



## Summary Only

### Shamecca Grays

**Property Address:**  
1445 Richards Cir  
Alpharetta GA 30009



**Safe & Sound Home Inspections  
Tyrus Parrish  
P.O. Box 161696  
Atlanta, GA 30321**

This is not the complete home inspection report. It is only the Summary Items.

## General Summary



P.O. Box 161696  
Atlanta, GA 30321

**Customer**  
Shamecca Grays

**Address**  
1445 Richards Cir  
Alpharetta GA 30009

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 2. Exterior

### 2.0 WALL CLADDING FLASHING AND TRIM

#### Inspected, Repair or Replace

There's loose caulk in the trim around the front door. The trim should be caulked to help prevent any further separation and moisture penetration.



2.0 Item 1(Picture)



2.0 Item 2(Picture)

**2.1 DOORS (Exterior)**

**Inspected, Repair or Replace**

There's rot noted around the bottom of the rear exit door. This should be repaired to prevent moisture penetration and further damage.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

**2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**

**Inspected, Repair or Replace**

(1) The deck does not have graspable handrails installed. Handrails should be installed wherever there are more than 3 steps and/or the landing is more than 30 inches above grade.



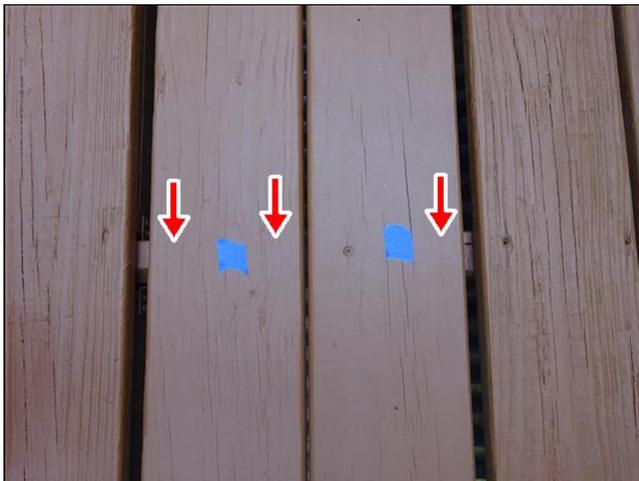
2.3 Item 1(Picture)

(2) The handrails on the front porch are loose. These should be secured to prevent injury to occupants.

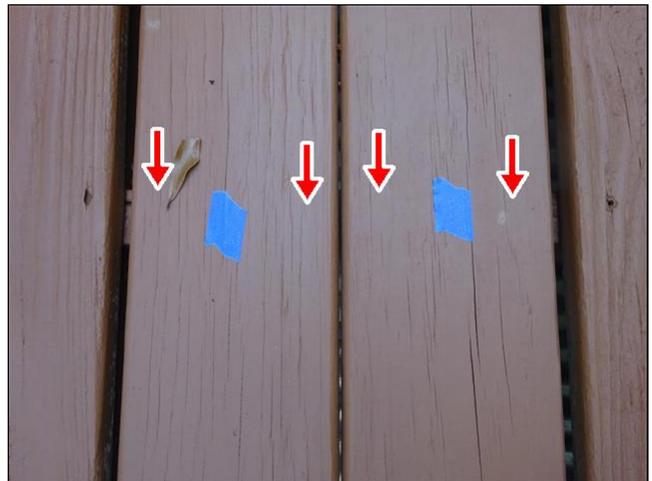


2.3 Item 2(Picture)

(3) There are 48 missing nails in the deck's floorboards. There should be two nails where each board intersects with a joist below. This helps to prevent cupping and warping.



2.3 Item 3(Picture)

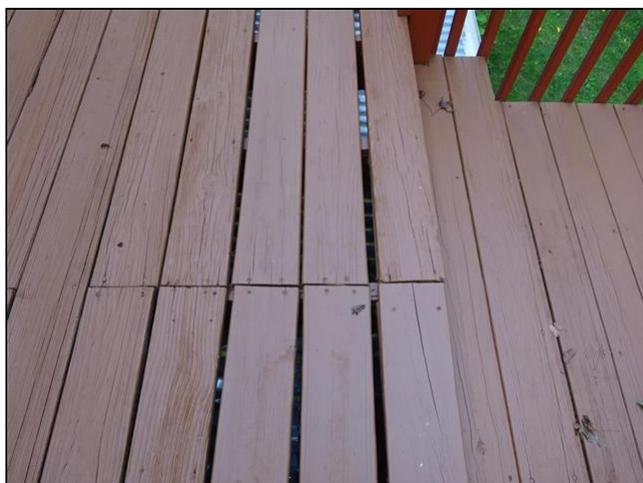


2.3 Item 4(Picture)



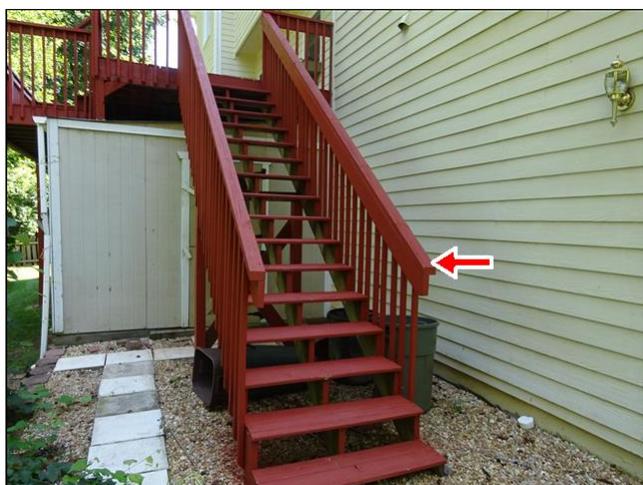
2.3 Item 5(Picture)

(4) There are loose floorboards with wide spacing between them noted on the deck. The boards should be properly secured and not spaced more than 1/4 inch apart to help prevent injury to occupants.



2.3 Item 6(Picture)

(5) The deck stairs are loose and need to be repaired to help keep them from swaying side to side when weight is applied.



2.3 Item 7(Picture)

(6) The floorboards and railings are splitting. This is the result of age and weathering. Repairs and replacements should be made to maintain the integrity of the deck.



2.3 Item 8(Picture)



2.3 Item 9(Picture)

**2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS  
(With respect to their effect on the condition of the building)**

**Inspected, Repair or Replace**

(1) There's a concrete pad on the left side of the driveway that has large bolts protruding from it. The bolts should be cut off or removed to eliminate the present safety hazard.



2.4 Item 1(Picture)

(2) The driveway has wide cracks and shifted sections. Repairs should be made to remove the current trip hazards and help prevent any erosion issues below the slab.



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)

(3) The stairs in the left yard do not have a graspable handrail installed. All steps (interior and exterior) that are three steps or more require a handrail to allow safe access up and down the stairs.



2.4 Item 5(Picture)

**2.5 EAVES, SOFFITS AND FASCIAS**  
Inspected, Repair or Replace

There are holes and rot in the soffits on the rear left corner and front side of home. These areas should be repaired to help prevent any further damage.



2.5 Item 1(Picture) Rear left corner



2.5 Item 2(Picture)

**2.6 OTHER**

**Inspected, Repair or Replace**

(1) There are water stains on the floor and ceiling along the posts in the workshop. The posts should be sealed to help keep water from seeping in from the deck.



2.6 Item 1(Picture)



2.6 Item 2(Picture)



2.6 Item 3(Picture)

(2) Some of the studs in the workshop's walls are spaced too far apart. The studs should not be more than 24 inches apart to help support the framing above.



2.6 Item 4(Picture)



2.6 Item 5(Picture)

**4. Interiors**

**4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS**

**Inspected, Repair or Replace**

(1) The counter/sink in the basement bathroom is loose and needs to be properly secured to prevent damage to the plumbing below.



4.4 Item 1(Picture)

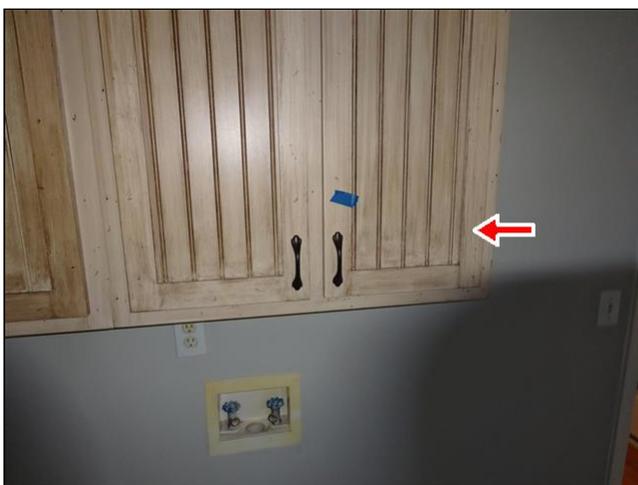
(2) The cabinet door(s) in the following location(s) is/are loose and need to be properly secured to help prevent injury to occupants: kitchen island, right side of the kitchen sink and upper cabinet next to laundry room door.



4.4 Item 2(Picture) Kitchen island



4.4 Item 3(Picture) Right side of kitchen sink



4.4 Item 4(Picture) Laundry room

(3) Four of the drawers in the laundry room's cabinet can't be pulled out. The drawers hit against the cabinet doors. Repairs should be made to allow the drawers to function as designed.

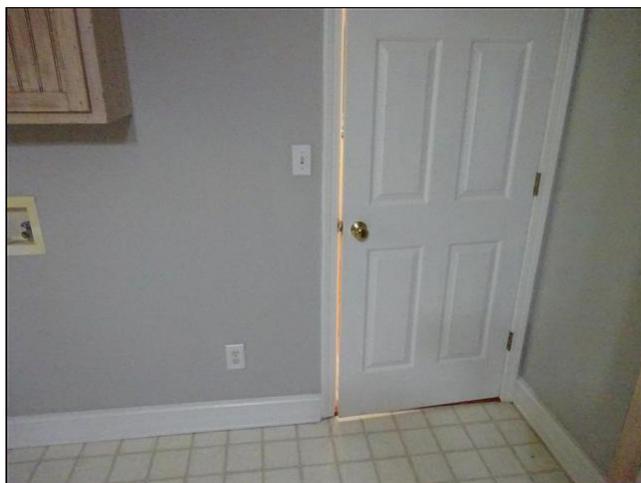


4.4 Item 5(Picture)

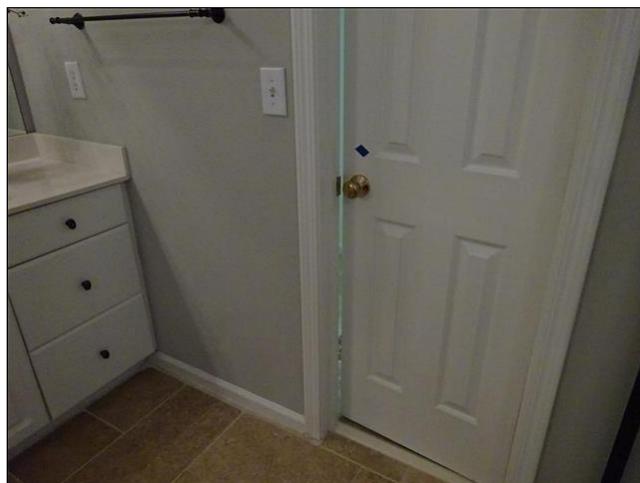
**4.5 DOORS (REPRESENTATIVE NUMBER)**

**Inspected, Repair or Replace**

(1) The door(s) in the following location(s) are not latching: laundry room, master closet, and master bedroom. Repairs should be made to allow the door(s) to be properly secured.



4.5 Item 1(Picture) Laundry room



4.5 Item 2(Picture) Master closet



4.5 Item 3(Picture) Master bedroom

(2) There's an air gap around the basement exterior door. The door(s) should be sealed to help prevent energy loss and pest infestation.



4.5 Item 4(Picture)

**4.6 WINDOWS (REPRESENTATIVE NUMBER)**

**Inspected, Repair or Replace**

(1) The windows in the following locations are stuck shut: breakfast area. The windows should be pried free to allow safe operation. Wooden windows should be opened periodically to prevent them from swelling shut. This is especially true in the bedrooms, where an emergency exit might be required.



4.6 Item 1(Picture)

(2) The window(s) in the following location(s) has/have faulty lift system(s), which causes them to drop/slam down when opened: basement window facing workshop. The window(s) should be repaired to allow safe operation and help prevent injury to occupants.



4.6 Item 2(Picture)

(3) The spring in the side of the right dining room window is separating. The spring should be replaced to allow the window to open and close as designed.



4.6 Item 3(Picture)



4.6 Item 4(Picture)

## 5. Structural Components

### 5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

#### Inspected, Repair or Replace

There's moisture noted in the front basement wall and floor. A dehumidifier is installed in this room to help keep the moisture in the air below 50%. The source of the moisture could not be determined since the front wall is finished. The only way to determine if this is a plumbing or foundation issue is to cut open the wall to see where the moisture is coming from. Once this is done, a plumber or foundation specialist should be contacted to further evaluate the issue and make the necessary repairs.



5.0 Item 1(Picture) Dehumidifier



5.0 Item 2(Picture) Moisture in baseboard



5.0 Item 3(Picture) Moisture in floor

**5.2 FLOORS (Structural)**

**Inspected, Repair or Replace**

There are cracks noted in the basement floor, which are normal for the age of the home. However, these areas should be monitored for any spreading. If spreading is noted, then a foundation specialist should be contacted to make any necessary repairs.



5.2 Item 1(Picture)



5.2 Item 2(Picture)

## 6. Plumbing System

### 6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

#### Inspected, Repair or Replace

(1) The drains in the following location(s) are clogged: powder room. Repairs should be made to allow proper drainage of water.



6.0 Item 1(Picture)

(2) There's an accordion style drain pipe below the laundry room's sink. This is not the approved material for drain pipe and should be replaced with the appropriate piping.



6.0 Item 2(Picture)

### 6.1 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

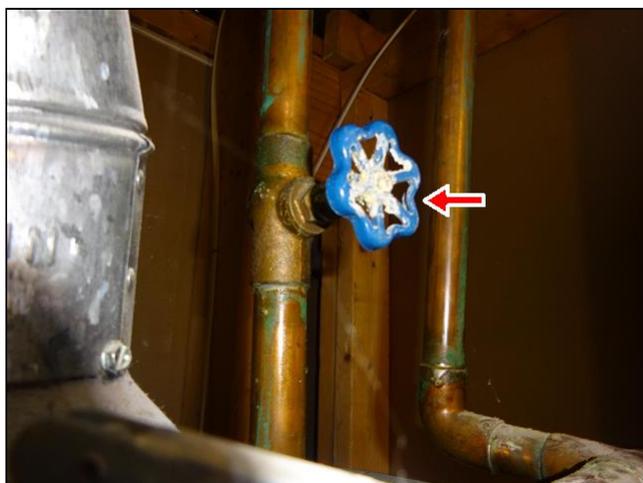
#### Inspected, Repair or Replace

(1) The water heater is working fine at the time of inspection but has exceeded its service life. The service life for water heaters is 8-12 years. The client should budget for replacement in the near future.



6.1 Item 1(Picture)

(2) The water heater's cold water shut off valve is rusting and leaking. The valve and other affected connections should be further evaluated and repaired as needed to prevent any further damage.



6.1 Item 2(Picture)

**6.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

**Inspected, Repair or Replace**

(1) The toilet in the powder room has a loose base. This should be repaired to keep the seal from breaking, which could lead to water leaks.



6.2 Item 1(Picture)

(2) The temperature knob in the master shower is free spinning. Which makes it difficult to determine where the "off" setting is. This should be repaired to prevent water waste and high utility bills.



6.2 Item 2(Picture)

(3) There's low water pressure noted throughout the home. The Pressure Regulator Valve (PRV) should be adjusted. If the valve does not correct the problem when adjusted, then the plumbing system should be further evaluated by a licensed plumber and the proper repair or replacement procedures should take place to allow proper functionality.



6.2 Item 3(Picture)



6.2 Item 4(Picture) Pressure regulator valve

(4) The knob in the upper level hall bathroom's shower is loose and not turning on the water. The knob should be repaired to allow proper functionality.



6.2 Item 5(Picture)

## 7. Electrical System

### 7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

#### Inspected, Repair or Replace

There's a double tapped breaker in the main panel box. Each circuit should be on its own breaker to prevent overloading.



7.1 Item 1(Picture)



7.1 Item 2(Picture)

### 7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

#### Inspected, Repair or Replace

(1) There are missing outlets along the laundry room counter(s). There should not be more than 4 feet between outlets along a solid wall and all counters wider than 2 feet should have an outlet installed to allow safe connection of small appliances. All countertop outlets should be GFCI protected.



7.3 Item 1(Picture)

(2) The outlets in the following locations have their hot and neutral wires reversed: dining room on wall adjacent to garage. This should be properly wired to prevent damage to appliances and injury to occupants.



7.3 Item 2(Picture)

**7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

**Inspected, Repair or Replace**

(1) The exterior GFCI outlets are not tripping off when tested. The outlets should be repaired or replaced to allow proper functionality.



7.5 Item 1(Picture)

(2) The outlet next to the basement bathroom sink is not GFCI protected. All outlets within 30 inches of a wet location are required to be GFCI protected to help prevent any damage to the circuit or injury to occupants.



7.5 Item 2(Picture)

## 8. Heating / Central Air Conditioning

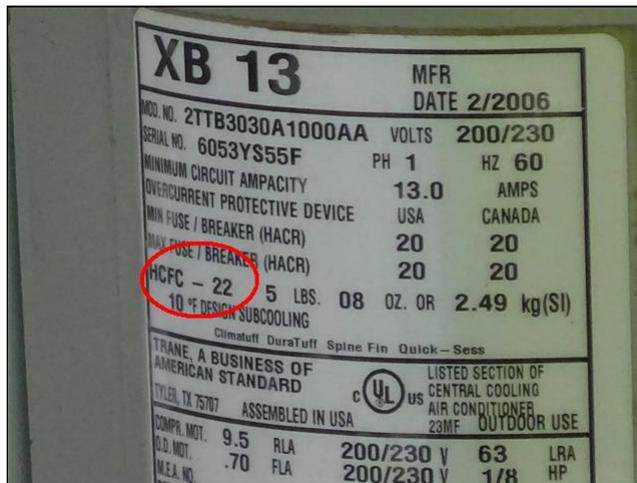
### 8.8 COOLING AND AIR HANDLER EQUIPMENT

#### Inspected, Repair or Replace

(1) One of the HVAC systems is currently using R22 refrigerant which was phased out as of January 2020. This will make it impossible or expensive to repair some units after this time. Some units can be modified to the new R410a refrigerant while others will need to be replaced if they run into refrigerant issues. This is being mentioned so that the buyer can search out home warranties that will cover R22 appliance replacements or repairs.



8.8 Item 1(Picture)



8.8 Item 2(Picture)

(2) The air conditioner did operate but failed to produce air cold enough to provide the proper temperature drop. The thermostat was set to 75 degrees for over an hour and the ambient temperature only dropped to around 79 degrees after the unit has been operating for all of this time. The HVAC system should be further evaluated and repaired as needed by a licensed HVAC technician.



8.8 Item 3(Picture)



8.8 Item 4(Picture) Temperature of air coming out of the vents

## 10. Built-In Kitchen Appliances

### 10.1 RANGES/OVENS/COOKTOPS

#### Inspected, Repair or Replace

The oven is not coming on when tested. An error of F3 pops up on the display when attempting to use the oven. The appliance should be further evaluated and repaired as needed by a licensed appliance technician.



10.1 Item 1(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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