

**Prepared for Exclusive Use by:**

Sidney & Debbie Hullet

**Address of Inspected Property:**

1427 Ellis Woods Loop  
Sevierville TN 37876

**Inspection Date:**

3/8/2017



**Inspector and Company:**

Joe Boersma

J & S Home Services, Inc. dba HouseMaster

4917 Ivy Rose Drive

Knoxville, TN 37918

865-622-3811 (office)

865-599-8330 (cellphone)

Knox County License #0231924

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## INSPECTION INFORMATION

**CLIENT:**

*Sidney & Debbie Hullet*

**PROPERTY ADDRESS:**

*1427 Ellis Woods Loop  
Sevierville TN 37876*

**INSPECTION DATE/TIME:**

*3/8/2017 - 01:30 PM*

**INSPECTOR:**

*Joe Boersma TN #964*

**INSPECTION COMPANY:**

*J & S Home Services, Inc. dba HouseMaster  
4917 Ivy Rose Drive  
Knoxville, TN 37918  
865-622-3811 (office)  
865-599-8330 (cellphone)  
Knox County License #0231924*

## INSPECTION DETAILS

**DESCRIPTION OF HOME:**

*Single Family, Ranch*

**EST. AGE OF HOME:**

*13 years*

**TYPE OF INSPECTION:**

*Limited Element Inspection - Roof*

**STATUS OF HOME:**

*Occupied*

**WEATHER CONDITIONS:**

*Sunny*

**PEOPLE PRESENT:**

*No One*

**APPROX. TEMPERATURE:**

*55 F, 60 F*

**AUTHORIZED DISTRIBUTION:**

*Client*

## INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards. The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property. The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

## REPORT TERMINOLOGY

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

**SATISFACTORY** - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

**FAIR** - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

**POOR** - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

**NOT APPLICABLE** - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

**NOT INSPECTED (NOT RATED)** - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise.

**Independent inspection(s) may be required to evaluate element conditions.** If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

**IMPORTANT NOTE:** All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.

## NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of DBR Franchising, LLC ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks,

and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

## GENERAL INSPECTION LIMITATIONS

**CONSTRUCTION REGULATIONS** - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

**HOME MAINTENANCE** - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

**ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS)** - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

**AESTHETIC CONSIDERATIONS** - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

**DESIGN AND ADEQUACY ISSUES** - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

**AGE ESTIMATIONS AND DESIGN LIFE RANGES** - Any age estimations represent the inspector's opinion as to the approximate age of components. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Design life ranges represent the typical economic service life for elements of similar design, quality and type, as measured from the time of original construction or installation. Design life ranges do not take into consideration abnormal, unknown, or discretionary factors, and are **not a prediction of future service life**. Stated age or design life ranges are given in "years," unless otherwise noted, and **are provided for general guidance purposes only**. Obtain independent verification if knowledge of the specific age or future life of any element is desired or required.

**ELEMENT DESCRIPTIONS** - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

**REMEDIAL WORK** - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

**SELLER DISCLOSURE** - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

**WOOD-DESTROYING INSECTS/ORGANISMS** - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

**ELEMENTS NOT INSPECTED** - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

**HOUSE ORIENTATION** - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

**CONDOMINIUMS** - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise

noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

## MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

**Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.**

## ADDITIONAL COMMENTS

**Extra Pictures** - If other pictures of the property were taken by the inspector and not included in the report, they were either destroyed or not included because they were poor quality, redundant, or superfluous images, or were provided to the client for their general information only as a separate attachment.

**Inspection Scope** - The scope of this standard building inspection is limited to a visual inspection and report on the physical condition of visible and readily accessible major elements of the building. The inspection was performed according to custom and practice for a limited-time scope inspection of a commercial property. Neither the inspection nor report represents an engineering evaluation or Property Condition Assessment (PCA) as defined by the American Society for Testing Materials (ASTM) Standard Guide for Property Condition Assessments or a Phase I Environmental Assessment. These type inspections are more encompassing and technically detailed and generally also include document review, research, interviews and others actions to augment the physical inspection; and consequently would require additional time and costs to complete. Contact a Company providing these services, or any other desired inspection services, if obtaining additional information about the building's conditions is desired or has been recommended.

**Pictures in Report** - Any pictures (photographs, graphics, or images) included in or otherwise provided in conjunction with this Inspection Report generally portray overviews of certain elements, depict specific conditions or defects described in the report, or are used solely for orientation purposes. These pictures do not necessarily reflect all conditions or issues that may need attention or otherwise be of concern. Neither the inclusion of any picture in the report nor the exclusion of any picture taken during the inspection from the Report is intended to highlight or diminish the significance or severity of any defect or condition, except as may be described in the Inspection Report. Furthermore, the lack of a picture for any element or condition also does not change the significance or severity of any defect or condition described in the Inspection Report. The Report must be read in its entirety for all pertinent information. Additional pictures which may have been taken but were not provided with the report are the property of the company and are maintained for a limited time for reference purposes only.

**Product Notices** - A standard home inspection does not include identification or research regarding products (appliances, piping, roofing, or other building components) installed in a home that may be the subject of a defect study, investigation, warning or recall notice issued by a manufacturer, the Consumer Product Safety Commission (CPSC), or any other entity. It is very difficult, if not impossible in many cases, to determine which items in a house may be the subject of an investigation or notice. Should this report include any reference to a product notice, it is provided for general guidance purposes only and does not imply that an inspection or research was performed to identify other possible concerns. As you take on ownership of your home it is recommended that you visit the Consumer Product Safety Commission ([www.cpsc.gov](http://www.cpsc.gov)) or Canadian Standards Association ([www.csa.ca](http://www.csa.ca)) web sites for current information on any recalls and safety notices that may be associated with the materials or equipment in your home.

**Seasonal/Weather Factors** - Due to seasonal factors or weather conditions, evaluation of some elements may have been severely restricted or not possible. Client should assess the level of concern that may exist due to such limitations and arrange additional inspections when conditions permit or otherwise address limitations prior to closing. If there are any questions on the need for further inspections or other work, contact the local HouseMaster office.

**Specific Element Inspection** - At client's request, the inspection was specifically limited to the elements commented on in this report. Accordingly, this report should not be considered a standard home inspection of the dwelling or property, nor does it cover all conditions or concerns that may exist now or develop at a later date.



## 1. ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; elements and areas concealed from view for any reason cannot be inspected. This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, solar panels, and similar elements, unless specifically stated. **Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection.** Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

**ROOF STYLE:**

*Steep Slope*

**DESIGN LIFE:**

*20 to 25 years*

**MATERIAL:**

*Asphalt Shingle*

**LOCATION:**

*Whole House*

**ESTIMATED AGE:**

*15 to 20 Years*

**INSPECTION METHOD:**

*From Ground w/Binoculars  
Ladder at Eaves  
Camera with Telephoto Lens*

**CHIMNEYS/VENTS:**

*No Chimneys  
Plastic vents*

**SPECIAL LIMITATIONS:**

*Height and Design*

**S F P N I N A**

●					<b>1.0 ROOF COVERING (.1)</b> Roof is showing an unusual loss of granules for its age. Loss such that some of the fiberglass mesh is beginning to show. Some small cracking of shingles also seen. Although these conditions are indicators that roof is nearing end of life, I think it has a few more years left (less than 5 years). Recommend budgeting and planning for replacement. Monitor shingles for further deterioration - large cracks, nail holes, nearly total granule loss, and broken shingles. No indicators of leaks found such as staining of sheathing in attic or stains on ceilings in interior.
●					<b>1.1 EXPOSED FLASHING (.1)</b>
	●				<b>1.2 PLUMBING/ELECTRICAL STACKS (.1)</b> Boots for plumbing, vents, electrical stacks and flues should have shingles that are lapped over boot on top and sides. Sides are not lapped. Recommend having roofing expert seal the sides of boot.
●					<b>1.3 VENTILATION COVERS (.1)</b>
●					<b>1.4 RAIN GUTTERS / EAVESTROUGHES (.1)</b>
			●		<b>1.5 DOWNSPOUTS / ROOF DRAINS (.1)</b> Downspouts that run into the ground are subject to backup/blockage. Neither the presence nor integrity of underground lines, nor free flow of water through such lines is determinable as part of this inspection. I would recommend finding the end of these drain lines to make sure they are not clogged.
●					<b>1.6 FASCIA / SOFFITS (.1)</b>

**S F P N I N A** S= Satisfactory, F= Fair, P= Poor, NI= Not Inspected, NA= Not Applicable

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



1.0 ROOF COVERING (.1) Item 1(Picture)



1.0 ROOF COVERING (.1) Item 2(Picture)

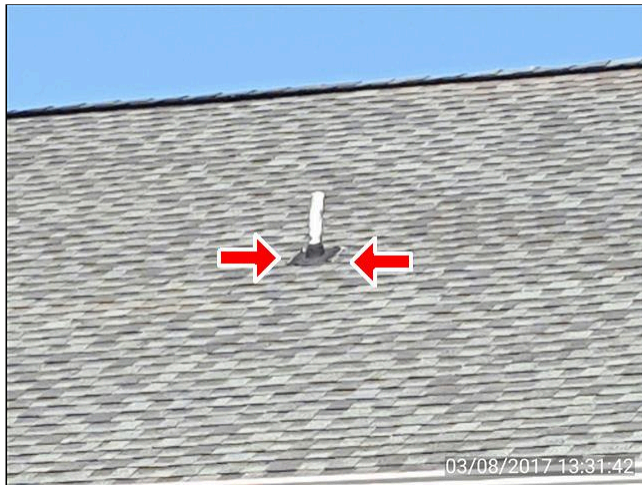




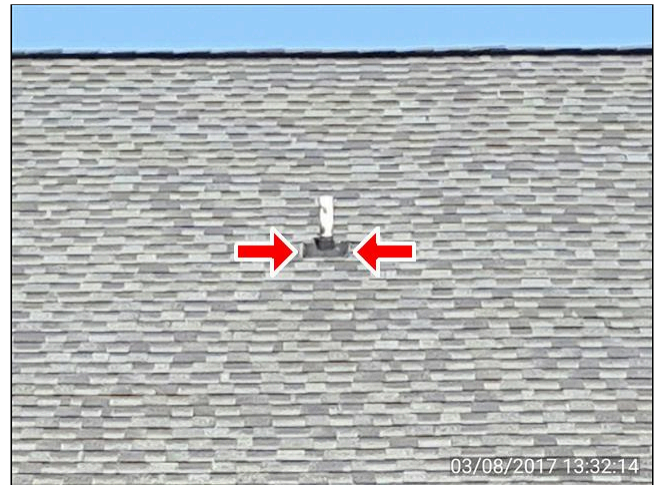
1.0 ROOF COVERING (.1) Item 3(Picture)



1.0 ROOF COVERING (.1) Item 4(Picture)



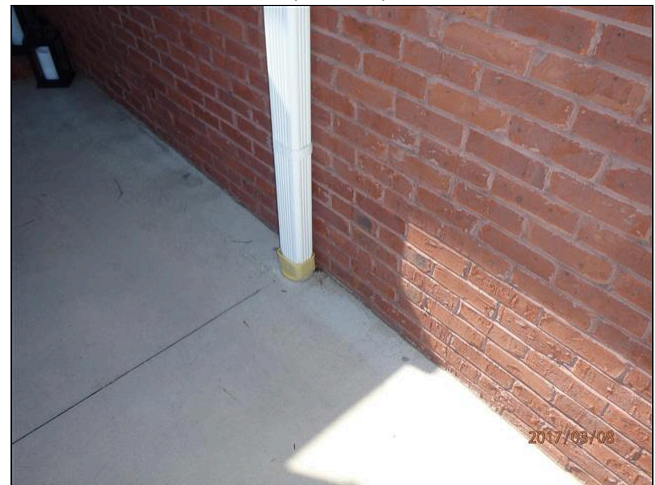
1.2 PLUMBING/ELECTRICAL STACKS (.1) Item 1(Picture)



1.2 PLUMBING/ELECTRICAL STACKS (.1) Item 2(Picture)

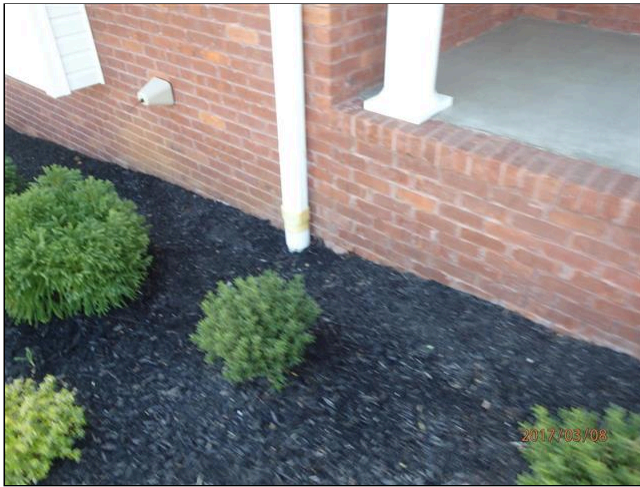


1.2 PLUMBING/ELECTRICAL STACKS (.1) Item 3(Picture)



1.5 DOWNSPOUTS / ROOF DRAINS (.1) Item 1(Picture)





1.5 DOWNSPOUTS / ROOF DRAINS (.1) Item  
2(Picture)

**NOTE:** All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defect can result in leakage, mold, and subsequent damage. Conditions such as hail damage or manufacturing defects or whether the proper nailing methods or underlayment were used are not readily detectable during a home inspection. Gutters (eavestroughs) and downspouts (leaders) will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly with roof or gutter leakage. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, or other factors, arrangements should be made to have the roof inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Asphalt/Fiberglass Shingles** - Most newer asphalt roofing products are reinforced with glass fibers to improve the strength of the base felt. Some of these products, however, are susceptible to manufacturing defects that may or may not affect roof function. The manufacturer or qualified roofer should be consulted if there are any reported or suspected concerns.

**Gutters/Downspouts** - Unless otherwise noted, the assessment of gutter and downspout conditions is limited to their physical/material condition. The adequacy of water flow under normal rainfall or storm conditions cannot be determined during a limited time visual inspection. All gutters and downspouts must be checked and cleaned on a regular basis; any buildup or blockage, including that in underground lines can lead to overflow, leakage, and other detrimental conditions that could result in water intrusion or otherwise affect the structure or foundation.

**Inspection Limitations** - The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The verification of actual roofing materials, installation methods or roof age is generally not possible. Conditions such as hail damage or the lack of underlayment may not be readily detectable and may result in latent concerns. If the inspection was restricted to viewing from the ground and/or was affected by weather conditions or other limitations, a roofer's assessment would be advisable, particularly if the roofing is old or age is unknown.

**Plumbing Vents/Stacks** - The flashing/boot seal at plumbing vents are prone to leakage. All vent pipe flashings should be checked periodically and should be repaired and/or sealed as needed. Vent stacks must have adequate clearance from windows and other roof or wall openings or vents. Extending the vent may prevent detrimental conditions.

**Splash Blocks/Extensions** - To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. Maintain a positive slope away from the house and discharge downspouts a reasonable distance away from the foundation.

## 2. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any load, the thermal value or energy efficiency of insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

### ATTIC:

Style: Exposed Framing  
Entrance: Pull-Down Stairs  
Insp. Method: Entered

### ROOF CONSTRUCTION:

Framing: Wood Trusses  
Deck: OSB Sheathing

### INSULATION:

Form: Loose Fill  
Type: Fiberglass  
Est. Average: 10+/- Inches  
Vapor Retarder: None Apparent

### VENTILATION PROVISIONS:

Location: Ridge and Soffits

### SPECIAL LIMITATIONS:

Insulation Over Faming

### S F P N I NA

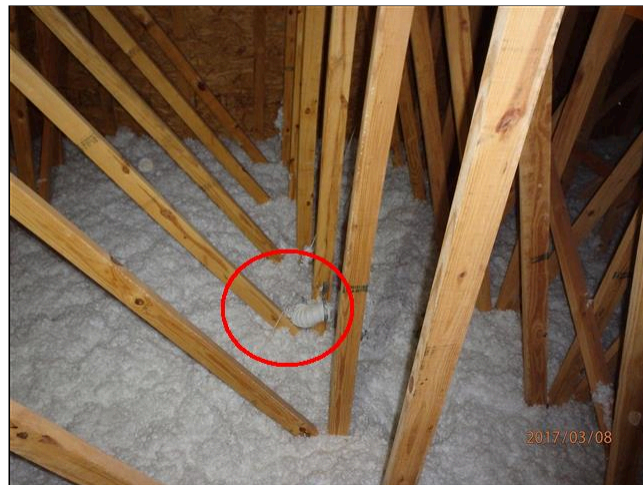
●					2.0 ROOF FRAMING (.1)
●					2.1 ROOF DECK / SHEATHING (.1)
●					2.2 VENTILATION PROVISIONS
●					2.3 INSULATION (.1)
		●			2.4 VENTILATOR DISCHARGE (.1) Bathroom ventilators discharge into the attic. This puts more moisture into an attic and may cause mold to grow. Recommend having ventilator discharge to outside.
●					2.5 ATTIC DOOR/LADDER (.1)

S F P N I NA S= Satisfactory, F= Fair, P= Poor, NI= Not Inspected, NA= Not Applicable

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



2.4 VENTILATOR DISCHARGE (.1) Item 1(Picture)



2.4 VENTILATOR DISCHARGE (.1) Item 2(Picture)

**NOTE:** Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general information purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. Leakage can lead to mold concerns and structural damage. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist.

### SUPPLEMENTAL INFORMATION - Review the additional details below.

**Exhaust Vent Termination** - Laundry, kitchen and bath exhaust fan vents should not discharge into the attic area due to excessive moisture (or grease buildup from kitchen) concerns and the possibility of consequential damage. Redirect vent to the exterior where required.

**Insulation** - An energy assessment or audit is outside the scope of the standard home inspection. Any comments on amounts and/or materials are for general informational purposes only and were not verified. Some insulations may contain or release potentially hazardous materials; avoid disturbing. Wall insulation is not readily visible. Pre-1970s homes are more likely to have been constructed with insulation levels significantly below present day standards.

## SUMMARY OF INSPECTOR COMMENTS

A Summary is NOT A HOME INSPECTION REPORT. Summary information is provided for guidance purposes only and does not represent all conditions or concerns that may be associated with this home or property.

This Summary lists Items rated Poor and/or otherwise requiring Action. This Summary is only one section of the Home Inspection Report and only one of four possible Summaries that may be included with the report. The information in all Summaries and the Home Inspection Report must be reviewed and considered in their entirety prior to making any conclusive purchase decisions or taking any other action. Any questionable issues should be discussed with the Inspector and/or Inspection Company.

**"POOR** - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist."

**Note:** While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs The Inspection Report includes more detailed information on element ratings/conditions and associated information and must be read and considered, The final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

## 2. ATTIC

### 2.4 VENTILATOR DISCHARGE (.1)

**Poor**

Bathroom ventilators discharge into the attic. This puts more moisture into an attic and may cause mold to grow. Recommend having ventilator discharge to outside.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Joe Boersma



## SUMMARY OF INSPECTOR COMMENTS

This Summary lists Items rated Fair. This Summary is only one section of the Home Inspection Report and only one of four possible Summaries that may be included with the report. The information in all Summaries and the Home Inspection Report must be reviewed and considered in their entirety prior to making any conclusive purchase decisions or taking any other action. Any questionable issues should be discussed with the Inspector and/or Inspection Company.

**"FAIR** - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action."

### 1. ROOFING

#### 1.0 ROOF COVERING (.1)

**Fair**

Roof is showing an unusual loss of granules for its age. Loss such that some of the fiberglass mesh is beginning to show. Some small cracking of shingles also seen. Although these conditions are indicators that roof is nearing end of life, I think it has a few more years left (less than 5 years). Recommend budgeting and planning for replacement. Monitor shingles for further deterioration - large cracks, nail holes, nearly total granule loss, and broken shingles.

No indicators of leaks found such as staining of sheathing in attic or stains on ceilings in interior.

#### 1.2 PLUMBING/ELECTRICAL STACKS (.1)

**Fair**

Boots for plumbing, vents, electrical stacks and flues should have shingles that are lapped over boot on top and sides. Sides are not lapped. Recommend having roofing expert seal the sides of boot.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Joe Boersma

## SUMMARY OF INSPECTOR COMMENTS

This Summary lists Items Not Applicable to the scope of the Inspection. This Summary is only one section of the Home Inspection Report and only one of four possible Summaries that may be included with the report. The information in all Summaries and the Home Inspection Report must be reviewed and considered in their entirety prior to making any conclusive purchase decisions or taking any other action. Any questionable issues should be discussed with the Inspector and/or Inspection Company.

**"NOT INSPECTED** - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise. Independent inspection(s) may be required to evaluate element conditions. If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing."

## 1. ROOFING

### 1.5 DOWNSPOUTS / ROOF DRAINS (.1)

#### **Not Inspected**

Downspouts that run into the ground are subject to backup/blockage. Neither the presence nor integrity of underground lines, nor free flow of water through such lines is determinable as part of this inspection. I would recommend finding the end of these drain lines to make sure they are not clogged.

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## INSPECTION CERTIFICATION

The undersigned hereby certifies that this inspection was conducted pursuant to accepted Home Inspection Standards of Practice . Furthermore, neither the undersigned nor the inspection company has any interest, present or contemplated, in this property and neither the retention of the inspection company nor compensation paid is contingent on report findings.



Joe Boersma, Inspector

TN #964

Inspection Date: 3/8/2017

### INSPECTION COMPANY

J & S Home Services, Inc. dba HouseMaster  
4917 Ivy Rose Drive  
Knoxville, TN 37918  
865-622-3811 (office)  
865-599-8330 (cellphone)  
Knox County License #0231924

### PROPERTY INFORMATION

Client: Sidney & Debbie Hullet  
1427 Ellis Woods Loop  
Sevierville TN 37876





**INVOICE**

**J & S Home Services, Inc. dba HouseMaster**  
4917 Ivy Rose Drive  
Knoxville, TN 37918  
865-622-3811 (office)  
865-599-8330 (cellphone)  
Knox County License #0231924

**Inspection Date:** 3/8/2017  
**Inspected By:** Joe Boersma

Customer Info:	Inspection Property:
Sidney & Debbie Hullet	1427 Ellis Woods Loop Sevierville TN 37876

Service	Price	Amount	Sub-Total	
Single Item Inspection		150.00	1	150.00
				<b>Tax \$0.00</b>
				<b>Total Price \$150.00</b>

**Payment Method:** Check #8268  
**Payment Status:** Paid At Time Of Inspection  
**Notes:**

# Inspection Agreement

This inspection was performed in accordance with the term and conditions of an Inspection Agreement, upon to and signed prior to the preparation of this report. A signed copy of the Agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information and/or may also be available for reference purposes on our web site.