



Date of Initial Inspection: August 11, 2022

Job: 425 Baranof August 11, 2022

To: Meiler Balog James_m_Balog@hotmail.com
Seller: FSBO Ryan Hallsten

This engineer's report was prepared for you after my inspection with Noah Goslin assisting. For brevity positive merits of the building are not reported here. Disclosures were not provided. Recommendations for correction are listed with some suggestions for future reference following:

Smoke/CO Detection and Miscellaneous:

1. Ensure there are functioning smoke detectors in the hall adjacent to bedrooms or living areas on each story of the residence and in each bedroom with fresh batteries. Replace any smoke detectors that are more than ten years old.
2. Ensure there are functioning CO detectors in the hall adjacent to bedrooms or living areas on each story of the residence.
3. Cover the foam in the ceiling where a dining room fixture was previously installed.
4. Clean mildew where found. Consider use of **RMR Botanical SDS | RMR Solutions, LLC** <https://www.rmr moldproducts.com/pages/rmr-botanical> **per their directions.**RMR Botanical has superior penetration into porous substances such as wood and drywall. This product kills and prevents mold and mildew.
5. Complete all insulation and gypsum wall board installation.

Attic/Roof:

6. Have seller provide building permit for roofing and inspector approval to cover the roof deck and ice and water shield before shingle application.

Electrical:

7. Reconfigure electrical service to eliminate double tapped electrical conductors.
8. Complete electrical work in garage.
9. Provide gfci protection for all garage receptacles except one that may be used for a freezer. Ensure the polarity and grounding are correct and the gfci protection will trip with an independent testing device.
10. Replace damaged exterior receptacle. Provide gfci protection for all exterior receptacles. Ensure the polarity and grounding are correct and the gfci protection will trip with an independent testing device.
11. Ensure that all circuit breakers in the panels are properly labeled. The label for each breaker should be numbered on the cover and correctly corresponds to the circuit referenced such that a user can quickly identify and disconnect power to the circuit.

12. Separate ground and neutral wires in panels. Bond ground wires directly to panel with a separate buss bar. Connect all neutral wires to isolated neutral bar. Bond the main ground to the panel.
13. Ground the main panel to the service, a ground rod or to the well with a #4 copper conductor. The ground rod should be 5/8" x 8' driven in the soil outside the drip line.
14. Correct reverse polarity on receptacle(s) found: Reference receptacle below the panel.
15. Replace broken receptacle near the panel.
16. Gfci protection should be provided for all bathroom, kitchen, garage and exterior receptacles as required by the electrical code. Ensure that the gfci protection trips with an independent testing device.
17. Complete all electrical work.

Plumbing:

18. Expose the sewer cleanout outside the house. If a cleanout is not present, then install one as prescribed by code within 3' of the building. The cleanout is necessary so that any clogged or frozen line can be cleared without the pumping and thawing company having to bring their dirty hoses and equipment into the house.
19. Replace the inexpensive Oatey brand air admittance valve with a Studor type at the vent for the basement sump vent for a longer life and less opportunity for failure.
20. Complete all plumbing work.

Mechanical:

21. Replace the bath fan. Use smooth rigid ducting.

Egress:

22. Install a continuous graspable handrail 34" to 38" above the stair nosings for the full length of the stairs.

Garage:

23. Complete installation of 5/8" type X gypsum wall board on the wall and/or ceiling surfaces of garage adjacent to living areas. The gypsum wall board must have all edges backed by framing members or firetaped.
24. Replace the door between the house and the garage as it does not comply with the code for fire resistivity. Ensure it is a solid core wood or steel door. Adjust the door and the self-closing hinges on door from house into the garage so it closes and latches after each use.

Additional information and/or suggestions for future reference follow:

- a. There may be some smoke and CO detectors in place already. They are listed in the report as a default even if present to ensure they are installed and have fresh batteries at the final as specified. Please note requirements carefully.
- b. Consider filling the open spaces in the exterior walls with foam insulation due to the limited space allowed.
- c. I noted the inspector approval (10-29-21) of the boiler installed in the City files by Goldstream Plumbing.
- d. No other permits or inspections were found.

- e. Cut the plumbing vents at the angle of the roof so they only extend 10" above the roof to reduce freezing during very cold temperatures.
- f. You could remove a portion of the wall above the stair to gain additional headroom.

The inspection was limited to the portions of the building readily accessible. The report is intended to augment onsite discussions. The comments are based on observations at the inspection. This report may not address every concern that you or another engineer deem applicable. It does not typically address detached buildings, mildew, mold, radon, wells, septic systems, fuel tanks, leaked fuel, soils, environmental hazards (such as lead in paint or piping, asbestos) or right of way/zoning violations unless stated. Leaks may not be identified if not readily visible. I encourage the client to retain other professionals such as mechanical technicians or environmental testing specialists to evaluate concerns or areas not addressed by an engineering report. Please exercise due diligence to evaluate disclosures and other information available for this property. Please notify me immediately if you believe that I did not address your concerns.



August 18, 2022 is the date for this stamp.

Thanks for the opportunity to serve you.

Please email vmeurlott@gmail.com,

or call me at (907) 378-4663 if you need clarification or require reinspection.

Sincerely, Vince Meurlott, P.E.



Reconfigure electrical service to eliminate double tapped electrical conductors



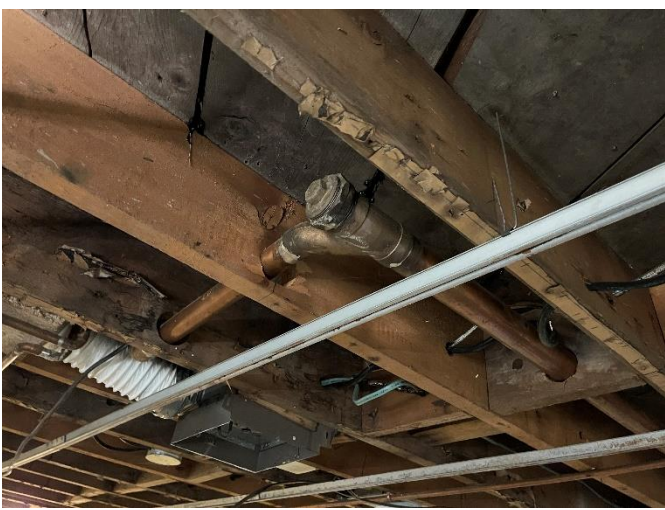




Replace the inexpensive Oatey brand air admittance valve with a Studor type

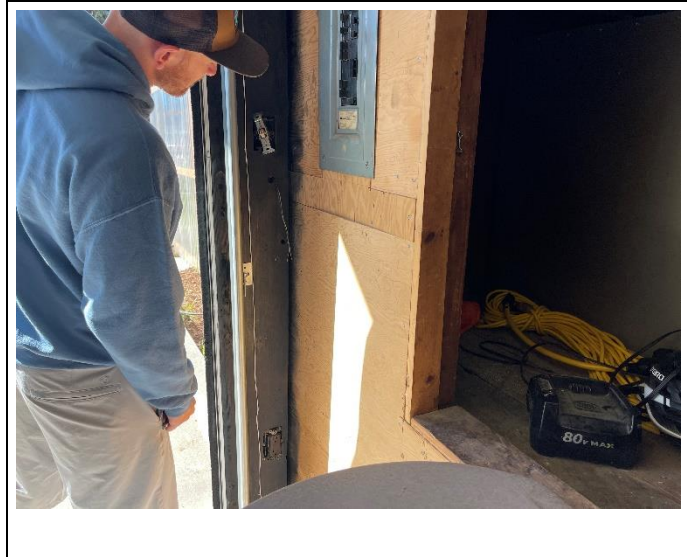
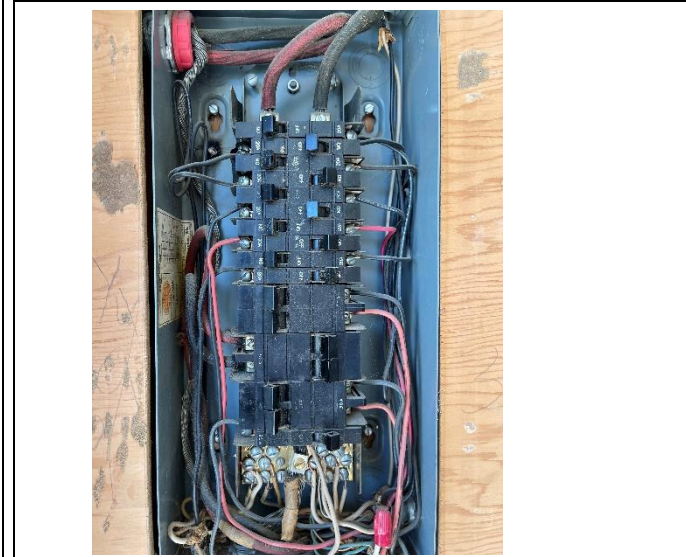
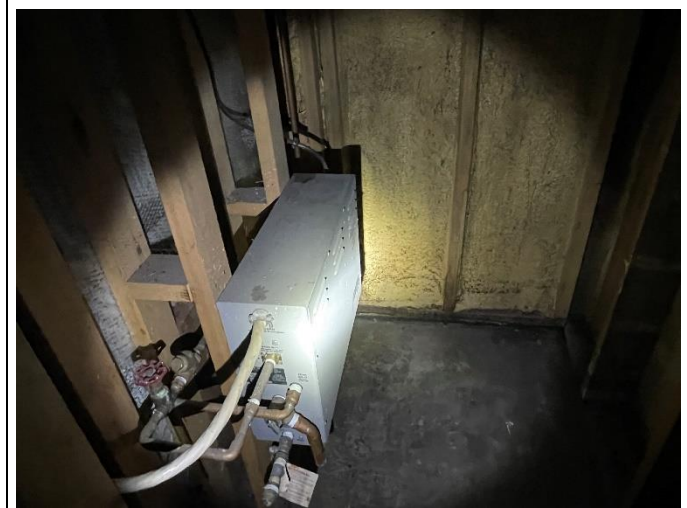
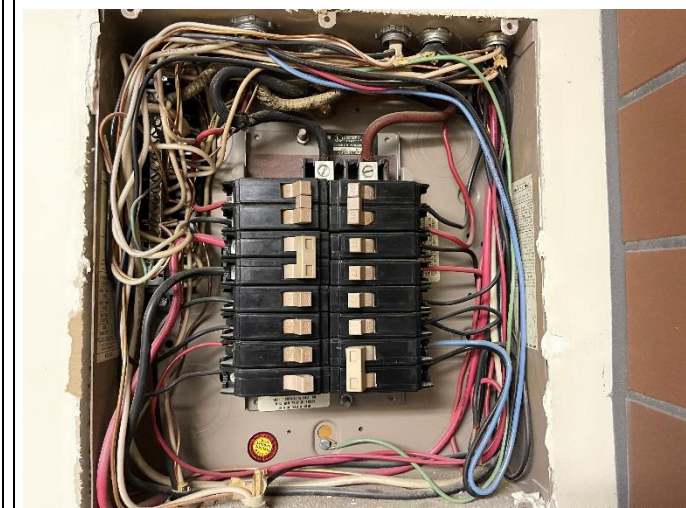
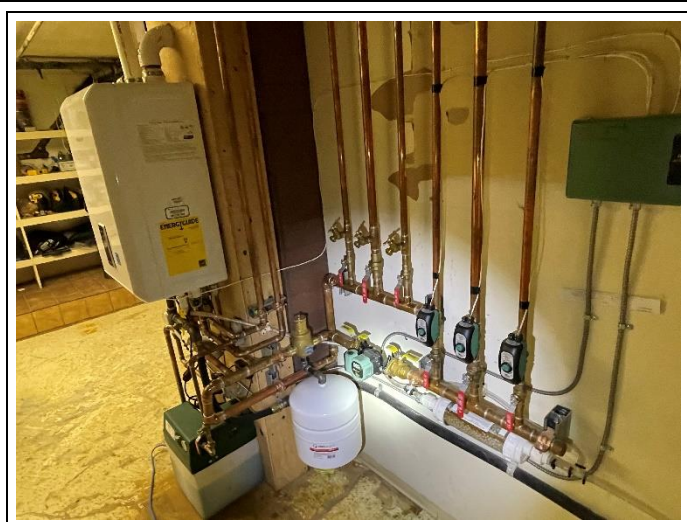


Finger points to your inside main shut off valve. Leave the others for circulation.



Leave access to the plumbing clean out above the ceiling.







Inspection Worksheet
City of Fairbanks
 800 Cushman Street Fairbanks, AK
 Phone: (907)459-6720 Fax: (907)459-6719

Inspection Number: **INSP-157819-2021** Permit Number: **M-10-21-016473**

Inspection Date: **10/29/21 9:00 am**
 Inspector: **Davis, Michael**

Permit Type: Mechanical Permit
Inspection Type: Mechanical Final
Work Classification: Alteration

Owner: RYAN HALLSTEN
 Job Address: 425 Baranof Ave

Project: Various Mechanical

Contact Numbers: 907-388-3111

Subdivision: Hamilton Acres

Block: _____ Lot: _____

Parcel Number: _____

Contractor: Goldstream Plumbing

Phone: _____ Cell: 378-5574

Comments

16473 @ 425 Baranof - mechanical final

Building Department Comments

Inspection Status: Passed

- Inspection Criteria**
- General Inspection Comments
 - Support & Restraint
 - Combustible Clearances
 - Fuel System
 - Access Clearances
 - Overpressure Protection
 - Labeling & Signage
 - Previously Noted
 - Flue System
 - Combustion Air
 - Regulators
 - Controls
 - Other
 - Mechanical Protection
 - Appliances & Equipment
 - Cross-connection control
 - Test(s)/Report(s)
 - Distribution System
 - Structural Protection

Inspector Comments

NG piping tested, approved for cover, applied green gas lable.

View Permit Status online at: <http://www.fairbanksalaska.us>



**VINCE MEURLOTT P.E.
ENGINEERING AND INSPECTIONS**

596 Arvita Court, Fairbanks, Alaska 99712
907.378.4663, vmeurlott@gmail.com, meurlott.com

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To: Meiler Balog James_m_Balog@hotmail.com
Seller: FSBO Ryan Hallsten

This is to acknowledge payment for the inspection and attached report. Thank you.

Amount paid: \$550.00

Paid on August 19, 2022

\$550.00 paid in full by Meiler Balog

Paid by Square online