START TO FINISH HOME INSPECTIONS LLC

August 4th 2026, 9:20 am

Inspection performed by:
MITCHELL DALE DUNCAN
919-649-9503
stfhomeinspections@gmail.com

Home Inspector License Number 3942

General Information

BUILDING ADDRESS:	2544 Holiday Ave
CITY:	Zebulon
STATE / PROVINCE:	NC
POSTAL CODE:	27597
INSPECTION DESCRIPTION:	Single family home/occupied
SQUARE FOOTAGE:	1342

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

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Is the real estate agent present for the inspection?

Only for part of the Inspection

EXTERNAL AMENITIES

CARPORT Satisfactory

Notes:





ROOF

ROOF TYPE Gable

Notes:



ROOF MATERIAL Asphalt Shingles

Notes:



SHINGLES MISSING / DAMAGED? Satisfactory

Notes:

CHIMNEY N/A

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Notes:

Metal flue liner



GUTTERS AND DRAINAGE Fair

Notes:

Fair
Gutter System
Recommend downspout extension pipe to discharge water away from the foundation structure
Recommend professional contactor to evaluate further
Note to clients clean gutter system out twice a year











MILDEW PRESENT ON ROOF? No

Notes:

EXTERIOR

SIDING MATERIAL Other

Notes:

Plywood board and batten or fiber board? And t111 plywood







SIDING CONDITION Fair

Notes:

Fair
Siding
Moisture damage to bottom plate
Multiple areas
Recommend professional contactor to evaluate further





EAVES Satisfactory

Notes:

Exterior wood boxing covered with wood trim





FASCIA Satisfactory

Notes:

Wood fascia



SOFFITS Satisfactory

Notes:

Metal soffit





TRIM Satisfactory

Notes:

Wood trim corners



EXTERIOR DOORS Satisfactory

Notes:

Rear entrance door





DECKS Fair

Notes:

Fair
Wood deck
Recommend cleaning and sealing all exposed wood members from the elements
By professional contactor







STOOP / PORCH Fair

Notes:

Fair
Wood columns
Moisture damage to columns
Recommend professional contactor to evaluate further
Screen rear porch












STEPS Satisfactory

Notes:

Front steps
Brick and stone



LANDSCAPE

VEGETATION Satisfactory

Notes:





GRADING Satisfactory

Notes:









SURFACE DRAINAGE N/A

Notes:

Note pictures on grade

WALKWAYS Fair

Notes:

Fair
Stone walk
Multiple areas of loose stone
Recommend professional contactor to evaluate further
Concrete side walk Settling cracks
Recommend professional contactor to evaluate further
Recommend repair to prevent further damage





GARAGE

DRIVEWAY Satisfactory

Notes:

Gravel drive way





ATTIC

ROOF SHEATHING Satisfactory

Notes:

Plywood wood roof sheathing



FRAMEWORK Satisfactory

Notes:

Site built trusses





VENTILATION Satisfactory

Notes:

Ridge/ soffit/gable

INSULATION Satisfactory

Notes:

Blown in fiber glass insulation



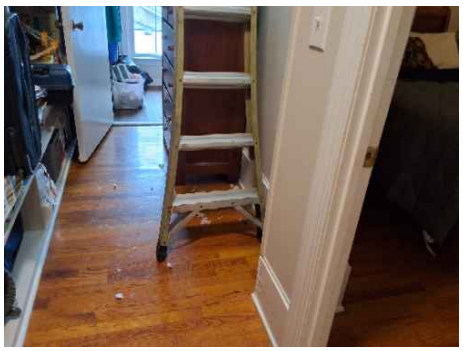


ACCESS Satisfactory

Notes:

In hallway

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





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 Fair

Notes:

Fair
Faucet
Leaking faucet
Recommend licensed plumber to evaluate further
Repair as needed

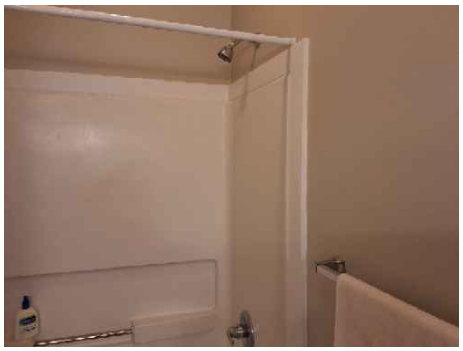




BATHTUB / SHOWER N/A

Notes:

No leaks at this time







TOILET N/A

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:

Engineer 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 Satisfactory

Notes:
No leaks at this time





OUTLETS Satisfactory
Notes:
LIGHTING Satisfactory
Notes:
VENTING Satisfactory
Notes:
Exhaust vent

BEDROOM 1

DOORS Satisfactory
Notes:
FLOORING Satisfactory
Notes:
Wood flooring



WALLS Satisfactory
Notes:



WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Fair

Notes:

Fair
Receptacles
Open ground receptacles
Safety concerns
Recommend licensed electrician to evaluate further

LIGHTING Satisfactory

Notes:

BEDROOM 2

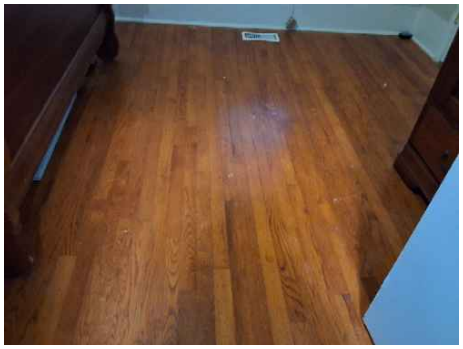
DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

Wood flooring



WALLS Satisfactory

Notes:





WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Fair

Notes:

Fair
Receptacles
Open ground
Safety concerns
Recommend licensed electrician to evaluate further

LIGHTING 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:
FIREPLACE Poor
Notes:
Poor
Fireplace door can not be open
Recommend professional chimney sweep to evaluate further



KITCHEN

FLOORING Satisfactory

Notes:

Engineer flooring



WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

COUNTERTOPS Satisfactory

Notes:





CABINETS Satisfactory

Notes:







SINK / GARBAGE DISPOSAL Satisfactory

Notes:

No leaks at this time






DISHWASHER Satisfactory

Notes:

No leaks at this time





STOVE / OVEN Satisfactory

Notes:



EXHAUST HOOD Poor

Notes:

Poor
Microwave
Microwave damage
Recommend professional appliances service to evaluate further



REFRIGERATOR Satisfactory

Notes:



OUTLETS Satisfactory

Notes:

DINING ROOM

FLOORING Satisfactory

Notes:

Engineer flooring



WALLS Satisfactory

Notes:



WINDOWS Fair

Notes:

Broken sash
lock

CEILING Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

LAUNDRY ROOM

OUTLETS Fair

Notes:

Fair
240 outlet
Missing cover safety concerns
Recommend licensed electrician to evaluate further





WATER SUPPLY Satisfactory

Notes:

No leaks at this time



DRAINAGE Satisfactory

Notes:

VENTILATION Satisfactory

Notes:

Dryer vent thru floor



FOUNDATION

FOUNDATION MATERIAL Masonry

Notes:

Block foundation walls
Access in rear and side







WALLS Poor

Notes:

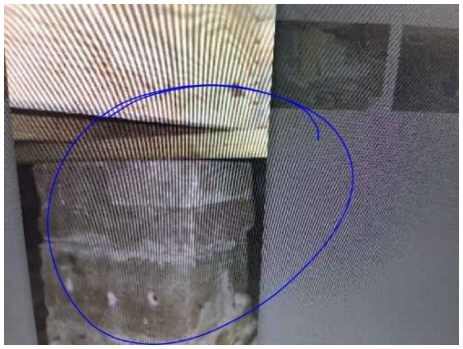
Poor
Block foundation walls and piers
Multiple cracks in foundation walls with movement and piers Not correctly installed
Recommend professional foundation service and licensed General contractor to evaluate further



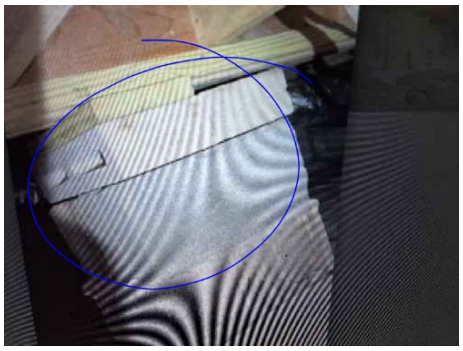












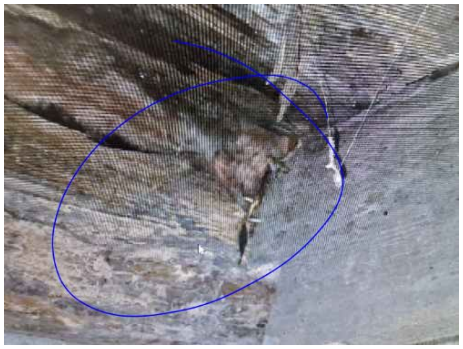

FRAMEWORK Poor

Notes:

Poor
Wood girders and joist/plywood wood sub floor
Moisture damage to wood structural components
Recommend professional foundation service and licensed General contractor to evaluate Further









VENTILATION Poor

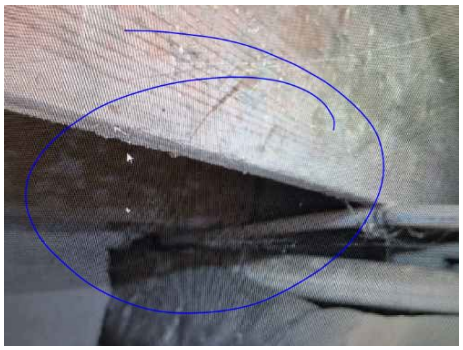
Notes:

Poor
Foundation wall vents
No ventilation
Recommend professional foundation service and licensed General contractor to evaluate further

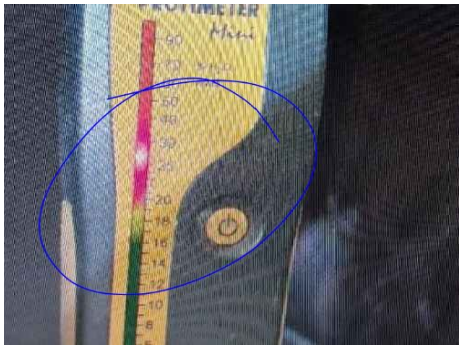
MILDEW PRESENT AT FOUNDATION? Yes

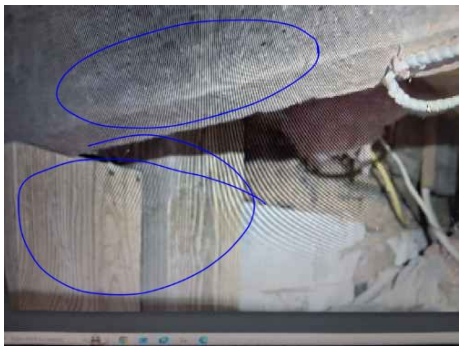
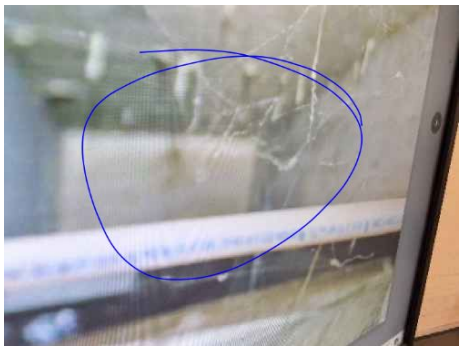
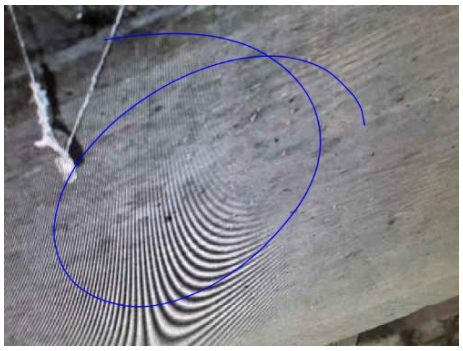
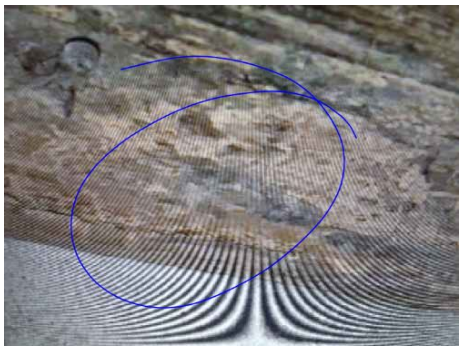
Notes:

No insulation
No vapor barrier
30% moisture levels reading to all wood structural components
Micro growth on all wood structural components
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:

2 well houses
Water shut off in pump houses





DRAINAGE Satisfactory

Notes:

Pvc drainage pipe with metal straps

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WATER HEATER Poor

Notes:

Poor
Electric water heater
Electric
Envi ro temp
1995 date
45 gals
Upon inspection no hot water to dwelling
Missing relief value extension pipe
Recommend licensed plumber to evaluate further

Note to clients drain water heater out every 3 years





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ELECTRICAL

SERVICE DROP / LATERAL Satisfactory

Notes:

Service
Overhead
Meter base is grounded







RECEPTACLES Satisfactory

Notes:

AMP RATING 200 Amps

Notes:

Double 100 amp shut off to sub panel





MAIN DISCONNECT Satisfactory

Notes:

Exterior wood

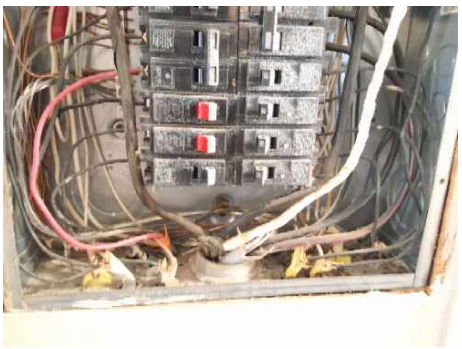


WIRING METHOD Non-Metallic Sheathed Cable

Notes:

Fair
Electric panels
125 amp box
200 amp meter base
Double 100 amp shut off to sub panel
Panel box to low of voltage for meter base and shut
Safety concerns
Recommend licensed electrician to evaluate further





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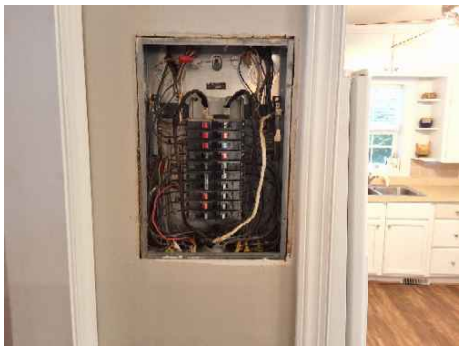
CIRCUIT PANEL Fair

Notes:

Fair
Missing screws to panel cover
Safety concerns
Recommend licensed electrician to evaluate







HEATING & COOLING

ENERGY SOURCE N/A

Notes:

Coleman heat pump
2024
Note to clients service unit twice a year







HEATING SYSTEM Other

Notes:

Coleman heat pump

HEATING SYSTEM OPERATION Satisfactory

Notes:

DUCTWORK / PIPING Fair

Notes:

Fair
Duct lines down
Recommend cleaning all hvac duct lines very dirty, appears to be micro growth in side
Recommend licensed HVAC technician to evaluate further












COOLING SYSTEM Satisfactory

Notes:

Coleman heat pump

COOLING SYSTEM OPERATION Satisfactory

Notes:

THERMOSTAT Satisfactory

Notes:



AIR FILTER(S) Satisfactory

Notes:



SMOKE ALARM(S) Poor

Notes:

Poor
No smoke alarms
Safety concerns
Recommend licensed electrician to evaluate

CARBON MONOXIDE ALARM(S) Poor

Notes:

Poor
No CO alarm
Safety concerns
Recommend licensed electrician to evaluate further

ADDITIONAL DETAILS

EXTERIOR WINDOWS Fair

Notes:

Fair
Exterior Windows
Missing screens
Damaged sash locks
Recommend professional contactor to evaluate further
Note to clients spray silcone 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**
- **Recommend professional contactor to evaluate further**
- **Note to clients clean gutter system out twice a year**

Exterior - Siding Condition

- **Fair**
- **Siding**
- **Moisture damage to bottom plate**
- **Multiple areas**
- **Recommend professional contactor to evaluate further**

Exterior - Decks

- **Fair**
- **Wood deck**
- **Recommend cleaning and sealing all exposed wood members from the elements**
- **By professional contactor**

Exterior - Stoop / Porch

- **Fair**
- **Wood columns**
- **Moisture damage to columns**
- **Recommend professional contactor to evaluate further**
- **Screen rear porch**

Landscape - Walkways

- **Fair**
- **Stone walk**
- **Multiple areas of loose stone**
- **Recommend professional contactor to evaluate further**
- **Concrete side walk Settling cracks**
- **Recommend professional contactor to evaluate further**
- **Recommend repair to prevent further damage**

Bathroom 1 - Sinks

- **Fair**
- **Faucet**
- **Leaking faucet**
- **Recommend licensed plumber to evaluate further**
- **Repair as needed**

Bedroom 1 - Outlets

- **Fair**
- **Receptacles**
- **Open ground receptacles**
- **Safety concerns**
- **Recommend licensed electrician to evaluate further**

Bedroom 2 - Outlets

- **Fair**
- **Receptacles**
- **Open ground**
- **Safety concerns**
- **Recommend licensed electrician to evaluate further**

Living Area 1 - Fireplace

- **Poor**
- **Fireplace door can not be open**
- **Recommend professional chimney sweep to evaluate further**

Kitchen - Exhaust Hood

- **Poor**
- **Microwave**
- **Microwave damage**
- **Recommend professional appliances service to evaluate further**

Laundry Room - Outlets

- **Fair**
- **240 outlet**
- **Missing cover safety concerns**
- **Recommend licensed electrician to evaluate further**

Foundation - Walls

- **Poor**
- **Block foundation walls and piers**

Multiple cracks in foundation walls with movement and piers Not correctly installed

Recommend professional foundation service and licensed General contractor to evaluate further

Foundation - Framework

Poor

Wood girders and joist/plywood wood sub floor

Moisture damage to wood structural components

Recommend professional foundation service and licensed General contractor to evaluate Further

Foundation - Ventilation

Poor

Foundation wall vents

No ventilation

Recommend professional foundation service and licensed General contractor to evaluate further

Foundation - Mildew Present at Foundation?

No insulation

No vapor barrier

30% moisture levels reading to all wood structural components

Micro growth on all wood structural components

Recommend professional foundation service and licensed General contractor to evaluate Further

Plumbing - Water Heater

Poor

Electric water heater

Electric

Envi ro temp

1995 date

45 gals

Upon inspection no hot water to dwelling

Missing relief value extension pipe

Recommend licensed plumber to evaluate further

Note to clients drain water heater out every 3 years

Electrical - Wiring Method

Fair
Electric panels
125 amp box
200 amp meter base
Double 100 amp shut off to sub panel
Panel box to low of voltage for meter base and shut
Safety concerns
Recommend licensed electrician to evaluate further

Electrical - Circuit Panel

Fair
Missing screws to panel cover
Safety concerns
Recommend licensed electrician to evaluate

Heating & Cooling - Ductwork / Piping

Fair
Duct lines down
Recommend cleaning all hvac duct lines very dirty, appears to be micro growth in side
Recommend licensed HVAC technician to evaluate further

Heating & Cooling - Smoke Alarm(s)

Poor
No smoke alarms
Safety concerns
Recommend licensed electrician to evaluate

Heating & Cooling - Carbon Monoxide Alarm(s)

Poor
No CO alarm
Safety concerns
Recommend licensed electrician to evaluate further

Custom - Exterior Windows

Fair
Exterior Windows
Missing screens
Damaged sash locks
Recommend professional contactor to evaluate further
Note to clients spray silcone spray in window tracks twice a year

Visual Inspection Only
Built 1972
Total Square Footage 1342
Main Entrance West
Weather Cloudy 76 degrees
Occupied x
Vacant

(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.