



KENAI PENINSULA BOROUGH AND SCHOOL DISTRICT

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MIKE NAVARRE
BOROUGH MAYOR

ENVIRONMENTAL EVALUATION REPORT **72421 Milo Fritz Avenue, Anchor Point, Alaska**

An environmental site inspection was conducted on Tuesday, January 12, 2016 around 1 pm of the property located at 72421 Milo Fritz Avenue in Anchor Point, Alaska. The site visit included a visual inspection of the exterior of the home and garage as well as the surrounding property. The following observations and recommendations result from the site inspection:

1. Since the home was constructed in 1973, there is a potential for lead. Per KPB Capital Project's Building Inspection Report, "a common test for lead paint was used in several locations with all results negative".
2. According to the Residential Disclosure Statement, the water supply for this home is an 80-foot deep well. The existing well is low to the ground, has poor drainage surrounding the wellhead and has a split-top plate style casing that is poorly-sealed with moss growing out of the electrical conduit opening. If this property is purchased and potable water is needed in the home, improvements are recommended to the wellhead, including: a) replacement of the split-top well cap with a properly sealed sanitary well cap and b) improved drainage to direct flow away from the well. If the well will no longer be used, it should be properly decommissioned; ADEC requires wells that are abandoned or not in use to be sealed, protected or filled. Note: A water valve (typical of the type of valves used on water service lines) was observed approximately 5 feet from the well (toward the Milo Fritz Avenue), but according to the disclosure statement, the water source for the home is the well.
3. According to the Residential Disclosure Statement, the property has a septic tank and/or a holding tank, which is 30-40 years old. It appears that the tank is located approximately 60 feet southwest of the home. It is not clear if there is a soil absorption system on the property. A single broken riser (with a concrete base) was noted approximately 15 feet from the presumed septic tank at the head of a mound, which could potentially be a mounded soil absorption system (SAS). Two other apparent septic risers were visible to the west of the garage. Note: If the home is purchased, the septic/holding tank should be either removed or properly abandoned once it is no longer needed. Old, buried tanks present *serious hazards* due to cave-ins and collapses.
4. The property contains numerous, unnatural mounds (some containing a few pieces of visible lumber, debris, etc.) behind the home, which may be related to the property's septic system or may have been created during construction. In combination with the tall grass on the property, there is a potential for hidden concerns, which could only be investigated through advanced, expensive subsurface investigation techniques.

5. Based on the presence of an apparent fuel tank stand and nearby remnant fuel piping leading to two different points in the home, it appears a fuel tank was once present on the backside of the home. No fuel odors or visible staining or sheens were observed.
6. A rusty, dented, closed-top 55-gallon drum was observed in the southeast corner of the property near the Church Circle right-of-way cul-de-sac. The drum was lying on its side, with the bung closed and it was partially sunk into a small mound of dirt and debris. The drum did not appear to be empty, but the contents are not known. The drum and its contents should be properly disposed of using a qualified waste handler. The waste handler may require testing of the contents of the drum prior to disposal.
7. A dilapidated vehicle (without an engine) was observed northwest of the garage, and a vehicle engine was observed to the northeast of the home (in or near the Church Circle right-of-way). No staining was observed, but there is potential for soil contamination beneath the vehicle and engine.
8. The Alaska Department of Environmental Conservation (ADEC) Contaminated Sites Map shows no known contaminated sites on this property or any of the adjacent properties.
9. During the site visit, no significant quantities of hazardous materials or wastes (other than those listed above) were observed.
10. Since the home was built in 1973, there is a potential for asbestos-containing materials (ACM). No obvious signs of asbestos were noted (based only on an inspection of the exterior of the buildings), but asbestos may be hidden beneath newer construction materials. It is recommended that the presence and extent of ACM should be evaluated, and any ACM should be removed by a qualified asbestos abatement professional.
11. Mold is likely present in the garage building. Nasal and lung irritation was experienced just looking into the side door on the garage.
12. The garage represents a serious hazard. If this property is purchased, the garage should be either properly secured or demolished to avoid potential liability.

Limitations of site inspection:

This inspection and its findings are limited to a visual inspection of the exterior of the home and garage as well as the surrounding property. In addition, the presence of tall grass and snow may be covering and obscuring other issues.

If you have any questions regarding this inspection report, please feel free to contact me.

Sincerely,



J. Marie Clore, P.E.
KPB/KPBSD Environmental Compliance Manager

ENVIRONMENTAL EVALUATION REPORT – PHOTO LOG
72421 Milo Fritz Avenue, Anchor Point, Alaska



Photo 1: Wellhead (in need of improvements if used as a potable source)



Photo 2: Septic Tank Risers (with missing caps)



Photo 3: Septic Tank Risers (*center of photo*) and Broken Possible SAS Riser (*right side*)



Photo 4: Broken Possible SAS Riser



Photo 5: Additional possible SAS risers (*center of photo, in the distance*)



Photo 6: Additional possible SAS risers



Photo 7: Fuel Tank Stand on Backside of House



Photo 8: One of the Two Fuel Lines



Photo 9: 55-gallon Drum



Photo 10: 55-gallon Drum



Photo 11: Dilapidated Vehicle



Photo 12: Engine Compartment of Dilapidated Vehicle (with engine missing)



Photo 13: Vehicle Engine Found In or Near Church Circle Right-of-Way