



KENAI PENINSULA BOROUGH

Capital Projects Department

47140 East Poppy Lane • Soldotna, Alaska 99669

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**DAVID R CAREY
BOROUGH MAYOR**

FIELD REPORT

To: Dan Conetta
Land Management Agent

From: Dan Park
Capital Projects

Date: March 17, 2011

Subject: 166 W. Corral Avenue, Soldotna
Pre-purchase assessment
Constructed approximately 1975

The following observations were made regarding the subject property:

The finishes for the interior and exterior of the house have been upgraded in the recent past. The building does not appear to have any major structural issues and appears to be in fairly good condition.

Roof: Snow covered, roofing not readily visible, but appears to be 20yr asphalt composition shingles in good condition. Ridge line has some variance indicating some settlement, deflection or thrust. This is a fairly common occurrence in older homes, where rafter and truss systems were under sized. The house does not have but could use rain gutters.

Exterior paint and windows: Good condition

Yard and Fencing: Snow covered, fence needs a few repairs and is leaning in spots. Property appears to have maintained yard and lawn. The wooden back porch has heaved and now pitches into the building. There is no stoop at the garage rear entry.

Grading and Drainage: The yard in the rear of the home is higher at the foundation than the siding. During snow melts and high precipitation events, water may accumulate against the building and run into the crawl space. The gas meter is partially submerged below grade, indicating a progressive heaving issue. For longevity of the siding and to reduce the potential for crawl space flooding, the yard should be regarded away from the house in the rear. There appears to be reasonable grading away from the building in the front.

Foundation and crawlspace: The foundation was not visible from underneath the building or from the exterior, so was unable to determine integrity of the foundation. The crawlspace floor is covered with a visqueen vapor retarder and the crawl space walls are insulated with both R-19 foil faced batts and a rigid layer of foam against the foundation. The floor joists are not insulated. Several hydronic heating elements are located in the crawl space. The crawl space was warm. The building is equipped with

copper water lines and ABS sewer lines. One newer PEX line was added to the under floor plumbing. Plumbing appears to be in good condition though one repair is apparent on the 3" main drain line. The crawl space is about 4 feet deep and fairly accessible. There is no permanent crawl space lighting or outlets.

Attic: I did not look into the attic but the home owner indicated it has a blown in blanket of insulation of approximately R-49 value. It is not certain that the attic ventilation is adequate, or whether there is a vapor retarder in place. The fact that the snow is continuing to stay on the roof is an indication that the attic is fairly well insulated.

Interior Paint and finishes: All the interior finishes have been updated and refinished including paint, carpeting, ceramic tile in the kitchen and bath, cabinets, counter tops, appliances, electrical and plumbing fixtures.

Single car garage: The garage is equipped with an updated garage door and opener. The garage appears to be insulated and is in satisfactory condition. Both the boiler and water heater are housed in the garage. The age and condition were not ascertained – the maintenance personnel may have that information.











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Risk Management

144 North Binkley Street • Soldotna, Alaska 99669-7520

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MEMORANDUM

To: Dan Conetta, Land Management Agent

From: Dave Gottschalk Environmental Compliance Manager

Date: March 21, 2011

Subject: Environmental Site Inspection at 166 W. Corral Avenue, Soldotna

On Wednesday, March 16, I went to parcel # 059-270-08, 166 W. Coral Avenue, Soldotna, AK, to perform a walk-around inspection. The property is a residential, single family dwelling. The house is connected to natural gas and electricity. There were no above ground storage tanks, and the property had not been used for any commercial means. I saw no evidence of contamination in the yard or garage area from past spills.

From this inspection, I saw nothing that would lead me to believe any further inspections are warranted. Please contact me if you have any questions or concerns.

Summary



Property Appraised

166 W. Corral Avenue
Soldotna, AK

Single family residence, currently owner-occupied containing three bedrooms and one bath. The residence contains 1,040sf and has an attached garage containing 384sf. The residence was subject to an extensive renovation/remodel since 2007 with new kitchen cabinets, countertops, light fixtures, interior doors, millwork, bathroom fixtures and interior and exterior painting. The site contains 13,500sf.

Condition: Good
Quality: Good

Occupancy

Owner occupied single family residence

Legal Description

Lot 2, Block 2, Aspen Flats S/D Addition No. 5

Interest Appraised

Fee Simple

Owner of Record

Michelle R. Medley

Zoning	Limited Commercial
Highest and Best Use	As Improved: Interim use as a single family residence, potential renovation/remodel for a healthcare occupancy.
Hypothetical Condition	The property value developed in Step 1 (Uniform Residential Appraisal Report) was prepared under the premise that the property is situated on a typical, residential (residentially zoned) site. It is prepared as an integral part of the complete appraisal (Steps 1 and 2) and can not be segregated or disseminated separately.
Extraordinary Assumption	None
Repairs (Deferred Maintenance)	None
Date of Report	August 25, 2010
Effective Date of Appraisal	June 25, 2010
Estimated Market Value	\$185,000

#229,000⁰⁰

*OFFERER \$200,000
 would stay in house until April.*