

Southern Home Inspection Services  
4491 Tarragon Ave  
Middleburg, Florida 32068



1835 Quebec Court  
Middleburg, Florida 32068

## Table of Contents

|                      |    |
|----------------------|----|
| Definitions          | 2  |
| General Information  | 2  |
| Lots and Grounds     | 3  |
| Exterior             | 4  |
| Roof                 | 6  |
| Garage/Carport       | 7  |
| Electrical           | 7  |
| Structure            | 8  |
| Attic                | 8  |
| Air Conditioning     | 9  |
| Fireplace/Wood Stove | 9  |
| Heating System       | 10 |
| Plumbing             | 11 |
| Bathroom             | 12 |
| Kitchen              | 12 |
| Bedroom              | 13 |
| Living Space         | 14 |
| Laundry Room/Area    | 14 |
| Summary              | 15 |

# Southern Home Inspection Services

06:45 June 25, 2019

Hannah Haas  
1835 Quebec Court  
Page 2 of 17

## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

|    |               |  |
|----|---------------|--|
| A  | Acceptable    | Functional with no obvious signs of defect.  |
| NP | Not Present   | Item not present or not found.   |
| NI | Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| M  | Marginal      | Item is not fully functional and requires repair or servicing.   |
| D  | Defective     | Item needs immediate repair or replacement. It is unable to perform its intended function.                                       |

## General Information

### Property Information

Property Address 1835 Quebec Court  
City Middleburg State Florida Zip 32068  
Contact Name  
Phone  
Fax

### Client Information

Client Name Hannah Haas  
Client Address  
City State Zip  
Phone 904-769-6673  
Fax  
E-Mail hhaas18@icloud.com

### Inspection Company

Inspector Name Vern Wickline  
Company Name Southern Home Inspection Services  
Address 4491 Tarragon Ave  
City Middleburg State Florida Zip 32068  
Phone 904-364-6043  
Fax  
E-Mail vern.wickline@gmail.com  
Amount Received \$300.00

### Conditions

Others Present Buyer's Agent Property Occupied Vacant  
Estimated Age 30 yrs Entrance Faces West  
Inspection Date June 24, 2019  
Start Time 9:30 am End Time 12:15  
Electric On ☒ Yes ☐ No ☐ Not Applicable  
Gas/Oil On ☐ Yes ☐ No ☒ Not Applicable  
Water On ☒ Yes ☐ No ☐ Not Applicable  
Temperature 95

## General Information (Continued)

Weather Clear Soil Conditions Dry  
Space Below Grade  
Building Type Single family Garage Attached  
Sewage Disposal City How Verified Visual Inspection  
Water Source City How Verified Visual Inspection

## Lots and Grounds

A NPNI M D

1. ☒ ☐ ☐ ☐ ☐ Driveway: Concrete - Various Cracks



2. ☒ ☐ ☐ ☐ ☐ Walks: Concrete - Cracked



3. ☒ ☐ ☐ ☐ ☐ Grading: Flat

## Lots and Grounds (Continued)

4. ☐☐☐☒☐ Vegetation: Trees - Trees & Shrubs planted too close to structure, removal is required. Cut & remove as needed.



5. ☐☐☐☐☒ Fences: Wood - Damaged. However, adjacent Homeowner said they plan to replace & install new fencing in August.



## Exterior

A NPNI M D

### Exterior Surface

1. ☐☐☐☒☐ Type: Cement Fiber and Wood Panels - East Gable wood paneling exhibits blister & peeling. Recommend further evaluation for repairs & replacement as needed.



2. ☒☐☐☐☐ Trim: Wood



## Exterior (Continued)

3. ☒ ☐ ☐ ☐ ☐ Fascia: Wood  
4. ☐ ☐ ☐ ☐ ☒ Soffits: Screen - Soffit screening patio side needs repair. Other areas may require repair & replacement as needed.



5. ☒ ☐ ☐ ☐ ☐ Door Bell: Hard wired  
6. ☒ ☐ ☐ ☐ ☐ Entry Doors: Metal  
7. ☒ ☐ ☐ ☐ ☐ Patio Door: French door  
8. ☐ ☐ ☐ ☐ ☒ Windows: Vinyl double hung - South Bedroom window is damaged & will not open. Other random windows throughout difficult to open or will not open. Recommend further evaluation to determine repairs or replacement as needed.



9. ☐ ☐ ☐ ☐ ☒ Window Screens: Vinyl mesh - Missing  
10. ☒ ☐ ☐ ☐ ☐ Exterior Lighting: Surface mount  
11. ☒ ☐ ☐ ☐ ☐ Exterior Electric Outlets: 110 VAC  
12. ☒ ☐ ☐ ☐ ☐ Hose Bibs: Rotary

## Roof

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### Main Roof Surface

1. Method of Inspection: Ladder at eaves



2. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 25%  
3. ☒ ☐ ☐ ☐ ☐ Material: Asphalt shingle  
4. Type: Gable  
5. Approximate Age:  
6. ☒ ☐ ☐ ☐ ☐ Flashing: Aluminum  
7. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: PVC  
8. ☒ ☐ ☐ ☐ ☐ Electrical Mast: Underground utilities

### North Chimney

9. ☐ ☐ ☐ ☐ ☒ Chimney: Wood Siding - Unable to view interior of chimney due to height. Replace & repair all damage wood and seal all areas to prevent water intrusion.



10. ☒ ☐ ☐ ☐ ☐ Flue/Flue Cap: Metal  
11. ☒ ☐ ☐ ☐ ☐ Chimney Flashing: Metal

## Garage/Carport

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### Attached Garage

1. Type of Structure: Attached Car Spaces: 1
2. ☒ ☐ ☐ ☐ ☐ Garage Doors: Metal
3. ☒ ☐ ☐ ☐ ☐ Door Operation: Mechanized
4. ☒ ☐ ☐ ☐ ☐ Door Opener: Chamberlain
5. ☒ ☐ ☐ ☐ ☐ Exterior Surface: Cement Fiber
6. ☒ ☐ ☐ ☐ ☐ Roof: Asphalt shingle
7. ☒ ☐ ☐ ☐ ☐ Roof Structure: 2x4 Truss
8. ☒ ☐ ☐ ☐ ☐ Service Doors: Wood - Wood jamb is damage, repair/replace as needed.
9. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint
10. ☒ ☐ ☐ ☐ ☐ Walls: Paint
11. ☒ ☐ ☐ ☐ ☐ Floor/Foundation: Poured concrete
12. ☒ ☐ ☐ ☐ ☐ Hose Bibs: Rotary
13. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits

## Electrical

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1. Service Size Amps: 150 Volts:
2. ☒ ☐ ☐ ☐ ☐ Service: Aluminum



Panel  
Cover



# Southern Home Inspection Services

06:45 June 25, 2019

Hannah Haas  
1835 Quebec Court  
Page 8 of 17

## Electrical (Continued)

- 3. ☒ ☐ ☐ ☐ ☐ 120 VAC Branch Circuits: Copper
- 4. ☐ ☐ ☐ ☐ ☐ 240 VAC Branch Circuits:
- 5. ☒ ☐ ☐ ☐ ☐ Aluminum Wiring:
- 6. ☒ ☐ ☐ ☐ ☐ Conductor Type: Romex
- 7. ☒ ☐ ☐ ☐ ☐ Ground: Rod in ground only
- 8. ☒ ☐ ☐ ☐ ☐ Smoke Detectors: Hard wired with battery back up and light

Garage Electric Panel \_\_\_\_\_

- 9. ☒ ☐ ☐ ☐ ☐ Manufacturer: Westinghouse
- 10. Maximum Capacity:
- 11. ☐ ☐ ☐ ☐ ☐ Main Breaker Size:
- 12. ☒ ☐ ☐ ☐ ☐ Breakers: Copper
- 13. ☒ ☐ ☐ ☐ ☐ GFCI: Kitchen and bathrooms
- 14. Is the panel bonded? ☐ Yes ☐ No

## Structure

Manufactured

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- 1. ☒ ☐ ☐ ☐ ☐ Structure Type: Wood frame
- 2. ☒ ☐ ☐ ☐ ☐ Foundation: Poured slab
- 3. ☐ ☒ ☐ ☐ ☐ Differential Movement:
- 4. ☒ ☐ ☐ ☐ ☐ Bearing Walls: Frame
- 5. ☒ ☐ ☐ ☐ ☐ Joists/Trusses: 2x4
- 6. ☒ ☐ ☐ ☐ ☐ Floor/Slab: Poured slab

## Attic

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Main Attic \_\_\_\_\_

- 1. Method of Inspection: From the attic access, the folding stairway to attic does not close, broken hinge. Repair as needed for proper & safe operation.
- 2. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 40%
- 3. ☒ ☐ ☐ ☐ ☐ Roof Framing: 2x4 Truss
- 4. ☒ ☐ ☐ ☐ ☐ Sheathing: Strand board
- 5. ☒ ☐ ☐ ☐ ☐ Ventilation: Ridge and soffit vents
- 6. ☒ ☐ ☐ ☐ ☐ Insulation: Batts
- 7. ☒ ☐ ☐ ☐ ☐ Insulation Depth: 6"
- 8. ☐ ☐ ☒ ☐ ☐ Vapor Barrier:
- 9. ☒ ☐ ☐ ☐ ☐ Wiring/Lighting: 110 VAC lighting circuit
- 10. ☐ ☐ ☒ ☐ ☐ Bathroom Fan Venting:

# Southern Home Inspection Services

06:45 June 25, 2019

Hannah Haas  
1835 Quebec Court  
Page 9 of 17

## Air Conditioning

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### Heat Pump AC System

1. ☒ ☐ ☐ ☐ ☐ A/C System Operation: Appears serviceable



2. ☒ ☐ ☐ ☐ ☐ Condensate Removal: PVC
3. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Pad mounted
4. Manufacturer: Goodman
5. Model Number: G86130241AE Serial Number: 0802017251
6. Area Served: Whole building Approximate Age: 11 yrs
7. Fuel Type: 110-120 VAC Temperature Differential: 10
8. Type: Heat pump Capacity: 2 Ton
9. ☐ ☐ ☒ ☐ ☐ Visible Coil:
10. ☒ ☐ ☐ ☐ ☐ Refrigerant Lines: Serviceable condition
11. ☒ ☐ ☐ ☐ ☐ Electrical Disconnect: Breaker disconnect
12. ☒ ☐ ☐ ☐ ☐ Exposed Ductwork: Insulated flex
13. ☐ ☐ ☒ ☐ ☐ Blower Fan/Filters:
14. ☒ ☐ ☐ ☐ ☐ Thermostats: Individual

## Fireplace/Wood Stove

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### Living Room Fireplace

## Fireplace/Wood Stove (Continued)

1. ☒ ☐ ☐ ☐ ☐ Fireplace Construction: Brick



2. Type: Wood burning  
3. ☒ ☐ ☐ ☐ ☐ Fireplace Insert: Standard  
4. ☒ ☐ ☐ ☐ ☐ Smoke Chamber: Brick  
5. ☒ ☐ ☐ ☐ ☐ Flue: Metal  
6. ☒ ☐ ☐ ☐ ☐ Damper: Metal  
7. ☒ ☐ ☐ ☐ ☐ Hearth: Raised

## Heating System

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### Garage Heating System

1. ☒ ☐ ☐ ☐ ☐ Heating System Operation: Appears functional, last inspection recorded Oct 2014. Recommend service & routine maintenance for optimum performance.



2. Manufacturer: Goodman  
3. Model Number: ARUF182416BA Serial Number: 0804179403  
4. Type: Forced air Capacity: 2-ton  
5. Area Served: Whole building Approximate Age: 11-ysr  
6. Fuel Type: Electric  
7. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filter: Direct drive with disposable filter - Requires maintenance, could not open filter tray.  
8. ☒ ☐ ☐ ☐ ☐ Distribution: Flex Duct

## Heating System (Continued)

9. ☒ ☐ ☐ ☐ ☐ Devices: N/A  
10. ☒ ☐ ☐ ☐ ☐ Thermostats: Individual  
11. Suspected Asbestos: No

## Plumbing

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1. ☐ ☐ ☒ ☐ ☐ Service Line: Unknown  
2. ☐ ☐ ☒ ☐ ☐ Main Water Shutoff: Front of house  
3. ☒ ☐ ☐ ☐ ☐ Water Lines: PVC  
4. ☒ ☐ ☐ ☐ ☐ Drain Pipes: PVC  
5. ☐ ☐ ☒ ☐ ☐ Service Caps:  
6. ☒ ☐ ☐ ☐ ☐ Vent Pipes: PVC

### Garage Water Heater

7. ☒ ☐ ☐ ☐ ☐ Water Heater Operation: Adequate



8. Manufacturer: Rheem  
9. Model Number: 81SV-400 Serial Number: 06891329895  
10. Type: Electric Capacity: 40 Gal.  
11. Approximate Age: 30 years, recommend to budget for replacement due to age. Area Served: Whole building  
12. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube: Copper



# Southern Home Inspection Services

06:45 June 25, 2019

Hannah Haas  
1835 Quebec Court  
Page 12 of 17

## Bathroom

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### Hallway Bathroom

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint
2. ☒ ☐ ☐ ☐ ☐ Walls: Paint
3. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile
4. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
5. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI
6. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Laminate and wood
7. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Porcelain coated
8. ☒ ☐ ☐ ☐ ☐ Faucets/Traps:
9. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Fiberglass tub and fiberglass surround
10. ☒ ☐ ☐ ☐ ☐ Toilets: AquaSource
11. ☒ ☐ ☐ ☐ ☐ HVAC Source: Ceiling Register
12. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

### Master Bathroom

13. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint
14. ☒ ☐ ☐ ☐ ☐ Walls: Paint
15. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile
16. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
17. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI
18. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Laminate and wood
19. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Porcelain coated
20. ☒ ☐ ☐ ☐ ☐ Faucets/Traps:
21. ☒ ☐ ☐ ☐ ☐ Shower/Surround: Ceramic Tile
22. ☒ ☐ ☐ ☐ ☐ Toilets: AquaSource
23. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation, ceiling
24. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

## Kitchen

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### 1st Floor Kitchen

1. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: Frigidaire
2. ☒ ☐ ☐ ☐ ☐ Ventilator: Broan
3. ☒ ☐ ☐ ☐ ☐ Disposal: Unknown, Data label not accessible
4. ☒ ☐ ☐ ☐ ☐ Dishwasher: Frigidaire - New, did not operate.
5. Air Gap Present? ☐ Yes ☐ No
6. ☐ ☒ ☐ ☐ ☐ Refrigerator:
7. ☐ ☒ ☐ ☐ ☐ Microwave:
8. ☒ ☐ ☐ ☐ ☐ Sink: Stainless Steel
9. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI
10. ☒ ☐ ☐ ☐ ☐ Plumbing/Fixtures: Chrome



# Southern Home Inspection Services

06:45 June 25, 2019

Hannah Haas  
1835 Quebec Court  
Page 13 of 17

## Kitchen (Continued)

- 11. ☒ ☐ ☐ ☐ ☐ Counter Tops: Laminate and wood
- 12. ☒ ☐ ☐ ☐ ☐ Cabinets: Laminate and wood
- 13. ☒ ☐ ☐ ☐ ☐ Pantry: Single small
- 14. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint
- 15. ☒ ☐ ☐ ☐ ☐ Walls: Paint
- 16. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile
- 17. ☐ ☒ ☐ ☐ ☐ Doors:
- 18. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation, ceiling

## Bedroom

A NPNI M D

### 1st Floor Master Bedroom

- 1. ☒ ☐ ☐ ☐ ☐ Closet: Small & Walk-in
- 2. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint
- 3. ☒ ☐ ☐ ☐ ☐ Walls: Paint
- 4. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
- 5. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
- 6. ☐ ☐ ☐ ☒ ☐ Windows: Vinyl double hung - Repair/replace windows for proper operation.
- 7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits
- 8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
- 9. ☐ ☐ ☒ ☐ ☐ Smoke Detector: Battery operated

### South Bedroom

- 10. ☒ ☐ ☐ ☐ ☐ Closet: Single small
- 11. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint
- 12. ☒ ☐ ☐ ☐ ☐ Walls: Paint
- 13. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
- 14. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
- 15. ☐ ☐ ☐ ☐ ☒ Windows: Vinyl double hung - Repair/replace windows for proper operation.
- 16. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits
- 17. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation, ceiling
- 18. ☐ ☐ ☒ ☐ ☐ Smoke Detector: Battery operated

# Southern Home Inspection Services

06:45 June 25, 2019

Hannah Haas  
1835 Quebec Court  
Page 14 of 17

## Living Space

A NPNI M D

### Living Room Living Space

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint
2. ☒ ☐ ☐ ☐ ☐ Walls: Paint
3. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile
4. ☒ ☐ ☐ ☐ ☐ Doors: French
5. ☐ ☐ ☐ ☒ ☐ Windows: Vinyl double hung - Repair/replace windows for proper operation.
6. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits
7. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation, ceiling
8. ☐ ☐ ☐ ☒ ☐ Smoke Detector: Inoperative

## Laundry Room/Area

A NPNI M D

### Garage Laundry Room/Area

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint
2. ☒ ☐ ☐ ☐ ☐ Walls: Paint
3. ☒ ☐ ☐ ☐ ☐ Floor: Poured
4. ☒ ☐ ☐ ☐ ☐ Doors:
5. ☐ ☒ ☐ ☐ ☐ Windows:
6. ☒ ☐ ☐ ☐ ☐ Electrical: 220 VAC
7. ☒ ☐ ☐ ☐ ☐ Washer Hose Bib: Rotary
8. ☒ ☐ ☐ ☐ ☐ Washer and Dryer Electrical: 220 VAC
9. ☒ ☐ ☐ ☐ ☐ Dryer Vent: Rigid metal
10. ☒ ☐ ☐ ☐ ☐ Washer Drain: Wall mounted drain

## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

1. Vegetation: Trees - Trees & Shrubs planted too close to structure, removal is required. Cut & remove as needed.



### Exterior

2. Exterior Surface Type: Cement Fiber and Wood Panels - East Gable wood paneling exhibits blister & peeling. Recommend further evaluation for repairs & replacement as needed.



### Bedroom

3. 1st Floor Master Bedroom Windows: Vinyl double hung - Repair/replace windows for proper operation.

### Living Space

4. Living Room Living Space Windows: Vinyl double hung - Repair/replace windows for proper operation.
5. Living Room Living Space Smoke Detector: Inoperative

## Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

1. Fences: Wood - Damaged. However, adjacent Homeowner said they plan to replace & install new fencing in August.



### Exterior

2. Soffits: Screen - Soffit screening patio side needs repair. Other areas may require repair & replacement as needed.
3. Windows: Vinyl double hung - South Bedroom window is damaged & will not open. Other random windows throughout difficult to open or will not open. Recommend further evaluation to determine repairs or replacement as needed.



## Defective Summary (Continued)

4. Window Screens: Vinyl mesh - Missing

### Roof

5. North Chimney Chimney: Wood Siding - Unable to view interior of chimney due to height. Replace & repair all damage wood and seal all areas to prevent water intrusion.



### Bedroom

6. South Bedroom Windows: Vinyl double hung - Repair/replace windows for proper operation.