

MEURLOTT CONSULTING INC.  
VINCE MEURLOTT, P.E.



June 1, 2011

596 ARVITA COURT  
FAIRBANKS, ALASKA 99712  
(907) 378-4663 Fax (907) 457-4919

To: ~~XXXXXXXXXXXXXXXXXXXX~~  
C/O: ~~XXXXXXXXXXXXXXXXXXXX~~  
Listing Licensee: Audrey Fuldoe, Meyeres Real Estate

Re: Engineering report for the building at 1975 Marlette

This report was prepared for you after my inspection completed May 21, 2011. The structure appears to be generally safe and sound. For brevity positive merits of the building are not reported here. Recommendations for immediate correction are listed:

1. Ensure there are functioning smoke and CO detectors in the hall adjacent to bedrooms on each end of the residence.
2. Activate water system. Run water at all fixtures. Check all piping including drains and fixtures for leaks under the sinks and in the crawlspace.
3. Install the cable and turnbuckle to secure all the columns to the beams and footings in the same manner as at the ends.
4. Properly secure the bottom of the foundation skirting. Provide design by an engineer.
5. Improve drainage away from the foundation so that soil slopes at least 1/2" per foot for at least six feet. Create swales if necessary to ensure that the water is directed away from the foundation.
6. Remove the vapor barrier and all sewage from the crawlspace.
7. Cover the soil in the crawlspace with 6 mil vapor barrier.
8. Repair the broken drain line in the crawlspace.
9. Patch damaged roof shingles.
10. Properly wire the heat tape and the well pump.
11. Level the crawlspace footings.
12. Ensure that all circuit breakers in the panel are properly labeled. The label for each breaker should be numbered on the cover and correctly correspond to the circuit referenced such that a user can quickly identify and energize or disconnect power to the circuit.
13. Replace the screws for the electrical panel cover. Ensure that they have blunt ends to avoid possible damage to the insulation on the wires.
14. Replace collapsed and damaged ducts in the crawlspace.

15. Have the furnace inspected and fully serviced. Ensure that the heat exchanger is cleaned. Supply a receipt to confirm the work. This is a normal service item that should be performed every year. Some technicians do not brush the boiler clean on the service every year but we consider it part of the service that should be done at a routine house transfer. If this work was done within the last 12 months send documentation to confirm. Ensure there is proper supply and combustion air.
16. Replace receptacle blanked off in the bedroom adjacent to the HWH.
17. Replace damaged HWH and check integrity of the floor under it.
18. Energize bathroom receptacles. Ensure gfci protection.

**Additional information and/or suggestions for future reference follow:**

- a. Relocate warm air ducts in front of the windows.
- b. Remove and cap intercom openings in the ceiling to minimize vapor entry into the attic.
- c. Remove caps on the plumbing vents above the roof.
- d. Consider adding ventilation and insulation when replacing shingles.
- e. Replace damaged gypsum wall board in the closet of the bedroom adjacent to the HWH.
- f. Replace or adjust damaged atrium door.
- g. Run bath fans another manner instead of out the soffit.
- h. Install seamless metal gutters and downspouts with extensions so that all the water from the roof is directed away from the foundation.
- i. Consider strengthening the roof when adding shingles and ventilation and insulation. The label on the panel states that the trusses are built for 40 psf snow load but they are only constructed of 2x2 and 2x3 material.

The inspection was limited to the portions of the building readily accessible. This report may not address every concern that you or another engineer deem applicable. It does not address: detached buildings, mold, wells, septic systems, fuel tanks, soils, environmental hazards (such as lead in paint or piping) or right of way/zoning violations. Leaks or condensation may not be identified if not readily visible.

Thanks for the opportunity to serve you. Please call me at 378-4663 if you need clarification or require reinspection.



Sincerely,  
Vince Meurlott, P.E.