

# Sam Agnew Home Inspections

1868 Runnymede Rd.  
W-S, NC 27104  
Inspector: Sam Agnew  
NC license# 1959



## Summary

Client(s): **Jean Smith Estate**









Property address: **1119 Farmington Rd.  
Mocksville, NC**

Inspection date: **Wednesday, March 28, 2018**


This report published on Monday, April 2, 2018 7:58:52 AM EDT

**This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.**

Concerns are shown and sorted according to these types:

	<b>Safety</b>	Poses a safety hazard
	<b>Repair/Replace</b>	Recommend repairing or replacing
	<b>Repair/Maintain</b>	Recommend repair and/or maintenance
	<b>Minor Defect</b>	Correction likely involves only a minor expense
	<b>Maintain</b>	Recommend ongoing maintenance
	<b>Evaluate</b>	Recommend evaluation by a specialist
	<b>Monitor</b>	Recommend monitoring in the future
	<b>Comment</b>	For your information

## Grounds


2  - Fungal rot was found in support posts at one or more decks or porches. Conducive conditions for this such as wood-soil contact should be corrected. Recommend that a qualified contractor evaluate and repair as necessary. All rotten wood should be replaced.

The base of one front porch column is rotted.



Photo 2-1

## Crawl Space

4  - No insulation was installed under the floor above the crawl space. Recommend that a qualified person install insulation for better energy efficiency and per standard building practices. Typically this is R-19 rated fiberglass batt with the attached facing installed against the warm (floor) side.


5  - One or more crawl space vents were blocked by soil. This restricts ventilation in the crawl space and can result in increased levels of moisture inside. This is a conducive condition for wood-destroying organisms. Materials or items blocking vents should be removed as necessary.



Photo 5-1



Photo 5-2


6  - The vapor barrier in many areas of the crawl space was deteriorated, damaged, missing and/or substandard. Soil was exposed as a result and will allow water from the soil to evaporate up into the structure. This is a conducive condition for wood-destroying organisms. A 6 mil black plastic sheet should be placed over all exposed soil with seams overlapped to 24 inches, and not in contact with any wood structural components. The sheeting should be held in place with bricks or stones, not wood. Recommend that a qualified person replace or repair the vapor barrier where necessary and per standard building practices.



Photo 6-1



Photo 6-2

---

7 🛠️ 🔍 ⓘ - I could not find any access to the crawl space area under an apparent addition other than a small hole through the original area to the newer area. Its main purpose is to feed mechanicals into the smaller, newer space. Consider installing a larger access between the two areas.



Photo 7-1

---

## Roof


10 🛠️ - Extensions such as splash blocks or drain pipes for one or more downspouts were damaged. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.



Photo 10-1

---

## Electric

**12**  - One or more electric receptacles (outlets) at the kitchen and/or bathroom(s) had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<http://www.reporthost.com/?GFCI>



Photo 12-1



Photo 12-2




**13**  - Wire splices were exposed and were not contained in a covered junction box. This is a potential shock or fire hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing permanently mounted junction boxes with cover plates where needed to contain wiring splices.



Photo 13-1

**14**  - No electric receptacle (outlet) was found in one or more bathrooms. This is an inconvenience and a potential safety hazard since extension cords from other locations may be used. Recommend that a qualified electrician install ground fault circuit interrupter (GFCI) protected receptacle(s) in bathrooms as necessary and per standard building practices. None in bathroom off the master bedroom.

**15**  - One or more modern, 3-slot electric receptacles (outlets) were found with an open ground. Three-slot receptacles should have a hot, a neutral and a ground wire connected. Homeowners often install new 3-slot receptacles on older, 2-wire circuits that only have hot and neutral wires. This is a shock hazard when appliances that require a ground

are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Where the electric system was installed prior to when grounded circuits were required (1960s), it is permissible to replace 3-slot receptacles with 2-slot receptacles to prevent appliances that require a ground from being plugged in to an ungrounded circuit. However, the client should be aware of this limitation when planning use for various rooms, such as an office. For newer electric systems, circuits should be repaired so grounded, 3-wire cables provide power to 3-slot receptacles. Recommend that a qualified electrician repair per standard building practices. These outlets are in the bedrooms and bedroom hallway.



Photo 15-1




Photo 15-2

---

## Plumbing / Fuel Systems

---

17  - Based on visible components or information provided to the inspector, this property appeared to have a private sewage disposal (septic) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. Recommend the following:

- Consult with the property owner about this system's maintenance and repair history
- Review any documentation available for this system
- Review inspection and maintenance requirements for this system
- That a qualified specialist evaluate, perform maintenance and make repairs if necessary


For more information, visit:

<http://www.reporthost.com/?SEPTIC>

---

## Kitchen

---

20  - The range could tip forward. An anti-tip bracket may not be installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard. For more information, visit:

<http://www.reporthost.com/?ATB>




Photo 20-1

---

## **Bathrooms, Laundry and Sinks**

---


21  - Tile, stone and/or grout in the flooring at location(s) #B was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the sub-floor as a result. Recommend that a qualified contractor repair as necessary.

Minor cracks in master bath tile floor.

---

## **Interior, Doors and Windows**

---

22  - One or more interior doors were damaged. Recommend that a qualified person replace or repair doors as necessary.

One of the master bathroom bi-fold doors is damaged under the pin the keeps the door on its upper track.



Photo 22-1

---


23  - Small cracks in master bathroom tiles.



Photo 23-1