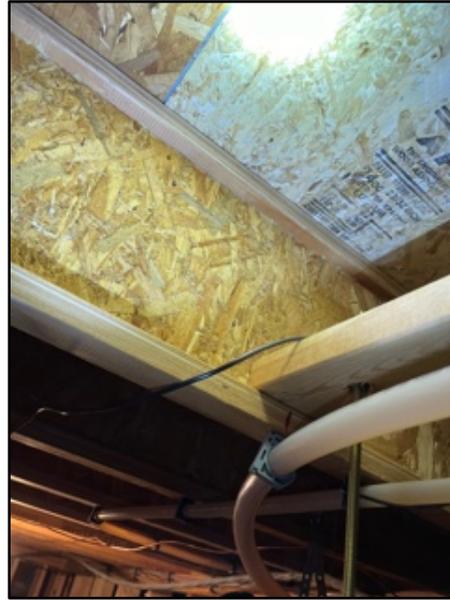
Crawl

Foundation Materials:

Concrete, Block

Floor Structure:

Wood Framed



Wall Structure:

Wood Framed

(Structure continued)

Attic

Ceiling Structure:
Roof Structure:

Wood Framed
Truss

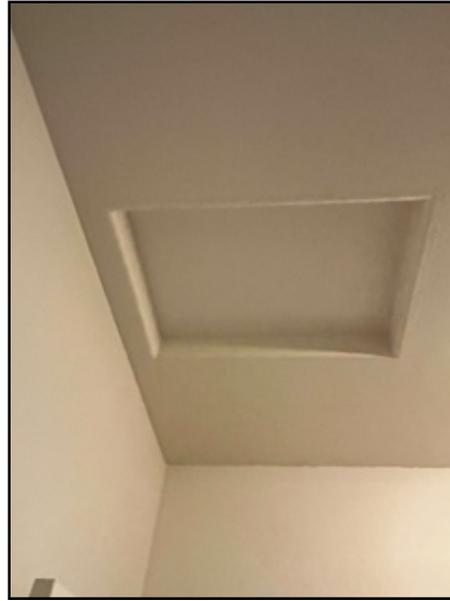


Inspection Method:
Attic Insulation:

From Access
Loose Fill

(Attic continued)

Attic Access :



(Structure continued)

Crawl Space

Vapor Retarder:

Installed



Comment 7:
Repair

Vapor retarder is in place, but starting to come away from the acoustic caulking on some spots on the concrete footer. Recommend having a contractor re-seal the vapor barrier to the walls and footer properly with acoustic caulking.



Figure 7-1



Figure 7-2

(Crawl Space continued)

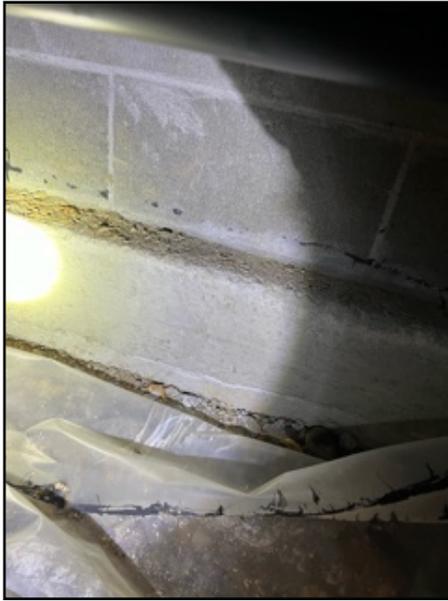


Figure 7-3

Inspection Method:
Underfloor Insulation:

Inside
Fiberglass batts along the perimeter
foundation walls



(Crawl Space continued)

Crawlspace Access :



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:

Underground

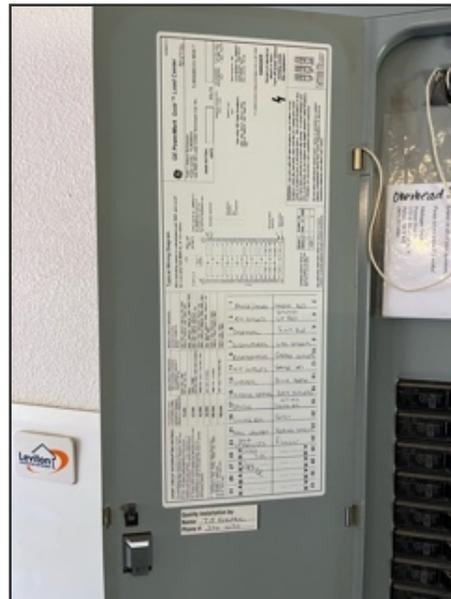


(Electrical continued)



Service Panel Location:

Garage



(Electrical continued)



Comment 8:
Health and Safety

The distribution service panel in the garage has possible multi branch wiring. Also, 2 large (6 gauge) wires exposed in the box. Recommend a qualified electrician assess and fix/repair with handle tying the breakers so one can't trip without the other or install black tape on the red wires to signal a 120 conductor and terminate large gauge wires with wire nuts.

(Electrical continued)



Figure 8-1



Figure 8-2

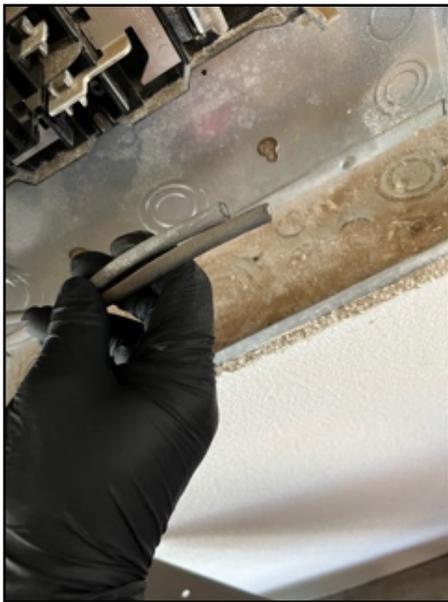


Figure 8-3

Service Voltage:	240 volts
Service Amperage:	200 amps
Over Current Devices:	Breakers

(Electrical continued)

Main Disconnect Location:

Meter Box



Wiring Method:

Copper

Smoke Detectors Present:

Yes

CO Monitor :

Yes, One Combo Smoke/CO Unit Upstairs



Comment 9:
Health and Safety

Only one CO monitor visible in the upstairs hallway, none on entry level by the garage. Recommend adding a CO monitor in the entry level hallway down low outside of the garage for safety.

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
Approximate Age :	16 Yrs Old
Input BTU's :	80,000
Furnace Fuel Shut Off Valve :	



(Heating continued)

Thermostats :



Comment 10:
Maintenance

No recent records of service for furnace, water heater, or garage unit heater. Also, found rust in the burner area. Recommend a qualified contractor to service, clean, and inspect furnace, water heater, and garage unit heater with filter replacement on the furnace.

(Heating continued)



Figure 10-1



Figure 10-2

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

Supply Pipe Material:

Plastic, Copper

(Plumbing continued)

Location of Water Shutoff:

Crawlspace



Location of Fuel Shutoff:

At Meter



Water Heater Fuel:

Gas

Water Heater Capacity:

74 gal

Approximate Age :

16 Yrs Old

T&P Valve With Blow Off Leg:

Yes

Seismic Straps :

Yes

(Plumbing continued)

Water Heater Fuel Shut Off Valve :



Laundry

Location:	Laundry/Bath
Washer Hookups:	Yes
Dryer Venting:	To Exterior
Dryer Fuel:	Gas, 240v Electric
GFCI Protection:	Outlets

Bathrooms

Bathroom #1

Location:	Entry Level Hallway
Shower:	Free Standing
Shower Walls:	Tile
Sink(s):	Single Vanity
Toilet:	Standard Tank
Floor:	Carpet
Ventilation Type:	Whole house ventilation system (HRV) Switch Activated

(Bathroom #1 continued)

GFCI Protection:

Outlets

Bathroom #2

Location:	Entry Level Jack & Jill Bathroom
Shower:	Free Standing
Shower Walls:	Tile
Sink(s):	Single Vanity
Toilet:	Standard Tank
Floor:	Tile
Ventilation Type:	Whole house ventilation system (HRV) Switch Activated
GFCI Protection:	Outlets

Bathroom #3

Location:	Master Bedroom
Bath Tub:	Free Standing, Recirculating
Tub Surround:	Tile
Shower:	Free Standing
Shower Walls:	Tile
Sink(s):	Single Vanity
Toilet:	Standard Tank
Floor:	Carpet
Ventilation Type:	Whole House Ventilation System (HRV) Switch Activated
GFCI Protection:	Outlets, Recirculating Tub

Kitchen

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

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:	Dishwasher, Range, Range Vent, Microwave, Refrigerator
Cooking Fuel:	Gas
Ventilation Type:	Exhaust



Comment 11:
All appliances worked at the time of the inspection.

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
Window Materials:	Vinyl
Entry Door Types:	Hinged
Entry Door Materials:	Metal



Comment 12:
Cosmetic

It was observed that there was some foundational movement that occurred with horizontal, vertical, and diagonal cracking above doors and windows. Windows and doors still open and close so, it appears to be mostly superficial Sheetrock cracking. Recommend a qualified contractor assess and fix/repair Sheetrock.

(Interior continued)



Figure 12-1



Figure 12-2

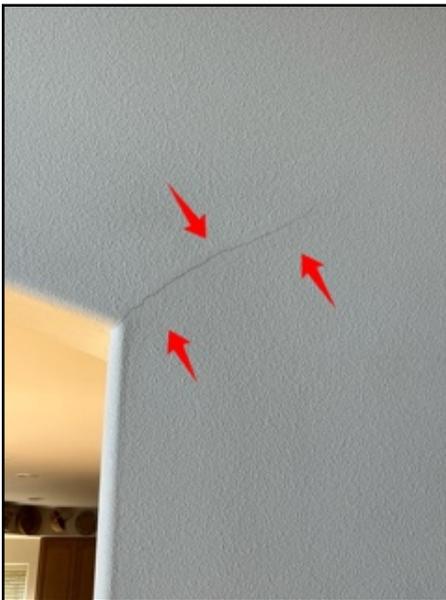


Figure 12-3

(Interior continued)



**Comment 13:
Repair**

Living room window is fogged and the seal has broken letting moisture in between the panels of glass. Recommend a qualified contractor fix/repair or replace the window.



Figure 13-1



Figure 13-2



**Comment 14:
Repair**

Carpet in upstairs bedroom stained (pet remains). Recommend a qualified contractor assess and replace carpet.

(Interior continued)



Figure 14-1



Figure 14-2



Figure 14-3



Figure 14-4



RAPID RESPONSE RESTORATION LLC
5660 E Tamerack Cir
Wasilla, AK 99654 United States
restorationron@gmail.com | (907) 354-7250

Invoice #1479

Issue date
Jun 11, 2025

P0580844 Restoration Work @14012 E. River Bend Cir., Palmer, AK 99645

Rapid Response Restoration is an IICRC Certified Firm and a licensed, bonded, and insured contractor with the State of Alaska and the Municipality of Anchorage.

At the home identified above, we will:

- Properly treat for bio-hazard substances in the garage where the deceased was found and the various spots on the carpet in the master bedroom where the deceased's pet was found, also deceased.
- Clean all of the carpets and resilient floor surfaces throughout the home.
- Replace the deadbolt on the garage back door.
- Ensure that the spring-loaded hinges on the two fire doors are either adjusted properly or replaced to be code-compliant and have proper working seals. (NOTE: The fire doors to the garage do not carry a fire-rated seal, which is common for doors of homes built in that era.)
- Repair the vapor barrier - delete this request as it will be superseded in the Radon Mitigation addendum
- Repair the missing shingle/s on the roof.
- Ensure that the proper smoke detectors and CO detectors are all working and in their proper placement as per code.
- Repair the leaking water heater.
- Replace the mold-impregnated skirt for the water heater pedestal
- Fire caulk drywall penetrations from the garage to the living space.
- Assess and fix multi-branch wiring in the breaker panel with handle ties. Also, terminate large-gauge wires with wire nuts.
- Haul away all contents/personal items left in the home for disposal/donation.

ADDENDUM

- Repair frozen hose bib on back outside wall of home. This required moving hot water heater and opening up the wall for access. Drywall and paint was required for fixing the wall back.
- Replace hot water heater and haul away old 75 gal unit.
- Design and install a Radon mitigation system in a large footprint, multi-chambered crawlspace, adhering to NRPP/IEA (formerly AARST) standards, deferring to Alaska Div. of Natural Resources directives for Radon Mitigation Systems in Alaska and also adhering to Alaska Housing standards for building a crawlspace in a cold climate. We use the very best materials available, including a 10 mil Radon-resistant vapor barrier, schedule 40 PVC pipes and a properly sized extraction fan, focusing on the needs of the substrate with either high suction or high volume fans, depending on the substrate material.

Radon mitigation system comes with a transferable warranty for 5 years, parts and labor, and a guarantee to keep the monthly Radon average below 3.8 pCi/L

Additional Recipients: Mark@alaskaradon.com, ecpen@alaska.edu

Customer
 Harry Need
 University of Alaska Foundation
 hwneed@alaska.edu
 1815 Bragaw St.
 Ste. 206
 Anchorage, AK 99508

Invoice Details
 PDF created June 11, 2025
 \$29,176.87
 Service date June 11, 2025

Payment
 Due June 11, 2025
 \$29,176.87



Pay online

To pay your invoice go to <https://squareup.com/u/e6HZy1WR>
Or open the camera on your mobile device and place the QR code in the camera's view.



RAPID RESPONSE RESTORATION LLC
 5660 E Tamerack Cir
 Wasilla, AK 99654 United States
 restorationron@gmail.com | (907) 354-7250

Invoice #1479

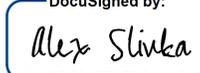
Issue date
 Jun 11, 2025

Purchase Order
 P0580844

Items	Quantity	Price	Amount
Plumbing work <i>This line item includes multiple service calls to the home by a plumber on 4 different occasions. It includes the new frost-free hose bib and the new 75-gal water heater. It also includes the drywall and painting work to complete the plumbing repairs</i>	1	\$5,804.88	\$5,804.88
Carpet Cleaning <i>This carpet cleaning included BIO_HAZARD cleaning. This line item also included the resilient floor cleaning,</i>	1	\$2,031.99	\$2,031.99
Electrical Repair	1	\$377.00	\$377.00
Labor for all other Health & Safety listed issues in this bid, and contents handling	1	\$5,963.00	\$5,963.00
Design and install a multi-chambered Radon Mitigation system in the crawl space of this home. <i>This crawlspace is over 2200 sq ft. and is multichambered. Extra large mitigation system will be employed. This system comes with a 5 year parts and labor guarantee that is fully transferable to the new owners.</i>	1	\$15,000.00	\$15,000.00
Subtotal			\$29,176.87
Sales Tax			\$0.00

Total Due **\$29,176.87**

Approval to pay:
 Inv. #: 1479
 Inv. Date: 06/11/25
 Billing:
 3782-LME-13
 101019 / 84000
 P0580844

DocuSigned by:

 9D2945E852C444C...
 Alex Slivka
 June 11, 2025



Pay online
 To pay your invoice go to <https://squareup.com/u/e6HZy1WR>
 Or open the camera on your mobile device and place the QR code in the camera's view.

Around the Clock Pumping LLC
P.O Box 220206
Anchorage, AK 99522
+19073459126
aroundtheclockpumping@hotmail.com
atcpumping.com

INVOICE

BILL TO

Harry Need
University of Ak Foundation
14012 East River Bend Circle
Palmer, Alaska 99645
United States

SHIP TO

Harry Need
University of Ak Foundation
14012 East River Bend Circle
Palmer, Alaska 99645
United States

INVOICE # 17208

DATE 09/24/2024

DUE DATE 09/24/2024

TERMS Due on receipt

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
09/24/2024	Service	Septic Tank Pumping	1	300.00	300.00
	Late fee	0.875% - Applied on Oct 25, 2024			2.63
SUBTOTAL					302.63
TOTAL					302.63
PAYMENT					302.63
BALANCE DUE					\$0.00

PAID

Please use the invoice number at the top of the page when writing checks.

“Payment is due at the time services are provided. Any delinquent balance will be subject to a small claims action after 30 days of non-payment along with late fees and interest, and a lien may be placed on the property pursuant to Alaska Statute 35.34.050.”