



KENAI PENINSULA BOROUGH

Capital Projects Department

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**MIKE NAVARRE
BOROUGH MAYOR**

BUILDING INSPECTION REPORT RESIDENCE LOCATED AT: 72421 MILO FRITZ AVE., ANCHOR POINT, AK 99556

An inspection was conducted at the residential property located at 72421 Milo Fritz Avenue, Anchor Point, AK 99556 at 1:00 pm, Wednesday, January 13th for the purpose of determining condition, code compliance and structural integrity prior to potential purchase by the Kenai Peninsula Borough.

The following findings are the result of this observation:

1. The structure was constructed in 1973. The residential structure does not appear to have been constructed to meet any standard building code.
2. The concrete block foundation is cracked from footing to sill plate in numerous locations and splits in excess of 1" wide were observed at corners where one wall is tipping away from the structure.
3. Interior foundation supports are provided with wood posts sitting on non-treated wood blocks. The crawl space is currently muddy, with the appearance that it had not been too long since there was standing water present.
4. The water heater is located in the crawl space and is of questionable value.
5. Access to the structure is hazardous in that the front and rear porches are in danger of falling away from the main structure. The rear porch is being held in place by a tension cable between the main structure and the outside wall of the porch. The front porch has pulled away from the main structure in excess of 3" due to rotting support posts.
6. The steps both front and rear exceed the rise distance limited by code.
7. The ancillary structure (garage) is in unsafe condition for any human use. The wood floor has rotted and presents a slipping/tripping hazard. Due to wet nature of the lower portion of all the walls, it is strongly suggested that the lower 12"-18" of the walls are no longer structurally sound.
8. There is an abandoned vehicle on site that poses a potential risk of fuel or oil contamination of the soil underneath the vehicle.

9. At one point in time there was a fuel tank located at the rear of the structure. It is no longer there, but the fuel line going into the crawls space is present as well as a fuel filter containing approximately 1 quart of heating oil.
10. The interior of the main structure appears to be in a near completed remodeling. It appears that all original surfaces have been removed with new gyp. bd, and wood paneling present. Newer carpet and laminate flooring has been installed. It is the opinion of the inspector that there are minimal to no hazardous materials in the main structure.
11. A common test for lead paint was used in several locations with all results negative.

Recommendations:

1. None of the structures on the property are suitable for human habitation.
2. Upon acquisition, the garage and both front and rear porches should be torn down and removed from the property.
3. New steps should be constructed to provide safe entry into the main structure.
4. Access to the structure needs to be controlled at all times. If at any time training exercises make entry to the structure non-securable, the structure should be removed immediately to avoid potential liability exposure to the Borough.
5. It is anticipated that with no heat, the structure, mainly the foundation walls and columns, will deteriorate to an unsafe condition within the next 3-5 years.
6. With no apparent hazardous materials present, the cost of removal for the existing structures should fall in the range of \$25,000 to \$35,000. This would be mitigated if salvage of materials were allowed for Anchor Point residents.

In conclusion, it is the opinion of this inspector that while the building has serious issues and is not suitable for habitual use; it could serve as a training facility for emergency services.

David May
Project Manager
Kenai Peninsula Borough Capital Projects

See photos below



Existing Residential Structure.



Foundation Issues