

SkyFire Inspections

Alex Twogood, I.C.B.O./I.C.C.
BPI, Certified Building Analyst Professional
BEES Ventilation & Thermal Compliance # 106
Residential Combination Inspector # 1066764-R5

Residential Endorsement # 433
AHFC Certified Energy Rater # 106
State of AK Registered Home Inspector # 108

P.O. Box 60203
Fairbanks, Alaska 99706
(907) 479-7625 / FAX (907) 455-4700 / Cell (907) 378-3333

June 17, 2010

To: [REDACTED]

RE: Home Inspection report for 1161 Dolphin Way, Fairbanks, AK

This report was prepared for your use after the inspection completed on June 15, 2010. The home generally appears to be safe, sound and sanitary. For the sake of brevity positive merits of the home are not discussed here. **Recommendations for immediate correction are listed below:**

1. Install Carbon Monoxide Detector(s). Minimum of one detector per level. Locate one detector within 15 feet of the living side of the garage/home passageway door.
2. Activate/inactive Smoke Detectors. Minimum of one detector per level.
3. Replace freeze damaged; boiler and plumbing as necessary.
4. Contact an insect exterminator to investigate and correct insect infestation as evidenced in the stud cavity of the up-stairs bedroom closet jet tub access area.
5. Correctly reconnect disconnected range top electrical supply and vent ducting. Vent the down-draft kitchen range to the outside with smooth metal duct. Secure all joint connections with aluminum metal tape.
6. Install missing sanitary seal/cap on the back yard water holding tank vent.
7. Re-secure the temporary crawlspace water tank pressure lines.
8. Install 6 mil vapor barrier to cover the exposed soil in the crawlspace. Seal vapor barrier edges to concrete foundation.
9. Replace the missing switch and electrical receptacle cover(s) as necessary.
10. Correct/cover all exposed non-metallic (NM) wire, such as around garage doors.
11. The roof shingles have some minor areas of irregularities with one visible soft spot in the roof decking located in the upper front over the eave. The overall shingle appearance projects an approximate 10 year remaining service life.

12. Replace decayed exterior upper decking sections as necessary. Install additional balusters for the exterior upper deck areas that have a greater than 30 inch fall distance such that a 4 inch sphere is unable to pass through the railing and the top bar is able to resist approximately 200 pounds of lateral force.
13. Correct "pet excavation" at the rear of the home perimeter to provide a positive perimeter ground drainage slope away from the footings such that soil slopes away at ½ inch per foot for at least six feet.
14. Install 4 inch ABS boiler combustion air duct. Install through the exterior garage wall, terminate the exterior end a minimum of 18 inches above the exterior grade, turn the inside duct up-ward and terminate near the ceiling away from any water lines. Screen the exterior opening.

Points for your information and/or suggestions for future reference follow:

- A. Clean, service, and inspect boiler and chimney on an annual basis.

The inspection was limited to the portions of the building readily accessible and visible. This report may not address every concern that you or another inspector or engineer deem applicable. I do not warrant the home against defects that may or may not have been evident to myself.

This report does not cover detached buildings, mold, wells, water quality, septic systems, fuel tanks, soils, environmental hazards (such as Radon or Lead in paint or piping) or right of way/zoning/encroachment violations. The report is a factual representation of the inspected structure, with opinions given in good faith.

I, the inspector, use my best endeavors to insure that the functions of the inspection have been properly executed. However, it must be understood that no responsibility will be accepted for any inaccuracy, error of judgment, omission, oversight, or default arising from this inspection and/or report.

This concludes the report. Please call me at 378-3333 if you require clarification or re-inspection.

Thank you for the opportunity to be of service.

Alex Twogood, ICBO/ICC

B Company

P O Box 10466

Fairbanks, AK 99710

Phone 907-457-4146 Cell 978-8411

Proposal

Date	Proposal #
6/8/2010	2011 E 116

Name / Address
██████████ 1161 Dolphin Way Fairbanks, AK 99701

Item	Description	Total
Pts & Labor	<p style="text-align: center;">Boiler Replacement and Hydronic Heating System Repair</p> <p>This proposal includes: *Removing the existing boiler and plumbing in a new Burnham V 84 boiler and domestic hot water system. *Repairing all the leaks in the hydronic heating system. *Make any other repairs needed to the hydronic heating system up and functioning again.</p> <p>Parts and Labor</p> <p>This Proposal Excludes: *Any other work to the home, its mechanical systems or its plumbing. *Installing glycol in the system. If installing glycol is desired, there will be an additional expense.</p>	9,900.00
Thank you for your business.		Total \$9,900.00

Interior Mechanical Plumbing and Heating

828 2nd Ave
Fairbanks, AK 99701

Estimate

Date	Estimate #
2/2/2010	9

Name / Address
Meyeres Real Estate 627 Gaffney Rd. Fairbanks, AK 99701

Description	Qty	Rate	Project
			Total
Proposal for 1161 Dolfin Way Freeze-up Removal & Replace as needed; New Boiler and Water Maker, Baseboard Radiation, Water Softner, Zone Valves and Boiler Parts (All New). Repair Hot & Cold Domestic Water Lines, Valves, faucets, Etc. Working System as Good as New. No Sheet Rock Work Included. All Labor and Materials		14,800.00	13500 -14,800.00- WMS
		Total	13,500 -14,800.00..

WMS

June 9th, 2010

[REDACTED]

Ref: 1161 Dolphin Way
Fairbanks, AK 99709
388-6671

[REDACTED]

First of all, I appreciate the opportunity to bid on this project. I am confident we can install a heating and domestic hot water system that is efficient, easily serviced, and one which provides years of reliable service. In addition handle any of the freeze damage repairs to the domestic water and heat distribution piping. This kind of project can be very labor intensive with a high degree of uncertainty. Until our crew gets in and starts repairing lines and air testing the plumbing, it's hard to really know the total amount of damage and what needs to be replaced and repaired. This bid reflects a worst case scenario and is a not to exceed cost bid. The final cost of the job will reflect the work performed including all parts and labor.

While important, it is not simply enough anymore to just install an efficient boiler. To truly save money on fuel and maintenance costs, you must go beyond just the boiler. Outlined in this bid is further information on the specific controls and boiler design that will add efficiency, comfort and reliability to your heating system. Now is the perfect time to integrate these cost-saving items into the project. Please find attached my proposal to install the heating and domestic hot water production (DHW) system for the above-referenced home. I have provided you installation cost for a System 2000 EK-1 boiler and the repair and replacement cost for the domestic water and heat distribution piping.

PROJECT COSTS:

All prices include parts and labor

1. EK-1 boiler with integral stand and 40 gallon hot water tank. Complete install to include all new near boiler piping and other necessary accouterments.	\$	7,470.00
2. Install new supply and return manifold piping to include five new zone valves and all other associated piping.	\$	1,797.00
3. Fuel, chimney and electrical revision, fresh air intake.	\$	1,440.00
4. Boiler feed/backflow valve combo unit:	\$	403.00
5. Domestic hot water and boiler expansion tanks:	\$	455.00
6. Domestic hot and cold water piping:	\$	355.00
7. Install all new Embassy hot water base board through out the entire house. Repair and replace all necessary distribution piping.	\$	7,800.00
8. Repair and replace all necessary domestic water distribution piping. This includes any emergency stops and individual fixture/appliance supply lines.	\$	7,400.00
9. Consumables & disposal.	\$	200.00
TOTAL PROJECT COST:	\$	27,320.00

SCOPE OF WORK:

1. Install Energy Kinetics System 2000 boiler with integral stand and 40 gallon low boy hot water tank. This install includes the Energy 2000 boiler controls with the ten zone manager upgrade. The system will be tied back into existing chimney and fuel system.
2. Mount new heating supply and return manifolds on the wall of the garage in a neat and serviceable manner. This will include all new parts and accessories, including five new spring return-style zone valves that are compatible with the System 2000 controls.
3. Install new expansion tanks for both the domestic hot water and heating system.
4. Re-connect domestic hot and cold water to new system.
5. Install new boiler feed/ backflow valve.
6. Install combustion fresh air intake piping.
7. Install brand new Embassy hot water base board through out the house.
8. Repair and or replace any freeze damaged domestic water and heat distribution piping as needed. To include jet pump and pressure tank.

Sincerely,
Jeffrey Kaufman
Rocky's Heating Service
Jeff.rockysheating@acsalaska.net



Estimate

Slayden Plumbing & Heating

DATE: 6/14/2010

1998 Richardson Hwy, North Pole, AK 99705
 Phone (907)488-6454 Fax (907)488-6475
 danielslayden@yahoo.com

TO ~~Soldwell Bank~~
 Benjamin Starnes
 600 3rd St, Suite 102
 Fairbanks, AK 99701
 Ph: (907) 888-6671
 Fax: (907) 456-4652
 benjammin@gci.net

Job:
 1161 Dolphin Way
 Fairbanks, AK 99701

CUSTOMER ORDER #	JOB	DATE OF SERVICE	DUE DATE
Signed Agreement			Due on receipt

DESCRIPTION	
Supply and install	
1. MPO Burnham oil fired boiler with Riello burner 145,000 Btu 87% AFUE	Labor - \$2,500.00 Material - \$2,893.00
2. Install new zone valves with new install - 6 zones	Labor - \$500.00 Material - \$435.00
3. Supply and install 60 gallon Boiler mate indirect fired water heater	Labor - \$375.00 Material - \$1,685.00
<ul style="list-style-type: none"> The indirect fired water heater replaces the coil and storage tank that the old system was running the indirect heaters are more efficient. 	
Total for all above lines 1 - 3: \$8,388.00	
4. Supply and install pressure tank for pump Pressure tank only - \$465.00	
5. If pump has been compromised pump tank combo \$1,165.00 (Both prices include Labor)	
Total for all above lines 4 & 5: \$1,630.00	

8,388
 1,630

 13,018

6 Repair heat piping and domestic water piping in crawl space that has been compromised due to freezing
Labor - \$2,500.00
Material - \$500.00

- All other repairs after the visual breaks are fixed I.E. breaks in walls, ceiling, faucets will be time and material @ \$125.00 an Hour

Option to replace baseboard heat though out the house with series 30 Slant fin (covers and fin tube) 120' @ \$11.50 a Ft
Labor - \$3,500.00
Material - \$1,380.00

Warranty - 1 Year on all new plumbing equipment installed is per manufacture and does not include labor to reinstall.

Please call If you have questions or concerns (907) 488-6454
Daniel Slayden Cell: (907) 590-2093

X Customer Signature

DATE

Make all checks payable to Slayden Plumbing & Heating

THANK YOU FOR YOUR BUSINESS!



PARATEX Pied Piper

Alaska's Pest Control Experts

2440 E 88th Ave., Suite A
Anchorage, AK 99507

Phone: (907) 344-2538
AK 800: (800) 478-2538
Fax: (907) 344-9111
Mail@PARATEX-PP.com

Fax

To: ~~XXXXXXXXXX~~ From: Cherry

Fax: _____ Pages: 1

Phone: _____ Date: 6-23-10

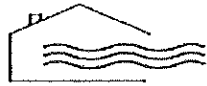
Re: Quote for Cabinet Service cc: _____

Urgent For Review Please Comment Please Reply Please Recycle

Comments:

A full service for carpenter
work at 1161 Dolphin^{FBX} will be
a \$455 charge. This service
offers a 45 day warranty. Any
questions please call our 800 #.

Thanks Cherry



SOLUTIONS
For Healthy Breathing

P.O. 10918 Fairbanks Alaska 99710
907-457-4568 subsistencepro@aol.com

Client Information [REDACTED]
Address 1161 Dolphin Way Fairbanks, AK 99709
Phone 388-6671

Solutions for Healthy Breathing was requested to conduct an Indoor Air Quality inspection at the above residence.
The assessment included mold, moisture, and general indoor air quality issues.

House Particulars: Two story frame with double attached garage and crawl space.

Heater(s): HWBB (inoperable at time of inspection)

Ventilation: Out only. Bath fans and range fan.

Mold and Mold Sampling: No visible mold in living area with exception of minor water damage and possible mold in some window sills. Some visible mold in crawl space on floor joists. Mold and rot on cribbing stacked in crawl space. No samples requested.

Crawl Space: Vapor barrier poor. Needs complete sealed vapor barrier. Crawl space dry at time of inspection with a few signs of mold on joists.

Observations and Comments:

- Rain gutters good. Down spouts need to be extended away from foundation.
- Lot appears well drained.
- Downstairs bath/laundry room fan sounds rough.
- Counter flow range fan not hooked up.
- Dryer vent not hooked up.
- No fresh air inlets to balance vent fans. This creates a low pressure in the house when vent fans are running and can lead to make-up air being drawn in through areas where it can cause moisture damage or bring in pollutants (garage/crawl).
- Used cribbing lumber stored in crawl space is rotted and moldy.
- Due to recent flooding from freeze up it is likely that although there is not an apearant active mold problem, there could easily be mold spore contamination. Air samples would be necessary to quantify the mold spore levels in the home and if this is a concern to the occupants, it would most effectively be done and dealt with before moving in.

Recommendations:

1. Repair all vent fans as needed including dryer vent and range vent and be sure all are vented outside and not into the garage, crawl space or attic.
2. Consider Heat Recovery Ventilation. This is an energy efficient way to provide ASHRAE standards of fresh air ventilation. With a proper filter package this also allows the homeowner to maintain air in the home that is cleaner than the outside air and helps rid the home of unexpected pollutants. A less energy efficient method of supplying ventilation would be to switch one or more of the existing vent fans with programmable timers and install passive fresh air vents in bedrooms and living areas.
3. Consider a separate low volume vent system for the crawl space controlled with a humidistat.

4. Install a continuous vapor barrier in the crawl space that is well sealed at overlaps, footers and piers.
5. Insulate any cold water pipes in crawl space to prevent condensation.
6. It is important that the living space be well sealed from the crawl space and the garage and that the garage be sealed from the crawl space. This means a self closing tight garage/ house door and attention to all plumbing and electrical penetrations.

Hand outs

The preceding information is true and correct to the best of my knowledge.

This Air Quality Assessment in no way implies health or medical advice or any solicitation for additional services. We advise contacting your health care provider for medical assistance. We recommend you contact professional contractors to assist in correcting any deficiencies.

Karl Hough - Indoor Air Quality Consultant

Remediation Mold Fogging

Fogging is a way to atomize products registered with the EPA for this application. Fogging allows approved products to be delivered to every part of the targeted area extremely effectively. Attics, crawl spaces, large rooms or areas, and new construction are ideal for fogging. Fogging can reach distances of 30 feet, and covers every inch of the space being fogged. Use only EPA registered chemicals approved for fogging. Never fog with bleach.

Cold fogging is required for mold remediation. Most foggers on the market use either propane or electric heat to atomize the product. Heating the product in any way will destroy the chemical properties of the product and render it in-effective against mold. Our foggers are air based and do not heat the product.

ULV Fogging

Ultra-Low-Volume (ULV) Cold Fog. A ULV Fogger generates atomized fog particles by using a high volume of air at a low pressure. Such a system enables droplets of a more precise size to be generated. The absence of a large number of very small droplets will limit the penetration of the fog into highly obstructed areas. ULV foggers can dispense mold treating chemicals in a more concentrated form since less dilution is required. Also, the ability to be able to calibrate the machine to produce droplets of the optimum size for the type of chemical being used make ULV fogging the method of choice whenever possible.

The fogger used **MUST** be a cold fogger. Some pest control foggers use heat which can change the chemical properties of the product. Not all cold foggers on the market are the same. We have dealt with a number of manufacturers and found this product to be the best one for this particular application. You may find a fogger cheaper but it will not be a professional grade fogger.

Common Applications for Fogging Are:

Attics with Mold

Crawl Spaces with Mold

Basements with Mold

Large Rooms with Mold

New Construction with Mold (Pre-Drywall)

New Construction Mold Preventative (Pre-Drywall)

Entire Homes with Mold (Used under strict guidelines)

Large Buildings with Mold, Virus Problems (SARS, Anthrax etc.)

Fogging Procedures

Fogging can be done easily and safely. First use only a fungicide registered with EPA for this application for indoor mold applications. First completely fix any leak or humidity problem that caused the mold in the first place. Then dry the area completely with fans and or de-humidifiers (close off the area with taped plastic if mold spores may be pushed around the home or area by using fans). Mix the water based product according to instructions

Turn on the fogger and allow it to run for 30-45 minutes at a time checking the fluid levels of the product periodically. Put the fogger on a timer so that it will shut off when your job is finished. Wear a 3M approved respirator with a full face mask when entering any fogging space while the machine is running or a mist is still present. The same applies for fogging any basement, crawl space, or attic. Allow the product to dry and properly ventilate the entire home before reoccupying the space. You will need to do this a minimum of two times in between treatments. Then you may reinstall insulation, drywall, and or close the space back up.

For homes or offices with constant moisture it may be necessary to do this on a regular maintenance schedule (every month to three months) depending on the humidity levels etc. **Warning:** Mold may reappear if you have not solved the humidity, leak or moisture problem.