



SUMMARY
1234 Main St.Saranac Lake NY 12983
Buyer Name
03/15/2018 9:00AM

Charlie Smith
lic. 16000089134
Saranac Lake Inspection Services
5185697970
charlie@slinspectionsservices.com



2.2.1 Roof Penetrations

UNFINISHED WOOD AROUND CHIMNEY

Recommendations

The chase around the chimneys appeared to be covered in unfinished wood. Wood on the exterior of a house should be finished in order to extend the life of the wood and help protect from moisture intrusion. Recommend a qualified contractor to repair as needed.

Recommendation
Contact a qualified painter.



3.1.1 Siding, Flashing & Trim

CHIPPING AND PEELING PAINT

Maintenance Item

There were various areas of chipping and peeling paint around the house on the siding and exterior trim. Paint prevents exterior wood from the elements and increases the lifespan of the wood. Recommend scraping and repainting as needed, or contacting a qualified contractor to repair as needed.

Recommendation
Contact a qualified painter.



3.1.2 Siding, Flashing & Trim

HOLE IN SIDING

Recommendations

There was a hole in the siding along the back wall of the attached garage. It appears as though there used to be a propane line entering the wall at this point, but there was not one at the time of the inspection. Any holes in the exterior of the house should be sealed to prevent moisture or pests from entering. Recommend a qualified contractor to repair as needed.

Recommendation
Contact a qualified siding specialist.



3.1.3 Siding, Flashing & Trim

UNUSED PROPANE TANK

 Recommendations

There was an unused propane tank located behind the attached garage. Unused fuel storage devices should not be left on a property, to prevent them from being forgotten about and falling into disrepair. Recommend removal of the unused propane tank.

Recommendation

Contact a qualified professional.

3.1.4 Siding, Flashing & Trim

NON GFCI OUTLETS

 Recommendations

The exterior outlets were not GFCI (ground fault circuit interrupter) protected. GFCI outlets are recommended any location where there may be water present to reduce the risk of electric shock, such as the exterior of a house, the garage, or near any plumbing fixtures. Recommend a qualified contractor to repair as needed.

Recommendation

Contact a qualified electrical contractor.



3.3.1 Decks, Balconies, Porches & Steps

IMPROPER DECK SUPPORT

 Immediate Action

The deck ledger boards for both the front and back porches did not have adequate fasteners. Proper fasteners have the strength to prevent a deck from pulling away or dropping. Recommend a qualified contractor to repair as needed.

Recommendation

Contact a qualified deck contractor.



Underneath the front porch.



Underneath the back porch, when viewed with a flashlight the ledger was visible, but not able to be photographed.

5.5.1 Occupant Door (From garage to inside of home)

SELF CLOSING MECHANISM NOT STRONG ENOUGH

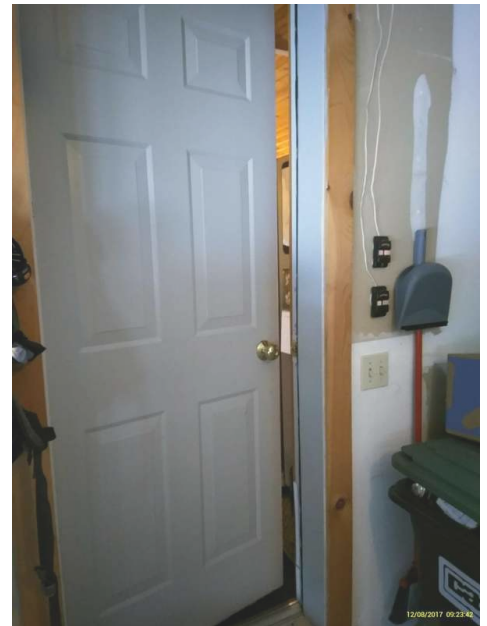
The entrance door to the house did not fully self close at the time of the inspection. While equipped with proper hinges, they did not provide adequate force to fully close the door. A self closing door is important in slowing the spread of fire from the garage to the rest of the house, and preventing carbon monoxide from running vehicles from entering the house. Recommend a qualified contractor to repair as needed.

Recommendation

Contact a qualified professional.



Immediate Action



7.3.1 Outlets

GFCI INOPERABLE

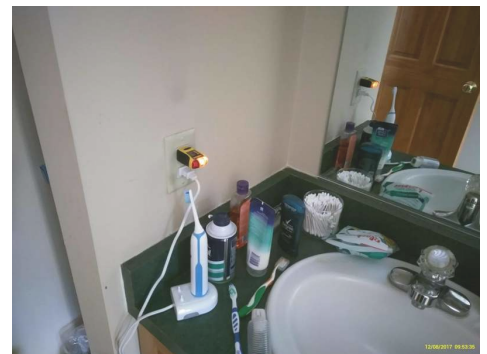
When tested, the GFCI (ground fault circuit interrupter) outlet did not trip. GFCI outlets help prevent electric shock in the event of an electric device coming in contact with water. Recommend a qualified contractor to repair as needed.

Recommendation

Contact a qualified electrical contractor.



Recommendations



11.2.1 Dryer

CRUSHED DRYER VENT

The vent pipe for the dryer was crushed. Restricting the air flow exiting a dryer can cause lint to accumulate, increasing the chance of fire. Recommend a qualified contractor to repair as needed.

Recommendation

Contact a qualified professional.



Immediate Action



14.3.1 Water Supply, Distribution Systems & Fixtures

WATER SUPPLY NOT BONDED

The water supply system did not appear to be bonded to the electrical system. Proper bonding of the water to the electrical system helps prevent possible electric shock in the event of electric appliances negatively interacting with the plumbing system. Recommend a qualified contractor to repair as needed.

Recommendation

Contact a qualified electrical contractor.



Immediate Action



15.1.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

COVER REMOVED

The electrical panel cover was not in place at the time of the inspection. It is not recommended that the face of the panel be removed for long periods of time to reduce the risk of electric shock. Recommend a qualified contractor to repair as needed.

Recommendation

Contact a qualified electrical contractor.



Recommendations

