

START TO FINISH HOME INSPECTIONS LLC



June 11th 2026, 8:58 am

Inspection performed by:

MITCHELL DALE DUNCAN

919-649-9503

stfhomeinspections@gmail.com

Home Inspector License Number 3942

General Information

BUILDING ADDRESS: 1414 E Lenoir Street
CITY: Raleigh
STATE / PROVINCE: NC
POSTAL CODE: 27610
INSPECTION DESCRIPTION: Single family home/vacant
SQUARE FOOTAGE: 1152
Picture:



Has the PRE-INSPECTION AGREEMENT been signed by the client?

Yes

Is the client present for the inspection?

Only for part of the Inspection

START TO FINISH HOME INSPECTIONS LLC Confidential - for client use only. Use by any unauthorized persons is prohibited

Is the real estate agent present for the inspection?

Only for part of the Inspection

ROOF

ROOF TYPE Gable

Notes:



ROOF MATERIAL Asphalt Shingles

Notes:



ROOF INSTALLATION Satisfactory

Notes:

GUTTERS AND DRAINAGE Fair

Notes:

Fair

Gutter System

Recommend downspout extension pipe to discharge water away from the foundation structure

Note to clients clean gutter system out twice a year



MILDEW PRESENT ON ROOF? No

Notes:

EXTERIOR

SIDING MATERIAL Vinyl

Notes:



SIDING CONDITION Fair

Notes:

Fair

Vinyl siding

Damaged section of vinyl

Recommend repair to prevent water penetration from entering causing deterioration to exterior walls

Recommend professional contractor to evaluate



EAVES Satisfactory

Notes:

Exterior wood boxing covered with metal and vinyl



FASCIA Satisfactory

Notes:

Metal fascia



SOFFITS Satisfactory

Notes:

Vinyl soffit



TRIM Satisfactory

Notes:

Vinyl trim corners



EXTERIOR DOORS Satisfactory

Notes:

Front entrance door/ side entrance door/ utilityentrancedoor/ rear entrance door



STOOP / PORCH Satisfactory

Notes:



STEPS Fair

Notes:

Fair

Brick steps and wood steps

Missing mortar in brick joints

Wood steps

Recommend cleaning and sealing all exposed wood members from the elements

Recommend professional contactor to evaluate further



LANDSCAPE

VEGETATION Fair

Notes:

Fair

Trees

Trees are on the roof structure

Recommend trimming back to prevent damage to roof structure

Recommend professional contractor to evaluate further



GRADING Satisfactory

Notes:





SURFACE DRAINAGE Satisfactory

Notes:

Note pictures on grade

WALKWAYS Satisfactory

Notes:



GARAGE

DRIVEWAY Fair

Notes:

Fair

Settling cracks in driveway

Multiple areas of Settling cracks

Recommend repair to prevent water penetration from entering causing deterioration and expansion further

Recommend professional contactor to evaluate



ATTIC

ROOF SHEATHING Fair

Notes:

Fair

Water stains around pvc vent pipe

Recommend professional contactor to evaluate further

Osb plywood roof sheathing



FRAMEWORK Satisfactory

Notes:

Site built trusses





VENTILATION Satisfactory

Notes:

Ridge/ soffit and Gable

INSULATION Satisfactory

Notes:

Blown in fiber glass insulation



ACCESS Satisfactory

Notes:

Hallway access

Note to clients after heavy rain storm go up into the attic and look for leaks



MILDEW PRESENT IN ATTIC? No

Notes:

BATHROOM 1

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

Engineer flooring



WALLS Satisfactory

Notes:

CEILING Satisfactory

Notes:

COUNTERS Satisfactory

Notes:



SINKS Satisfactory

Notes:

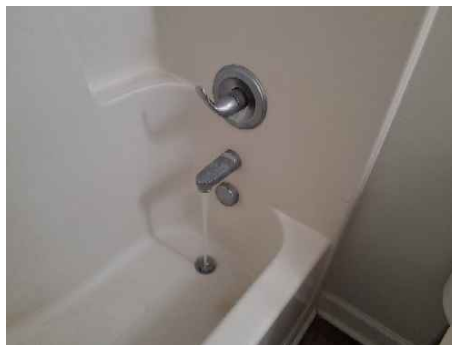
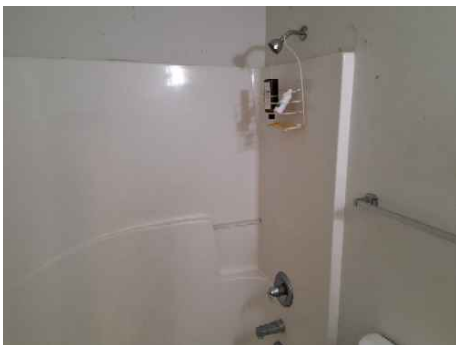
No leaks at this time



BATHTUB / SHOWER Satisfactory

Notes:

No leaks at this time



TOILET Satisfactory

Notes:

No leaks at this time



OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

VENTING Satisfactory

Notes:

Exhaust vent

BATHROOM 2

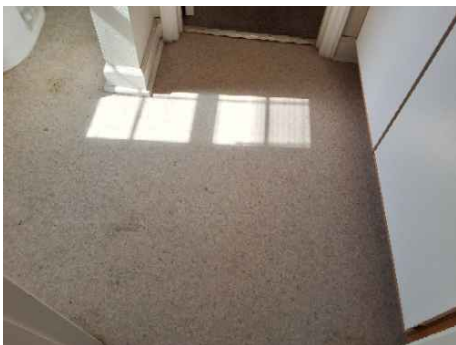
DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

Vinyl flooring



WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

COUNTERS Satisfactory

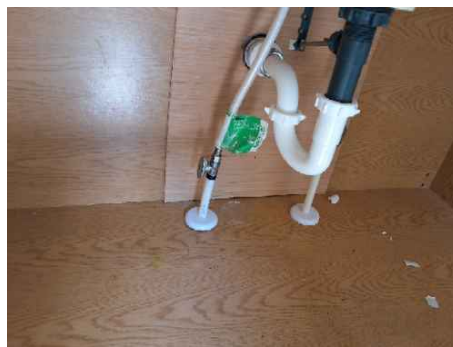
Notes:



SINKS Satisfactory

Notes:

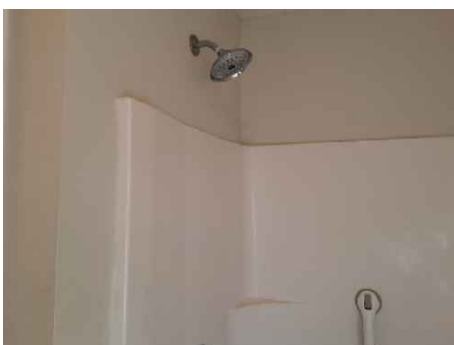
No leaks at this time



BATHTUB / SHOWER Satisfactory

Notes:

No leaks at this time





TOILET Poor

Notes:

Poor

Toilet

No water supply to toilet tank, possible broken shut off value

Recommend licensed plumber to evaluate further



OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

VENTING Satisfactory

Notes:

Exhaust vent

BEDROOM 1

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

Carpet



WALLS Satisfactory

Notes:



WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

BEDROOM 2

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

Carpet



WALLS Satisfactory

Notes:



WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

BEDROOM 3

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

Carpet



WALLS Satisfactory

Notes:



WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIVING AREA 1

FLOORING Satisfactory

Notes:

Engineer flooring



WALLS Satisfactory

Notes:



WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:

KITCHEN

FLOORING Satisfactory

Notes:

Vinyl flooring



WALLS Satisfactory

Notes:

CEILING Satisfactory

Notes:

COUNTERTOPS Satisfactory

Notes:



CABINETS Satisfactory

Notes:



PANTRY Satisfactory
Notes:



SINK / GARBAGE DISPOSAL Fair

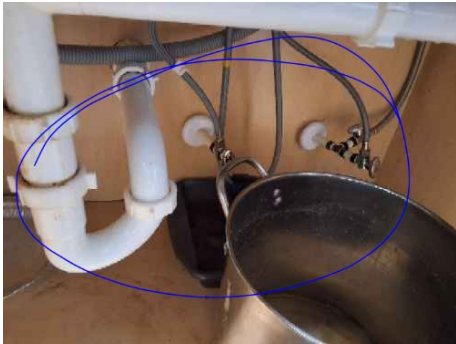
Notes:

Fair

Leaking water supply and drainage lines

Recommend repair to prevent cabinet damage

Recommend licensed plumber to evaluate further



DISHWASHER Satisfactory

Notes:

No leaks at this time



STOVE / OVEN Satisfactory

Notes:



EXHAUST HOOD Satisfactory

Notes:



OUTLETS Satisfactory

Notes:

DINING ROOM

FLOORING Satisfactory

Notes:

Engineer flooring



WALLS Satisfactory

Notes:



WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

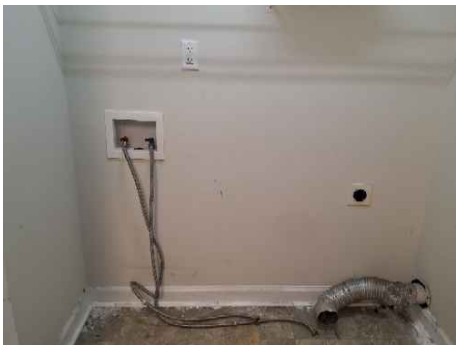
LIGHTING Satisfactory

Notes:

LAUNDRY ROOM

OUTLETS Satisfactory

Notes:



WATER SUPPLY Satisfactory

Notes:

No leaks at this time



DRAINAGE Satisfactory

Notes:

VENTILATION Satisfactory

Notes:

Dryer vent thru wall



FOUNDATION

FOUNDATION MATERIAL Masonry

Notes:

Brick veneer and brick and block foundation walls and piers

Note to clients go under crawl space twice a year and look for leaks





WALLS Fair

Notes:

Fair

Brick veneer and brick and block foundation walls and piers

White efflorescence on foundation walls appears water penetration has occurred

Recommend professional foundation service to evaluate further





FRAMEWORK Fair

Notes:

Fair

Wood girders/ wood joist/ plywood wood sub floor/ insulation between joist/ vapor barrier present

20% moisture levels reading to all wood structural components

Micro growth on all wood structural components

Micro growth on all insulation

Recommend professional foundation service and licensed General contractor to evaluate Further

To prevent future damage





VENTILATION Fair

Notes:

Fair

Foundation wall vents

Low foundation vents require foundation vent wells To prevent water penetration from entering crawl space

Recommend professional contractor to evaluate further



MILDEW PRESENT AT FOUNDATION? Yes

Notes:

Fair

20 % moisture levels reading to all wood structural components

Micro growth on all wood structural components

Micro growth on all insulation/ wet insulation

Recommend professional foundation service and licensed General contractor to evaluate Further





PLUMBING

WATER SUPPLY PRESSURE Satisfactory

Notes:

WATER SUPPLY PIPING SIZE Satisfactory

Notes:

Pex water supply lines

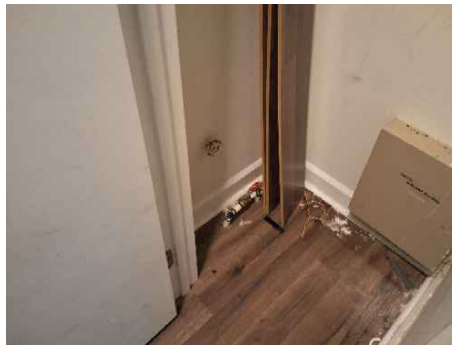


MAIN SHUTOFF VALVE Satisfactory

Notes:

Main water shut off front yard

Interior water shut off closet



DRAINAGE Fair

Notes:

Fair

Pvc drainage pipe with metal straps

Damaged pvc clean out cap in front yard

Recommend installing cap soon to prevent clogging

Recommend licensed plumber to evaluate



WATER HEATER Satisfactory

Notes:

AO SMITH

Electric water heater

48 gals

2019

Upon inspection the interior dwelling has hot water

Note to clients drain water heater out every 3 years



ELECTRICAL

SERVICE DROP / LATERAL Satisfactory

Notes:

Under ground

Meter base is grounded

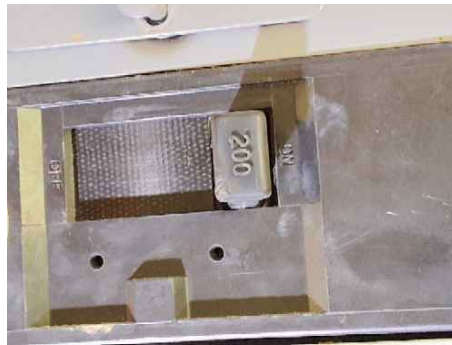


RECEPTACLES Satisfactory

Notes:

AMP RATING 200 Amps

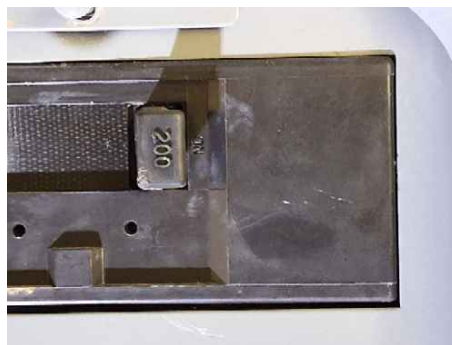
Notes:



MAIN DISCONNECT Satisfactory

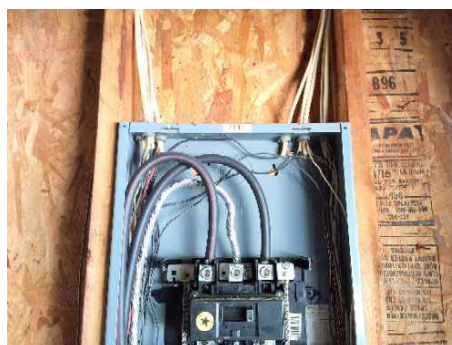
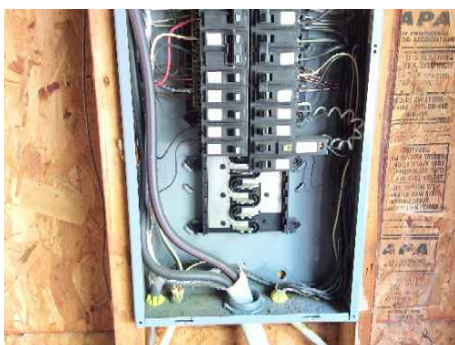
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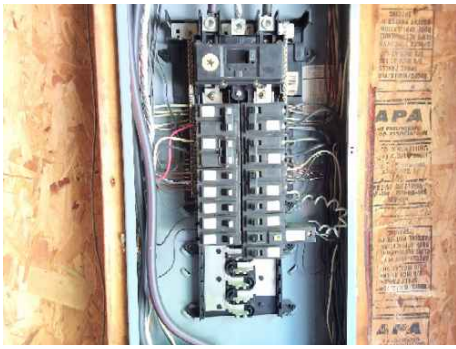
Utility room



WIRING METHOD Non-Metallic Sheathed Cable

Notes:

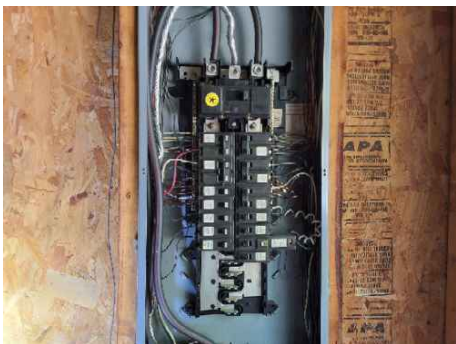




CIRCUIT PANEL Satisfactory

Notes:

Note to clients if panel box starts humming call electrician asap



HEATING & COOLING

ENERGY SOURCE Other

Notes:

Poor

Trane heat pump system

2020

Not operating correctly

Not cooling and heating properly should drop 2 degrees every hour when cooling, unit is not doing this.

Possible sensor or coil or refrigerant

Recommend licensed HVAC technician to evaluate further

Note to clients service unit twice a year



HEATING SYSTEM Other

Notes:

Trane heat pump

HEATING SYSTEM OPERATION Poor

Notes:

Poor

Not heating properly

DUCTWORK / PIPING Fair

Notes:

Fair

Damaged return air supply line not able to pull air

Recommend repair

Recommend licensed HVAC technician to evaluate further

Recommend cleaning hvac duct lines very dirty

Note to clients clean hvac duct lines every 3 years





COOLING SYSTEM Poor

Notes:

Trane heat pump

COOLING SYSTEM OPERATION Poor

Notes:

Not cooling properly

THERMOSTAT Satisfactory

Notes:



AIR FILTER(S) Satisfactory

Notes:



SMOKE ALARM(S) Satisfactory

Notes:

Note to clients change batteries every 6 months

CARBON MONOXIDE ALARM(S) Satisfactory

Notes:

ADDITIONAL DETAILS

FRONT DOOR BELL Poor

Notes:

Poor

Front door bell

Damaged door bell

Not operating

Recommend licensed electrician to evaluate further



EXTERIOR WINDOWS Satisfactory

Notes:

Note to clients spray silicone spray in window tracks twice a year



SUMMARY:

Roof - Gutters and Drainage

Fair

Gutter System

Recommend downspout extension pipe to discharge water away from the foundation structure

Note to clients clean gutter system out twice a year

Exterior - Siding Condition

Fair

Vinyl siding

Damaged section of vinyl

Recommend repair to prevent water penetration from entering causing deterioration to exterior walls

Recommend professional contactor to evaluate

Exterior - Steps

Fair

Brick steps and wood steps

Missing mortar in brick joints

Wood steps

Recommend cleaning and sealing all exposed wood members from the elements

Recommend professional contactor to evaluate further

Landscape - Vegetation

Fair

Trees

Trees are on the roof structure

Recommend trimming back to prevent damage to roof structure

Recommend professional contactor to evaluate further

Garage - Driveway

Fair

Settling cracks in driveway

Multiple areas of Settling cracks

Recommend repair to prevent water penetration from entering causing deterioration and expansion further

Recommend professional contactor to evaluate

Attic - Roof Sheathing

Fair

Water stains around pvc vent pipe

Recommend professional contactor to evaluate further

Osb plywood roof sheathing

Bathroom 2 - Toilet

Poor

Toilet

No water supply to toilet tank, possible broken shut off value

Recommend licensed plumber to evaluate further

Kitchen - Sink / Garbage Disposal

Fair

Leaking water supply and drainage lines

Recommend repair to prevent cabinet damage

Recommend licensed plumber to evaluate further

Foundation - Walls

Fair

Brick veneer and brick and block foundation walls and piers

White efflorescence on foundation walls appears water penetration has occurred

Recommend professional foundation service to evaluate further

Foundation - Framework

Fair

Wood girders/ wood joist/ plywood wood sub floor/ insulation between joist/ vapor barrier present

20% moisture levels reading to all wood structural components

Micro growth on all wood structural components

Micro growth on all insulation

Recommend professional foundation service and licensed General contractor to evaluate Further

To prevent future damage

Foundation - Ventilation

Fair

Foundation wall vents

Low foundation vents require foundation vent wells To prevent water

penetration from entering crawl space

Recommend professional contactor to evaluate further

Foundation - Mildew Present at Foundation?

Fair

20 % moisture levels reading to all wood structural components

Micro growth on all wood structural components

Micro growth on all insulation/ wet insulation

Recommend professional foundation service and licensed General contractor to evaluate Further

Plumbing - Drainage

Fair

Pvc drainage pipe with metal straps

Damaged pvc clean out cap in front yard

Recommend installing cap soon to prevent clogging

Recommend licensed plumber to evaluate

Heating & Cooling - Energy Source

Poor

Trane heat pump system

2020

Not operating correctly

Not cooling and heating properly should drop 2 degrees every hour when cooling, unit is not doing this.

Possible sensor or coil or refrigerant

Recommend licensed HVAC technician to evaluate further

Note to clients service unit twice a year

Heating & Cooling - Ductwork / Piping

Fair

Damaged return air supply line not able to pull air

Recommend repair

Recommend licensed HVAC technician to evaluate further

Recommend cleaning hvac duct lines very dirty

Note to clients clean hvac duct lines every 3 years

Custom - Front Door Bell

Poor

Front door bell

Damaged door bell

Not operating

Recommend licensed electrician to evaluate further

Visual Inspection Only

Built 1997

Total Square Footage 1152

Main Entrance North East

Weather Cloudy 82 degrees

Occupied

Vacant x

(Visual Inspection Only) START TO FINISH, Will perform a visual inspection only, based on observation and shall provide the client with and understanding of the property conditions, as inspected at the time of the home inspection according to North Carolina Standards Of Practice.

(Summary Page) 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 attorney.

Definitions:

The following definitions apply

Satisfactory:

Indicates the component is functionally consistent with its original purpose, though it may show signs of normal wear and tear and deterioration.

Fair:

Indicates the component will probably require repair or replacement any time with in one year.

Poor:

Indicates the component will need repair or replacement now.