



## Inspection Report

**Samantha Baltazar**

**Property Address:**  
901 Candlewood Drive  
Kinston NC



**Dependable Inspections, Inc.**

**Derek Hedgepeth NC Home Inspector #1648  
Greenville, NC 27834  
252-355-5480**

# Table of Contents

[Cover Page.....1](#)  
[Table of Contents.....2](#)  
[Intro Page .....3](#)  
[1 Roofing.....4](#)  
[2 Exterior.....6](#)  
[3 Interiors .....8](#)  
[4 Structural Components .....14](#)  
[5 Plumbing System .....17](#)  
[6 Electrical System .....22](#)  
[7 Heating / Central Air Conditioning.....24](#)  
[8 Insulation and Ventilation .....25](#)  
[9 Built-In Kitchen Appliances .....27](#)  
[Summary.....28](#)  
[Invoice.....33](#)

<b>Date:</b> 1/13/2025	<b>Time:</b>	<b>Report ID:</b> 25-10
<b>Property:</b> 901 Candlewood Drive Kinston NC	<b>Customer:</b> Samantha Baltazar	<b>Real Estate Professional:</b> Brenda Ochoa United Real Estate

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**

Agent

**Type of building:**

Single Family (1 story) - Vacant

**Approximate age of building:**

Over 70 Years

**Temperature:**

Below 65 (F) = 18 (C)

**Weather:**

Cloudy

# 1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings	•			•	<b>Roof Covering:</b> Metal
1.1	Flashings	•				<b>Viewed roof covering</b> <b>from:</b> Ground
1.2	Skylights, Chimneys and Roof Penetrations	•				<b>Chimney (exterior):</b> Brick
1.3	Roof Drainage Systems			•		
		IN	NI	NP	RR	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**1.0 Evaluate/Repair:** The entire roof system needs to be evaluated by a roofing contractor due to its condition and leaks found. Roof system is sunk in at rear center. It appears the metal roof was installed over the old shingle roof.



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)



1.0 Item 3 (Picture)

---

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**2. Exterior**

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	Styles & Materials
2.0	Wall Cladding Flashing and Trim	•				<b>Siding Material:</b> Vinyl
2.1	Doors (Exterior)	•				<b>Appurtenance:</b> Sidewalk Stoop
2.2	Windows	•			•	<b>Driveway:</b> Gravel
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			•	
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•				
2.5	Eaves, Soffits and Fascias	•				
2.6	Additional Buildings on Property		•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**2.2 (1) Note:** All the window sills/trim are wrapped in aluminum on exterior making any possible damage difficult to determine

**(2) Evaluate/Repair:** There is moisture damage in the window sills and trim behind aluminum on a lot of windows throughout exterior. I recommend all windows be evaluated by a qualified contractor.

**2.3 (1) Repair:** Handrails and railing around front porch is not properly secured



2.3 Item 1 (Picture)

(2) Repair: Some of the concrete blocking around foundation of front porch is deteriorated



2.3 Item 2 (Picture)

**2.6 Note:** Home has a detached building. This was not included in the inspection.



2.6 Item 1 (Picture)

---

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	Styles & Materials
3.0	Ceilings	•			•	<b>Ceiling Materials:</b> Plaster Sheetrock
3.1	Walls	•			•	<b>Wall Material:</b> Plaster Sheetrock
3.2	Floors	•			•	<b>Floor Covering(s):</b> Vinyl LVP Vinyl tiles Hardwood
3.3	Counters and Cabinets (representative number)	•			•	<b>Window Types:</b> Double-hung Vinyl Insulated
3.4	Doors (representative number)	•			•	
3.5	Windows (representative number)	•			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**3.0 Evaluate/Repair:** There is a significant crack in the living room ceiling. I recommend it be evaluated by a licensed contractor.



3.0 Item 1 (Picture)

3.1 (1) Repair: There is moisture damage in the baseboard underneath front living room windows. I recommend it be evaluated by a licensed contractor.



3.1 Item 1 (Picture)

(2) Repair: Wall is damaged behind washer/dryer area. Wall was wet at time. I recommend it be evaluated by a licensed contractor. Refer to plumbing section of report.



3.1 Item 2 (Picture)

3.2 Evaluate/Repair: There is a lot of bounce in the flooring throughout the house. There is a lot of uneven flooring throughout house. There are a lot of soft areas in the flooring inside the front living room. There is a lot of sagging in the flooring inside kitchen. Countertop inside kitchen is not level due to the flooring. I recommend it be evaluated by a licensed contractor. Refer to structural section of report.



3.2 Item 1 (Picture)



3.2 Item 2 (Picture)



3.2 Item 3 (Picture)

**3.3 Evaluate/Repair:** The inside (bottom) of kitchen sink cabinet is damaged



3.3 Item 1 (Picture)

**3.4 Repair:** A lot of the doors stick throughout the house

**3.5 (1) Repair:** Rubber seal has come loose between panes of glass on the left front bedroom windows. I recommend it be evaluated by a window specialist.



3.5 Item 1 (Picture)

(2) Evaluate/Repair: It appears to have been leaking around the front living room windows. I recommend it be evaluated by a licensed contractor. These windows are above area where baseboard is damaged.

(3) Repair: Rubber seal has come loose between panes of glass on all three windows inside the right front bedroom. I recommend they be evaluated by a window specialist.



3.5 Item 2 (Picture)

(4) Repair: Rubber seal has come loose between panes of glass on both windows inside the right rear bedroom. I recommend it be evaluated by a window specialist.



3.5 Item 3 (Picture)

(5) Repair: Rubber seal has come loose between panes of glass on windows to the left and right of fireplace. I recommend they be evaluated by a window specialist.



3.5 Item 4 (Picture)

---

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
4.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				<b>Foundation:</b> Masonry block <b>Method used to observe</b>
4.1	Walls (Structural)	•				<b>Crawlspace:</b> From entry
4.2	Columns or Piers	•				<b>Floor Structure:</b> Wood joists
4.3	Floors (Structural)	•			•	<b>Wall Structure:</b> Wood
4.4	Ceilings (Structural)	•				<b>Columns or Piers:</b> Concrete piers Brick piers
4.5	Roof Structure and Attic	•			•	<b>Ceiling Structure:</b> Wood
4.6	Other		•			<b>Roof Structure:</b> Framed <b>Method used to observe</b> <b>attic:</b> Walked <b>Attic info:</b> Pull Down stairs

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**4.3 Evaluate/Repair:** Viewed from crawl space entry, there is heavy moisture damage in subfloor, floor joists, and outer sills throughout the crawl space. I recommend access to crawl space be made and entire crawl space be evaluated by a licensed contractor that specializes in structural repairs.



4.3 Item 1 (Picture)



4.3 Item 2 (Picture)



4.3 Item 3 (Picture)



4.3 Item 4 (Picture)

**4.5 Evaluate/Repair:** The roof system is caved in at the rear center of attic. The rafter is broken in the area. There is moisture damage in the roof system throughout this area. Roof appears to be leaking in a lot of areas throughout attic. I recommend it be evaluated/repared by a roofing contractor.



4.5 Item 1 (Picture)



4.5 Item 2 (Picture)



4.5 Item 3 (Picture)

4.6 Note: There was limited access to inspect the crawl space. Crawl space was viewed from crawl space entry of main house.



4.6 Item 1 (Picture)

---

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR	Styles & Materials
5.0	Plumbing Drain, Waste and Vent Systems	•			•	<b>Water Source:</b> Public
5.1	Plumbing Water Supply, Distribution System and Fixtures	•			•	<b>Plumbing Water Supply</b> <b>(into home):</b> Copper
5.2	Hot Water Systems, Controls, Chimneys, Flues and Vents		•			<b>Plumbing Water</b>
5.3	Main Water Shut-off Device (Describe location)	•				<b>Distribution (inside home):</b> Copper PEX
5.4	Main Fuel Shut-off (Describe Location)		•			<b>Plumbing Waste:</b> PVC Cast iron Galvanized

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN NI NP RR**

**Water Heater Power**  
**Source:**  
Gas

**Water Heater Capacity:**  
40 Gallon (1-2 people)

**Water Heater Location:**  
Laundry area

**WH Manufacturer:**  
RHEEM  
Extra Info : 2018 MODEL

**Comments:**

5.0 (1) Evaluate/Repair: Both kitchen sink drains are not draining properly. They drain extremely slowly. I recommend it be evaluated by a licensed plumbing contractor.



5.0 Item 1 (Picture)

(2) Note: Home has old cast iron drains and old galvanized drains. Older homes with cast iron/galvanized drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. I recommend they be evaluated by a licensed plumbing contractor.

5.1 (1) Repair: Hall bathroom sink drain stop is missing



5.1 Item 1 (Picture)

(2) Repair: Hall bathroom tub overflow fixture is broken



5.1 Item 2 (Picture)

(3) Repair: Primary bathroom sink drain stop is missing



5.1 Item 3 (Picture)

(4) Repair: Primary bathroom toilet is mounted crooked to the floor



5.1 Item 4 (Picture)

(5) Repair: Primary bathroom tub/shower will not divert over to shower mode. I recommend it be evaluated by a licensed plumbing contractor.

(6) Repair: Kitchen sink sprayer nozzle leaks. I recommend it be evaluated by a licensed plumbing contractor.



5.1 Item 5 (Picture)

(7) Evaluate/Repair: I recommend a licensed plumbing contractor evaluate to determine source of leak in wall behind washer/dryer area and repair



5.1 Item 6 (Picture)

**5.2 Evaluate:** I was not able to check operation of gas water heater. The exterior gas meter was locked out at time. I recommend water heater be evaluated by a licensed plumbing contractor to ensure proper operation.

**5.3 Note:** Main water shut off is located at the exterior meter

**5.4 Note:** Gas meter was locked out at time of inspection. I was not able to check operation of gas heating system, gas water heater or gas logs.



5.4 Item 1 (Picture)

---

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR	Styles & Materials
6.0	Service Entrance Conductors	•				<b>Electrical Service</b> <b>Conductors:</b> Overhead service <b>Panel Capacity:</b> 100 AMP <b>Panel Type:</b> Circuit breakers <b>Electric Panel</b> <b>Manufacturer:</b> SIEMENS <b>Branch wire 15 and 20</b> <b>AMP:</b> Copper <b>Wiring Methods:</b> Romex
6.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				
6.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•				
6.3	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)	•			•	
6.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			•	
6.5	Operation of GFCI (Ground Fault Circuit Interrupters)			•	•	
6.6	Location of Main and Distribution Panels	•				
6.7	Smoke Detectors			•	•	
6.8	Carbon Monoxide Detectors	•				
		•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**6.3 (1) Evaluate/Repair:** There are two prong receptacles inside the house. A lot of the three prong receptacles show an open ground. I recommend it be evaluated by a licensed electrical contractor.

**(2) Evaluate/Repair:** There is no receptacle inside the hall bathroom. I recommend it be evaluated by a licensed electrical contractor.

**(3) Repair:** Front doorbell does not operate. Button is also broken.



6.3 Item 1 (Picture)

**6.4 Evaluate/Repair:** Receptacles inside the kitchen show an open ground. I recommend they be evaluated by a licensed electrical contractor.

**6.5 Evaluate/Repair:** There are no GFCI's inside the kitchen and hall bathroom. I recommend it be evaluated by a licensed electrical contractor.

**6.6 Note:** The electrical panel is located inside the hallway. Main breaker is located inside this panel box.

**6.7 Repair:** There are no smoke detectors inside the house. I recommend they be installed per manufacturer's instructions.

---

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
7.0	Heating Equipment		•			<b>Heat Type:</b> Gas Pack Extra Info : 583ANW030060AAD AGE UNKNOWN
7.1	Normal Operating Controls		•			<b>Energy Source:</b> Gas
7.2	Automatic Safety Controls		•			<b>Number of Heat Systems</b> <b>(excluding wood):</b> One
7.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)		•			<b>Heat System Brand:</b> BRYANT
7.4	Presence of Installed Heat Source in Each Room	•				<b>Filter Type:</b> Disposable
7.5	Solid Fuel Heating Devices (Fireplaces, Woodstove)	•				<b>Types of Fireplaces:</b> Conventional Gas logs
7.6	Gas/LP Firelogs and Fireplaces		•			<b>Cooling Equipment Type:</b> Gas Pack
7.7	Cooling and Air Handler Equipment		•			<b>Cooling Equipment Energy</b> <b>Source:</b> Electricity
7.8	Normal Operating Controls		•			<b>Central Air Brand:</b> BRYANT
7.9	Presence of Installed Cooling Source in Each Room	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**7.0 Evaluate:** I was not able to check operation of gas heating system. The exterior gas meter was locked out at time of inspection. I recommend it be evaluated by HVAC company to ensure proper operation. I also recommend it be evaluated due to age of unit.

**7.6 Evaluate:** I was not able to check operation of gas logs due to the gas meter being locked out. I recommend they be evaluated to ensure proper operation.

**7.7** The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

---

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	Styles & Materials
8.0	Insulation in Attic	•			•	<b>Attic Insulation:</b> Fiberglass
8.1	Insulation Under Floor System			•		<b>Ventilation:</b> Gable vents Soffit Vents
8.2	Vapor Retarders (in Crawlspace or basement)	•			•	<b>Exhaust Fans:</b> Fan only
8.3	Ventilation of Attic and Foundation Areas	•			•	<b>Floor System Insulation:</b> NONE
8.4	Venting Systems (Kitchens, Baths and Laundry)	•			•	
		IN	NI	NP	RR	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**8.0 Evaluate/Repair:** There is very little insulation inside the attic. I recommend attic be evaluated by an insulation specialist.



8.0 Item 1 (Picture)

**8.2 Evaluate/Repair:** There is a partial vapor barrier inside crawl space. I recommend a full vapor barrier be installed. Ground is damp throughout.

**8.3 Repair:** Crawl space vent is missing at right rear of house and left rear of house



8.3 Item 1 (Picture)



8.3 Item 2 (Picture)

**8.4 (1) Evaluate/Repair:** Hall bathroom vent fan is very noisy

**(2) Repair:** Dryer is venting inside the crawl space. It needs to be vented to the outside.

---

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**9. Built-In Kitchen Appliances**

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR
9.0	Dishwasher			•	
9.1	Ranges/Ovens/Cooktops	•			
9.2	Range Hood (s)			•	
9.3	Trash Compactor			•	
9.4	Food Waste Disposer			•	
9.5	Microwave Cooking Equipment	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN NI NP RR**

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## Summary



**Dependable Inspections, Inc.**

**Greenville, NC 27834  
252-355-5480**

**Customer**  
Samantha Baltazar

**Address**  
901 Candlewood Drive  
Kinston NC

**This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.**

The summary page must describe any system or component of the home that does not function as intended, allowing for normal wear and tear that does not prevent the system or component from functioning as intended. The summary page must also describe any system or component that appears not to function as intended, based upon documented tangible evidence, and that requires either subsequent examination or further investigation by a specialist. The summary page may describe any system or component that poses a safety concern.

### 1. Roofing

#### 1.0 Roof Coverings

##### **Inspected, Repair or Replace**

Evaluate/Repair: The entire roof system needs to be evaluated by a roofing contractor due to its condition and leaks found. Roof system is sunk in at rear center. It appears the metal roof was installed over the old shingle roof.

### 2. Exterior

#### 2.2 Windows

##### **Inspected, Repair or Replace**

(1) Note: All the window sills/trim are wrapped in aluminum on exterior making any possible damage difficult to determine

(2) Evaluate/Repair: There is moisture damage in the window sills and trim behind aluminum on a lot of windows throughout exterior. I recommend all windows be evaluated by a qualified contractor.

### 2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

#### Inspected, Repair or Replace

(1) Repair: Handrails and railing around front porch is not properly secured

(2) Repair: Some of the concrete blocking around foundation of front porch is deteriorated

### 2.6 Additional Buildings on Property

#### Not Inspected

Note: Home has a detached building. This was not included in the inspection.

## 3. Interiors

### 3.0 Ceilings

#### Inspected, Repair or Replace

Evaluate/Repair: There is a significant crack in the living room ceiling. I recommend it be evaluated by a licensed contractor.

### 3.1 Walls

#### Inspected, Repair or Replace

(1) Repair: There is moisture damage in the baseboard underneath front living room windows. I recommend it be evaluated by a licensed contractor.

(2) Repair: Wall is damaged behind washer/dryer area. Wall was wet at time. I recommend it be evaluated by a licensed contractor. Refer to plumbing section of report.

### 3.2 Floors

#### Inspected, Repair or Replace

Evaluate/Repair: There is a lot of bounce in the flooring throughout the house. There is a lot of uneven flooring throughout house. There are a lot of soft areas in the flooring inside the front living room. There is a lot of sagging in the flooring inside kitchen. Countertop inside kitchen is not level due to the flooring. I recommend it be evaluated by a licensed contractor. Refer to structural section of report.

### 3.3 Counters and Cabinets (representative number)

#### Inspected, Repair or Replace

Evaluate/Repair: The inside (bottom) of kitchen sink cabinet is damaged

### 3.4 Doors (representative number)

#### Inspected, Repair or Replace

Repair: A lot of the doors stick throughout the house

### 3.5 Windows (representative number)

#### Inspected, Repair or Replace

(1) Repair: Rubber seal has come loose between panes of glass on the left front bedroom windows. I recommend it be evaluated by a window specialist.

(2) Evaluate/Repair: It appears to have been leaking around the front living room windows. I recommend it be evaluated by a licensed contractor. These windows are above area where baseboard is damaged.

(3) Repair: Rubber seal has come loose between panes of glass on all three windows inside the right front bedroom. I recommend they be evaluated by a window specialist.

(4) Repair: Rubber seal has come loose between panes of glass on both windows inside the right rear bedroom. I recommend it be evaluated by a window specialist.

(5) Repair: Rubber seal has come loose between panes of glass on windows to the left and right of fireplace. I recommend they be evaluated by a window specialist.

## 4. Structural Components

### 4.3 Floors (Structural)

#### Inspected, Repair or Replace

Evaluate/Repair: Viewed from crawl space entry, there is heavy moisture damage in subfloor, floor joists, and outer sills throughout the crawl space. I recommend access to crawl space be made and entire crawl space be evaluated by a licensed contractor that specializes in structural repairs.

### 4.5 Roof Structure and Attic

#### Inspected, Repair or Replace

Evaluate/Repair: The roof system is caved in at the rear center of attic. The rafter is broken in the area. There is moisture damage in the roof system throughout this area. Roof appears to be leaking in a lot of areas throughout attic. I recommend it be evaluated/repared by a roofing contractor.

### 4.6 Other

#### Not Inspected

Note: There was limited access to inspect the crawl space. Crawl space was viewed from crawl space entry of main house.

## 5. Plumbing System

### 5.0 Plumbing Drain, Waste and Vent Systems

#### Inspected, Repair or Replace

(1) Evaluate/Repair: Both kitchen sink drains are not draining properly. They drain extremely slowly. I recommend it be evaluated by a licensed plumbing contractor.

(2) Note: Home has old cast iron drains and old galvanized drains. Older homes with cast iron/galvanized drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. I recommend they be evaluated by a licensed plumbing contractor.

### 5.1 Plumbing Water Supply, Distribution System and Fixtures

#### Inspected, Repair or Replace

(1) Repair: Hall bathroom sink drain stop is missing

(2) Repair: Hall bathroom tub overflow fixture is broken

(3) Repair: Primary bathroom sink drain stop is missing

(4) Repair: Primary bathroom toilet is mounted crooked to the floor

(5) Repair: Primary bathroom tub/shower will not divert over to shower mode. I recommend it be evaluated by a licensed plumbing contractor.

(6) Repair: Kitchen sink sprayer nozzle leaks. I recommend it be evaluated by a licensed plumbing contractor.

(7) Evaluate/Repair: I recommend a licensed plumbing contractor evaluate to determine source of leak in wall behind washer/dryer area and repair

### 5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

#### Not Inspected

Evaluate: I was not able to check operation of gas water heater. The exterior gas meter was locked out at time. I recommend water heater be evaluated by a licensed plumbing contractor to ensure proper operation.

### 5.4 Main Fuel Shut-off (Describe Location)

#### Not Inspected

Note: Gas meter was locked out at time of inspection. I was not able to check operation of gas heating system, gas water heater or gas logs.

## 6. Electrical System

- 6.3 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) Evaluate/Repair: There are two prong receptacles inside the house. A lot of the three prong receptacles show an open ground. I recommend it be evaluated by a licensed electrical contractor.

(2) Evaluate/Repair: There is no receptacle inside the hall bathroom. I recommend it be evaluated by a licensed electrical contractor.

(3) Repair: Front doorbell does not operate. Button is also broken.

- 6.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure**

**Inspected, Repair or Replace**

Evaluate/Repair: Receptacles inside the kitchen show an open ground. I recommend they be evaluated by a licensed electrical contractor.

- 6.5 Operation of GFCI (Ground Fault Circuit Interrupters)**

**Not Present, Repair or Replace**

Evaluate/Repair: There are no GFCI's inside the kitchen and hall bathroom. I recommend it be evaluated by a licensed electrical contractor.

- 6.7 Smoke Detectors**

**Not Present, Repair or Replace**

Repair: There are no smoke detectors inside the house. I recommend they be installed per manufacturer's instructions.

## 7. Heating / Central Air Conditioning

- 7.0 Heating Equipment**

**Not Inspected**

Evaluate: I was not able to check operation of gas heating system. The exterior gas meter was locked out at time of inspection. I recommend it be evaluated by HVAC company to ensure proper operation. I also recommend it be evaluated due to age of unit.

- 7.6 Gas/LP Firelogs and Fireplaces**

**Not Inspected**

Evaluate: I was not able to check operation of gas logs due to the gas meter being locked out. I recommend they be evaluated to ensure proper operation.

- 7.7 Cooling and Air Handler Equipment**

**Not Inspected**

The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

## 8. Insulation and Ventilation

- 8.0 Insulation in Attic**

**Inspected, Repair or Replace**

Evaluate/Repair: There is very little insulation inside the attic. I recommend attic be evaluated by an insulation specialist.

**8.2 Vapor Retarders (in Crawlspace or basement)****Inspected, Repair or Replace**

Evaluate/Repair: There is a partial vapor barrier inside crawl space. I recommend a full vapor barrier be installed. Ground is damp throughout.

**8.3 Ventilation of Attic and Foundation Areas****Inspected, Repair or Replace**

Repair: Crawl space vent is missing at right rear of house and left rear of house

**8.4 Venting Systems (Kitchens, Baths and Laundry)****Inspected, Repair or Replace**

(1) Evaluate/Repair: Hall bathroom vent fan is very noisy

(2) Repair: Dryer is venting inside the crawl space. It needs to be vented to the outside.

---

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Derek Hedgepeth NC Home Inspector #1648



**INVOICE**

Dependable Inspections, Inc.  
 Greenville, NC 27834  
 252-355-5480  
 Inspected By: Derek Hedgepeth NC Home  
 Inspector #1648

Inspection Date: 1/13/2025  
 Report ID: 25-10

<b>Customer Info:</b>	<b>Inspection Property:</b>
Samantha Baltazar	901 Candlewood Drive Kinston NC
<b>Customer's Real Estate Professional:</b> Brenda Ochoa United Real Estate	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Home Inspection	400.00	1	400.00
			<b>Tax \$0.00</b>
			<b>Total Price \$400.00</b>

**Payment Method:**  
**Payment Status:** Paid  
**Note:**