



# Sample Home Inspection Report

Prepared for: John and Jill Doe

1234 Sample Street  
Sample Town, TN 37001

Inspected by:  
William Carmichael TN License #2190  
BeSure1st Home Inspections, Inc.

## Table of Contents

Definitions	2
General Information	2
Location of Main Shut-offs	3
Lots and Grounds	6
Exterior	14
Roof	17
Garage	20
Electrical	21
Structure	23
Attic	24
Crawl Space	25
HVAC System	27
Plumbing	31
Bathroom	32
Kitchen	37
Bedroom	43
Living Space	44
Laundry Room/Area	45
Final Comments	47



## Definitions

Note:	All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection
Functional	Component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.
Minor Concern	Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Moderate Concerns and Major Concerns if left neglected for extended periods of time. These Concerns may be more straightforward to remedy. Items nearing the end of their service life but still functioning as designed will be included. Notes will explain.
Major Concern	This item is non-functioning, installed improperly, has deteriorated significantly, or is defective and requires repair or correction by a qualified tradesman. Item needs repair or replacement now or in the very near future. Does not function as designed. See notes for explanation.
Additional Evaluation Recommended	The item or system rated in this category will require additional research or information to determine if an actual issue or defect exists. This can include non-functioning items, environmental concerns, or potential issues that would require technical expertise or engineering evaluation beyond the scope of the inspection and/or knowledge of the inspector.
Potential Safety Hazard	Denotes a condition that could pose a health or injury risk, regardless of past or present code compliance, or proper construction practices. Recommend prompt attention.
Not Inspected	I did not inspect this item, component, or unit and make no representations of whether or not it was functioning as intended. The reason may be due to a lack of power, inaccessibility, or safety issues as noted.
Not Present	Item were not present or not found.

## General Information

### Property Information

1234 Sample St  
Your Town  
TN 37001

### Client Information

Client Name: John and Jill Doe  
Referrer Name: No Referrer

### Inspection Company

Inspector Name William Carmichael  
Company Name BeSure1st Home Inspections, Inc.  
Address: 2121 Maricourt St.  
City: Old Hickory, State: TN Zip: 37138  
Phone: 615-944-6999  
Email: BeSure1st@gmail.com Web: www.BeSure1st.com  
Amount Due: \$0.00 Amount Received: \$400.00

## General Information (Continued)

### Conditions

Were Others Present? Yes, Buyer's Agent and Buyer - Was Property Occupied? Yes

Estimated Age: Built in 2018 Entrance Faces: Southwest

Inspection Date: November 18, 2020

Start Time: 0830 End Time: 1145

Utilities On? Yes All Utilities ON

Temperature: 41° F

Weather: Skies were Clear Soil Conditions: ---, Dry

Space Below Grade: Crawl Space

Building Type: Single family

Garage Type: Attached

Water Source: Public How Verified: Visual Inspection

Sewage Disposal: Septic How Verified: Visual Inspection

## Location of Main Shut-offs

In the process of inspecting the various systems I have consolidated the locations of these shutoffs so that they can be quickly accessed if needed. These locations are provided as a convenience.

Functional

Main Water Shutoff: In ground meter box -- Main water shut-off and meter is





## Location of Main Shut-offs (Continued)

Minor Concern

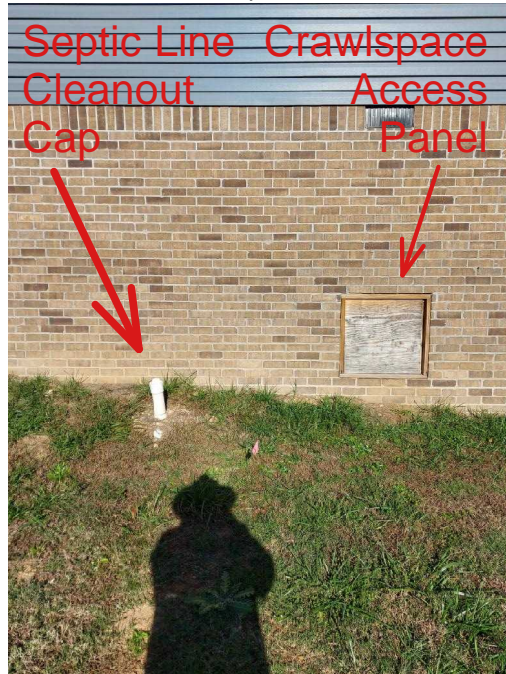
Main Electric Breaker Located on the Left side of garage interior -- Storage in front of panel -- No clear access. Electrical panels should have three feet of clear space in front of panel and a width of 30 inches. Local codes and good safety practices require that the Electrical Panel be easily accessible in the event that electrical power is interrupted or needs to be shut off. The Inspector recommends clearing thae area around the panel to provide proper access.



## Location of Main Shut-offs (Continued)

Functional

Sewer Cleanout Cap Located on the Southeast side of the house (the right side)



Functional

Crawlspace Access Located on the Southeast side of the house (the right side)

## Lots and Grounds

Wildlife -- Spotting deer is not usually a part of my standard Inspection Report but I thought I would record the pictures of the deer that were on the property when I arrived. One of the deer was a buck and there were about five white tail does. Enjoy!





## Lots and Grounds (Continued)

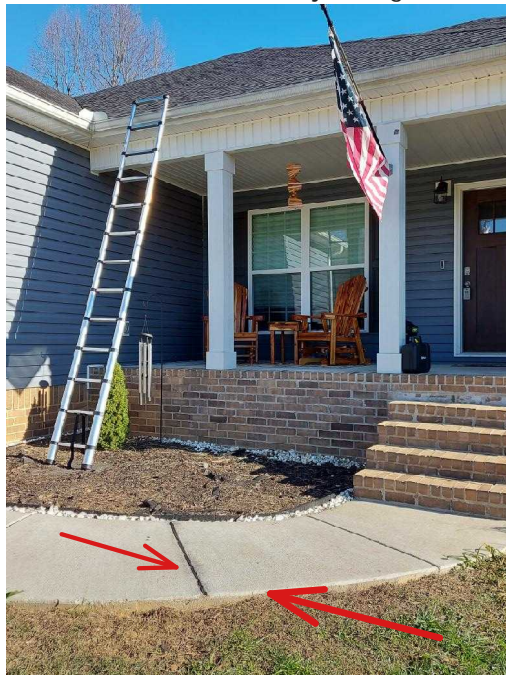
Functional

Driveway: Concrete



Minor Concern

Walks: Concrete -- The walkway has settled and a section of concrete has lifted, presenting a small trip hazard of about 1 inch. This may or may not get worse but based on what was observed at the brick steps it should be monitored. If it worsens I recommend a qualified contractor stabilize it. Several options are available, such as foam jacking.

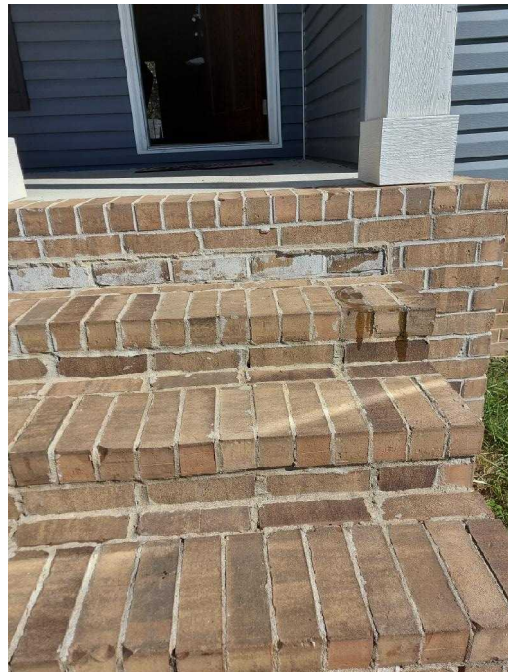




## Lots and Grounds (Continued)

### Potential Safety Hazard

Steps -- Brick -- The brick steps were built on top of the sidewalk which appears to have settled. The tread of the top step has displaced downward on the right side about four inches. This has increased the height of the top riser to about 10 inches and presents an non-standard step which could be a potential gripping hazard. Also, Steps of this height should have a railing with a grippable handrail and balusters spaced no more than four inches apart. It is recommended that a qualified contractor install a set of handrails on the steps.



## Lots and Grounds (Continued)

Steps (continued)



## Lots and Grounds (Continued)

Potential Safety Hazard

Porch: -- Concrete, Brick -- Missing handrails, A qualified contractor is recommended to evaluate and estimate installation of railing. Porches of this height should have a railing installed that is at least 32 inches high. Balusters should be no more than four inches apart and handrails should be grippable.

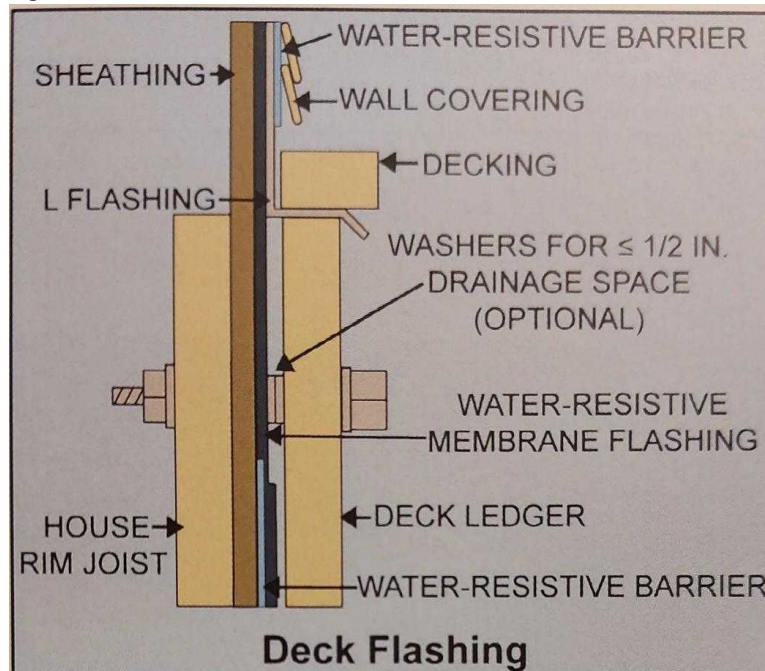




## Lots and Grounds (Continued)

### Major Concern

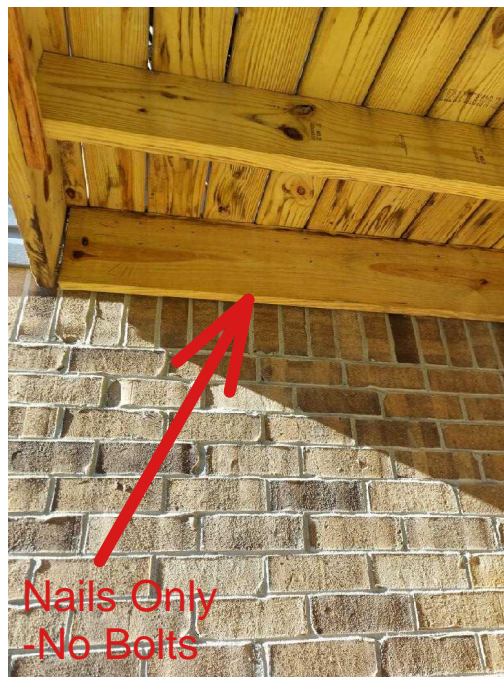
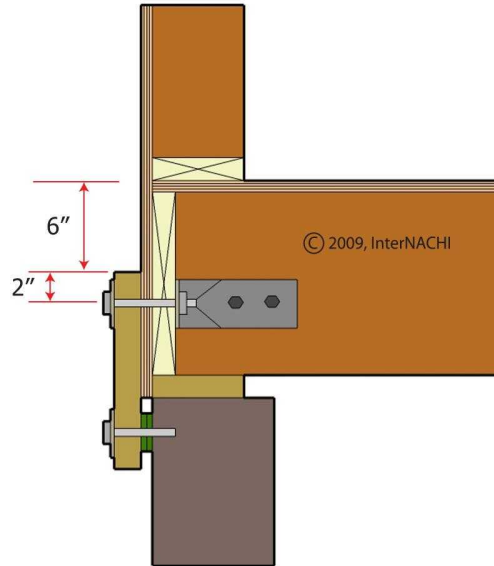
Deck: -- Treated wood -- The deck attachment to the home was improperly done. No ledger was used to connect deck floor joists to the home structure. Instead, joists were fastened directly to the home exterior wall with nails only. Nails are not considered adequate for long term stability. Elevated decks should be bolted securely with washers so that the bolts do not pull through. This connection may be structurally insufficient and may result in detachment and collapse of the deck. There were no visible concrete footings for the post. The posts may be set on footings and properly attached below grade but this was not observable. No flashing was observed on the deck band against the house wall. The Inspector recommends further evaluation and correction by a qualified contractor. While it may seem secure for the moment if the deck were loaded with numerous people it has the potential for collapse, especially as the wood ages.



## Lots and Grounds (Continued)

Deck: (continued)

### Deck Ledger to House Connection



## Lots and Grounds (Continued)

Deck: (continued)



Functional  
Functional

Grading: Moderate slope  
Vegetation: Grass



## Exterior

All Sides Exterior Surface  
Minor Concern

Type: Vinyl siding -- Holes noted left side on the northwest side (on the exterior wall of the garage) in the vinyl siding. These holes usually are caused by a lawn mower that has thrown a rock. Vinyl siding can be brittle when cold and rocks can damage it if propelled with enough force. The damage that is close to the foundation is of less concern than the hole that is higher on the surface. Holes in the siding can allow water intrusion resulting in mold or rot to structural components. It is recommended that the holes be sealed or the vinyl siding repaired by a qualified contractor.



Exterior (Continued)

Type: (continued)



Functional

Window Screens: Vinyl mesh



Functional  
Functional  
Functional  
Functional  
Functional  
Functional

Windows: Vinyl double hung  
Trim: Vinyl  
Fascia: Vinyl  
Soffits: Vinyl  
Door Bell: Hard wired  
Entry Doors: Wood

## Exterior (Continued)

Functional  
Functional  
Functional  
Minor Concern

Patio Door: Metal sliding and glass  
Exterior Lighting: Surface mount  
Exterior Electric Outlets: 110 VAC GFCI  
Hose Bibs: Gate valve -- Missing anti-siphon valves at front and back of house. Anti-siphon valves prevent contaminated water from being siphoned into the drinking water supply of the house and prevents the potential for backflow into the public water supply. It is recommended that anti-siphon valves be installed on the exterior hose bibs. Water pressure was observed at 50 psi. The water pressure regulator is located in the crawlspace behind the wall where the hose bib on the front of the house is located.





## Exterior (Continued)

Hose Bibs: (continued)



## Roof

Inspection Methods:

I performed a visual inspection of the Roof and Attic Systems and all visible and accessible components. I examined these areas for any evidence of leaks, moisture, neglect, or installation flaws. I determined the age of the roof shingles by obtaining information from Public Records and/or observing the materials during the Home Inspection. I entered the Attic areas from accessible Access Panels and observed the Roof Deck Materials, Fasteners for the Roof deck, visible and accessible Strapping, and insulation and identified these materials in this Home Inspection Report. The purpose of my inspection is to determine which areas require the attention of a specialist as well as what important information should be brought to your attention regarding the Roof & Attic System.

Main Roof Surface

Method of Inspection: On roof

Functional

Functional

Type: Gable

Approximate Age: 0-3 years

Functional

Surface Area Inspected: 100%

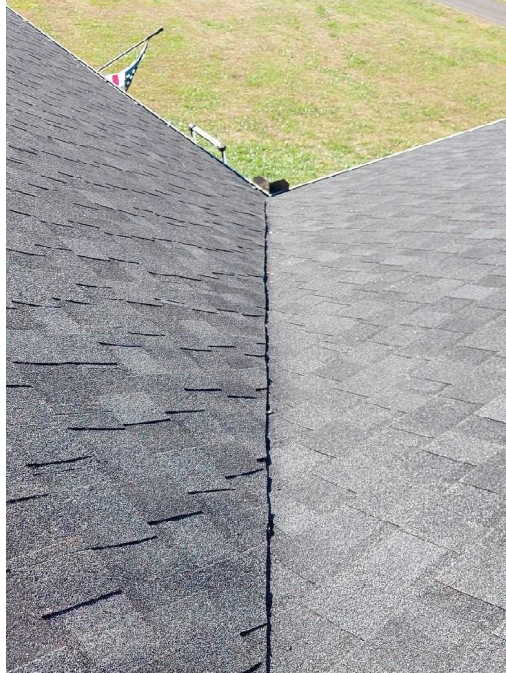
Material: Asphalt shingle

Flashing: Unable to observe

## Roof (Continued)

Functional

Valleys: Asphalt shingle



Functional

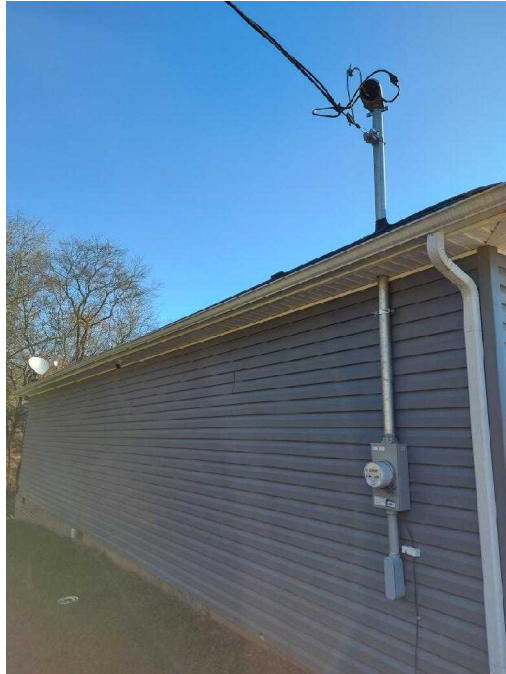
Plumbing Vents: PVC



## Roof (Continued)

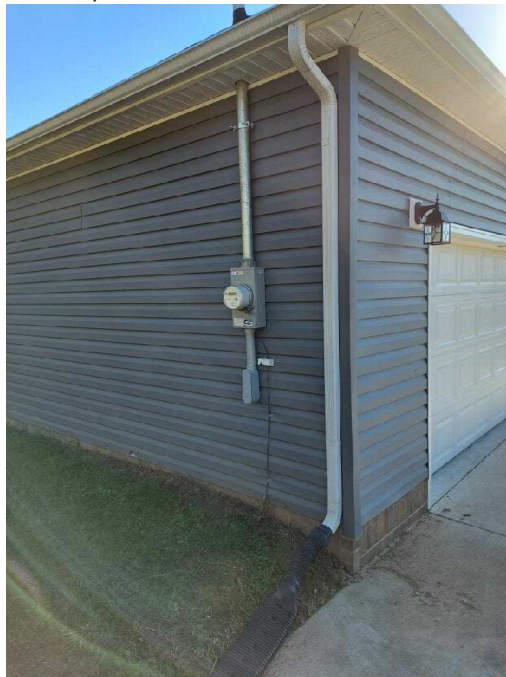
Functional

Electrical Mast: Mast- no tie back at roof



Functional  
Functional

Gutters: Aluminum  
Downspouts: Aluminum



Functional

Leader/Extension: Properly connected



## Garage

Attached Garage

---

Type of Structure: Attached Car Spaces: 2

Functional	Garage Doors: Metal
Functional	Door Operation: Mechanized
Functional	Door Opener: Lift Master
Functional	Exterior Surface: Brick veneer
Functional	Roof: Asphalt shingle
Functional	Roof Structure: 2x6 Rafter
Functional	Service Doors: Metal, Fire rated
Functional	Ceiling: Paint
Functional	Walls: Drywall/Paint
Functional	Floor/Foundation: Poured concrete

---

Potential Safety Hazard

Electrical: -- 110 VAC -- Non-GFCI circuit - GFCI protection is required for 125-volt to 250-volt receptacles supplied by single-phase branch circuits rated 150 volts or less to the ground. GFCI receptacles are required in bathrooms, garages, crawl spaces, basements, laundry rooms and areas where a water source is present. It is recommended that a qualified contractor replace the existing receptacles with GFCI receptacles.

Potential Safety Hazard

Smoke Detector: Not Observed -- From 2003 - 2006 nearly two-thirds of fire related deaths occurred in homes where smoke detectors were either absent or non-functional. Smoke detectors may be either hard-wired or battery operated. Since 2019-6 most jurisdictions have required that a smoke detector be installed in the following locations: on each level of the home, in each bedroom, the basement and the garage. To ensure function, smoke detectors need to be regularly tested. With battery operated units, it is recommended that the batteries be replaced twice yearly. Detectors do have a limited useful lifespan. Replacement is recommended every 7-10 years or at any point where the detector sustains damage or proves to be non-functional when tested. Garages are particularly susceptible to fires due to common storage of combustibles such as paint and gasoline. The inspector recommends that a qualified contractor install a smoke detector according to code requirements.

## Electrical

### Inspection Methods:

I performed a visual inspection of the Electrical System and all visible and accessible components of the system. I examined these areas for any installation flaws, evidence of discoloration, corrosion, overheating, or equipment of materials that are considered substandard. I determined the age of the equipment and size of the Electrical Service, or Service Rating. I located and identified the type of materials that comprise the Electrical System as well as the brand of equipment panels present at the Subject Property. I checked every accessible Receptacle at the interior, exterior of the property. The purpose of my inspection is to determine which areas require the attention of a specialist as well as what important information should be brought to your attention regarding the Electrical System.

Service Size Amps: 200 Volts: 120-240 VAC

Service Copper -- Wires were properly sized and correctly installed



Functional

120 VAC Branch Circuits Copper

Functional

240 VAC Branch Circuits: Copper

Functional

Conductor Type: Non-metallic sheathed cable

Functional

Ground: Rod in ground only

Garage Electric Panel

Functional

Manufacturer: Eaton -- -- Location of the panel access was obstructed by workbench - see previous note in the section "Location of Main ShutOffs"

Maximum Capacity: 200 Amps

Electrical (Continued)

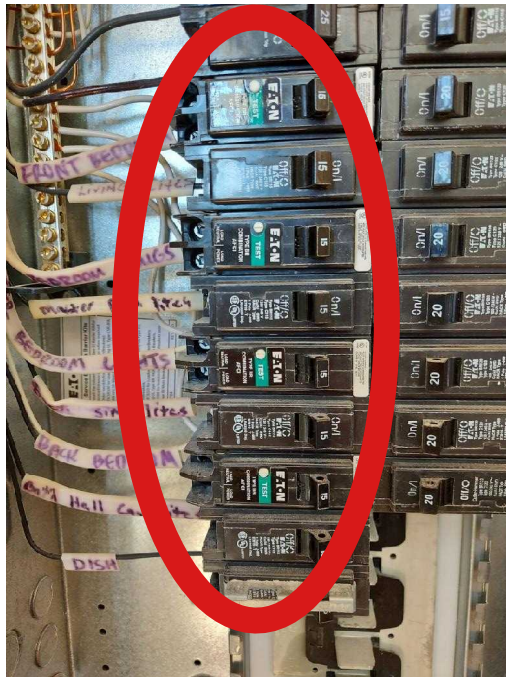
Functional

Main Breaker Size: 200 Amps



Functional  
Functional

Breakers: Copper  
AFCI: 110 volt



Functional

GFCI: Present

Is the panel bonded? Yes Panel bonding was properly done



## Structure

Functional  
Functional  
Functional  
Functional

Structure Type: Wood frame, Brick Veneer, Vinyl siding  
Foundation: Block  
Differential Movement: No movement or displacement noted  
Beams Bonded wood Three 2x10s



Functional

Joists: Bonded beams, Block Piers



Functional

Floor Materials: Plywood

## Attic

Entry from Garage Attic

Method of Inspection: From the attic access

Functional

Percentage Inspected: 90%

Functional

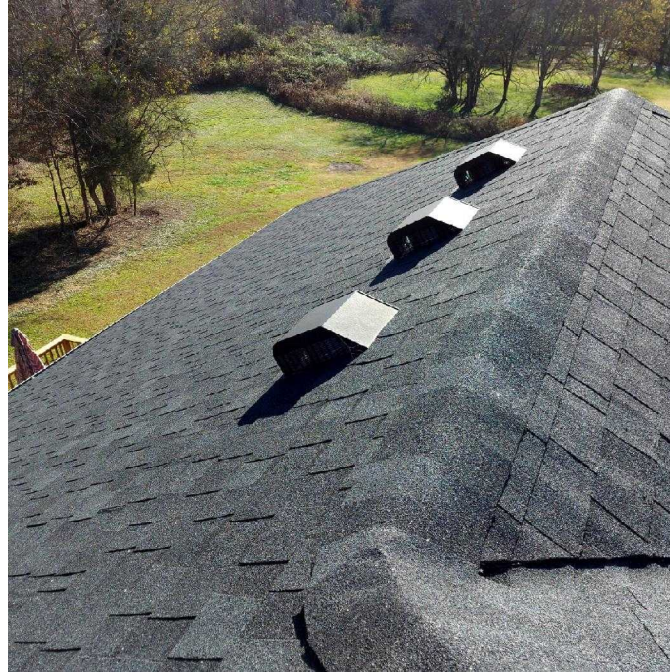
Roof Framing: 2x8 Rafter

Functional

Sheathing: OSB Plywood

Functional

Ventilation: Roof and soffit vents



Functional

Insulation: Fiberglass, Loose

Functional

Insulation Depth: 10" to 12"



### Attic (Continued)

Not Present  
Not Present  
Functional

Radiant Barrier: No radiant barrier present  
Wiring/Lighting: Not Present  
Moisture Penetration: No evidence of moisture penetration present now or in the past  
Bathroom Fan Venting: PVC



### Crawl Space

Access is on the Southeast side of the house (see previous not in section "Location of Main Shutoffs" Crawl Space —  
Method of Inspection: In the crawl space  
Functional Percentage Inspected: Inspected All



## Crawl Space (Continued)

Functional

Access: Wood panel located on Southeast side of house



Functional

Vapor Barrier: 6 mil polyethylene



Functional  
Functional  
Functional  
Functional  
Functional  
Functional

Moisture Penetration: No moisture present at time of inspection  
Ventilation: Vents  
Insulation: None  
Subfloor: Plywood  
Foundation Walls Block  
Beams: Bonded wood

## Crawl Space (Continued)

Functional

Piers/Posts: Block Piers

## HVAC System

### Inspection Methods:

I performed a visual inspection of the Condenser Unit, Air Handler Unit, Ductwork and all visible and accessible components. I examined these areas for any evidence of moisture, neglect, or installation flaws. I determined the age and size of the system by obtaining information from the model and serial numbers on the components. I located the Condensation Line and observed the Filter and Access Panel location for the system. I operated the system with the use of normal controls at the thermostat. The purpose of my inspection is to determine which areas require the attention of a specialist as well as what important information should be brought to your attention regarding the HVAC System.

### Back of House AC System

---

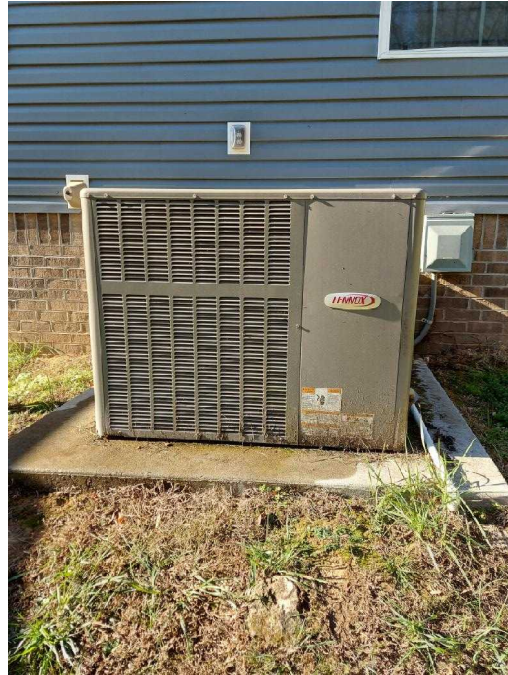
Functional

A/C System Operation: Operates as designed

Type: Heat pump Capacity: 2.5 Ton

Functional

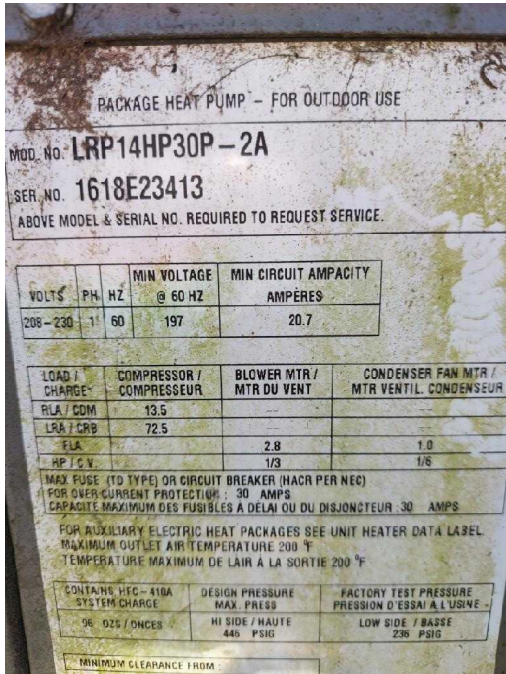
Exterior Condenser Unit: Pad mounted



Manufacturer: Lennox

## HVAC System (Continued)

Model Number LRP14HP30P-2A



Serial Number 1618E23413

Area Served: Whole building Approximate Age: 2 years old. Manufactured in April 2018 per serial number.

Functional

Condensate Removal: PVC



Functional

Functional

Visible Coil: Copper core with aluminum fins

Refrigerant Lines: Serviceable condition



## HVAC System (Continued)

Functional

Electrical Disconnect: Breaker disconnect



## HVAC System (Continued)

Return Air Filter and Thermostat Wall mounted Replacement Location 1st Floor Hall between bedrooms



Temperature Differential in Cooling Mode 20° F -- Temperature difference between return air and the register should be between 14F and 22F. This unit is operating at the high end of the standard.



## Plumbing

Inspection Methods: I performed a visual inspection of the Plumbing System and all visible and accessible components. I examined these areas for any evidence of moisture, neglect, or installation flaws. I determined the age and size of the Water Heater by obtaining information from the model and serial numbers on the Water Heater Unit. I

located and identified the Water Source, and Shut off Valve location as well as identified the type of materials that comprise the Plumbing Supply and Waste Systems. I determined what the Waste Water Disposal System is for this property. I operated all accessible plumbing in the home to check the overall function of the plumbing system. The purpose of my inspection is to determine which areas require the attention of a specialist as well as what important information should be brought to your attention regarding the Plumbing System.

Functional

Water Lines: Pex

Functional

Drain Pipes: PVC

Functional

Service Caps: Accessible

Functional

Vent Pipes: PVC

Garage Water Heater

Functional

Water Heater Operation: Adequate

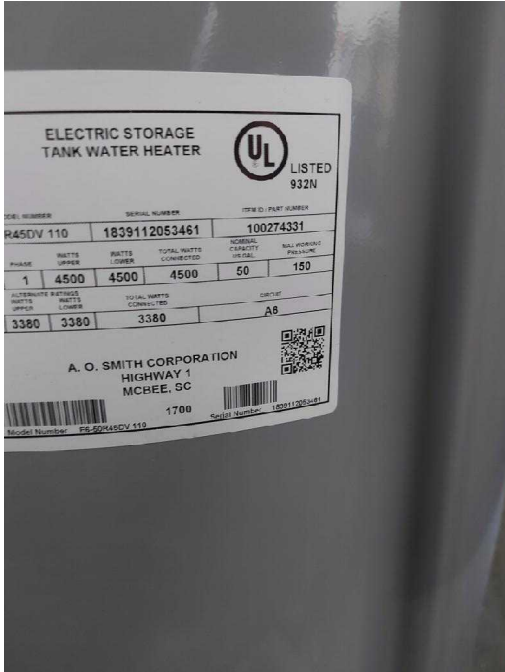


Manufacturer: A.O. Smith



## Plumbing (Continued)

Model Number E6-50R45DV 110



Serial Number 1839112053461

Type Electric

Capacity 50 Gallon

Area served Whole House

Approximate Age -- 2 Years Old, Manufactured in September of 2018 per Serial Number

Temp/Pressure Relief Valve Properly installed with correct drain tube

Functional

Drain Tube PEX

## Bathroom

Master Bathroom

Functional

Closet: Walk In

Functional

Ceiling: Drywall/Paint

Note:, Functional

Walls: Drywall/Paint

Functional

Floor: Tile

Functional

Doors: Hollow wood

Functional

Electrical: 110 VAC GFCI

Functional

Counter/Cabinet: Wood

## Bathroom (Continued)

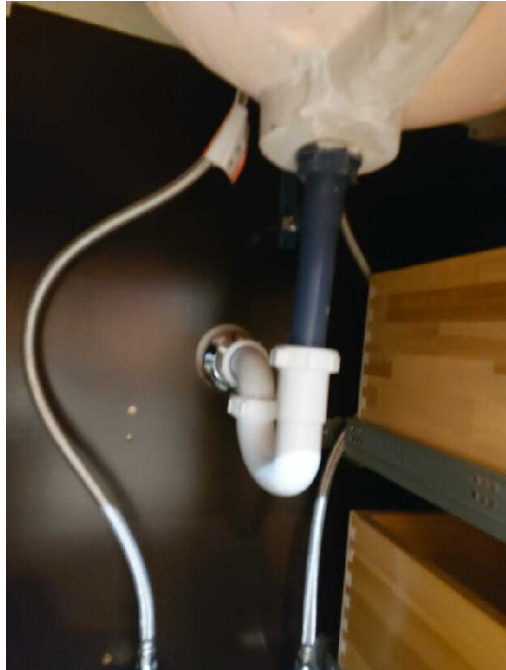
Functional

Sink/Basin: Molded dual bowl



Functional

Faucets/Traps: Adequate



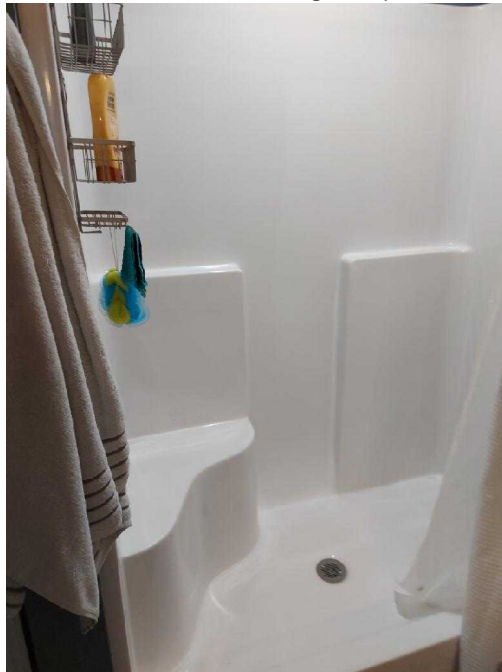
## Bathroom (Continued)

Faucets/Traps: (continued)



Functional

Shower/Surround: Fiberglass pan and fiberglass surround

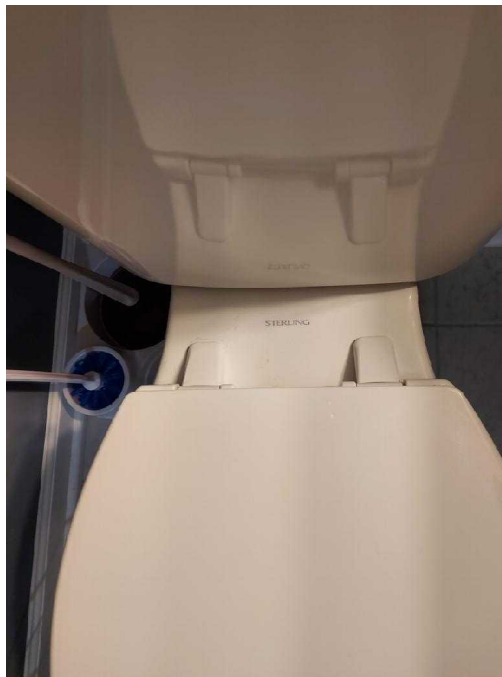




## Bathroom (Continued)

Functional

Toilets: Sterling, 1.6 GPF



Functional

HVAC Source: Air exchange ventilation

Functional

Ventilation: Electric ventilation fan

1st floor main Bathroom

---

Functional

Ceiling: Drywall/Paint

Functional

Walls: Drywall/Paint

Functional

Floor: Tile

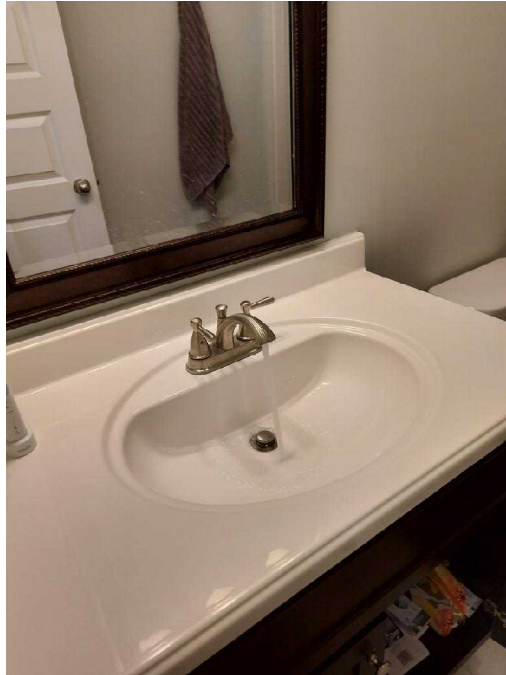
Functional

Doors: Hollow wood

## Bathroom (Continued)

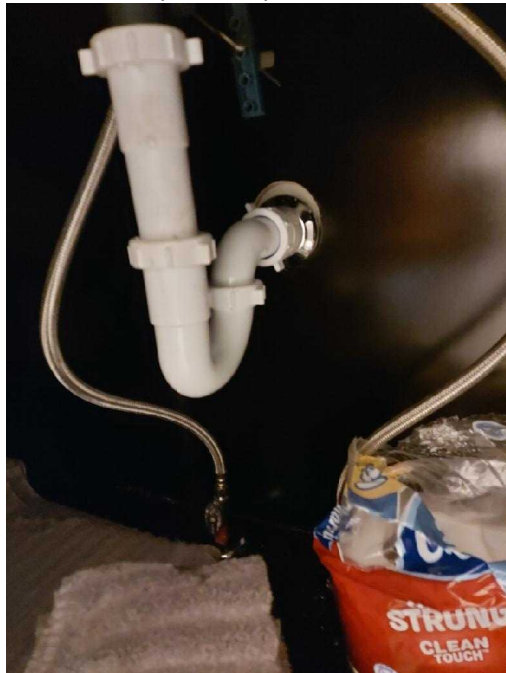
Functional  
Functional  
Functional

Electrical: 110 VAC GFCI  
Counter/Cabinet: Wood  
Sink/Basin: Molded single bowl



Functional

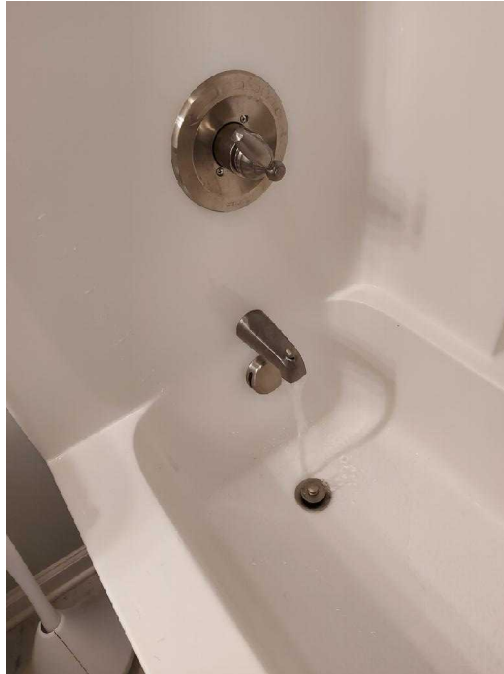
Faucets/Traps: Adequate



## Bathroom (Continued)

Functional

Tub/Surround: Fiberglass tub and fiberglass surround



Functional  
Functional  
Functional

Toilets: Sterling, 1.6 GPF  
HVAC Source: Air exchange ventilation  
Ventilation: Electric ventilation fan

## Kitchen

1st Floor Kitchen  
Functional

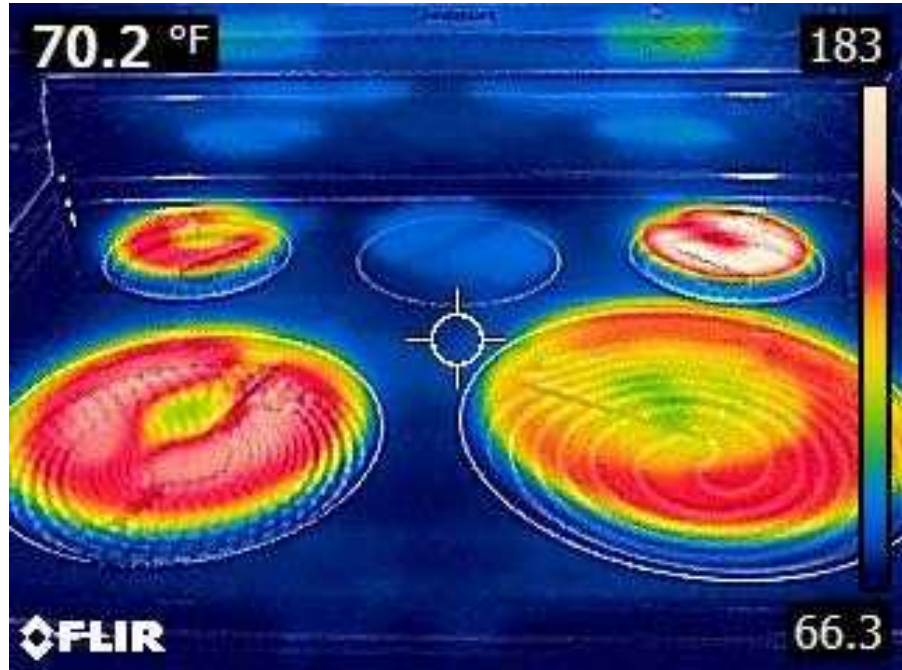
Cooking Appliances: Frigidaire





## Kitchen (Continued)

Cooking Appliances: (continued)



Functional  
Minor Concern

Ventilator: Frigidaire  
Disposal: In-Sinkerator

Air Gap Present? No -- High loop in hose not properly installed, A high loop in the discharge hose creates an air gap and prevents contaminated dishwater from draining back into the dishwasher. This is a safety feature to prevent sickness due to polluted water. Recommend a qualified handyman adjust the discharge hose to create a high loop.

Functional  
Functional

Dishwasher: Frigidaire  
Refrigerator: Frigidaire

## Kitchen (Continued)

Refrigerator: (continued)



Functional

Microwave: -- Approximately one cup of water heated to 156F in one minute.



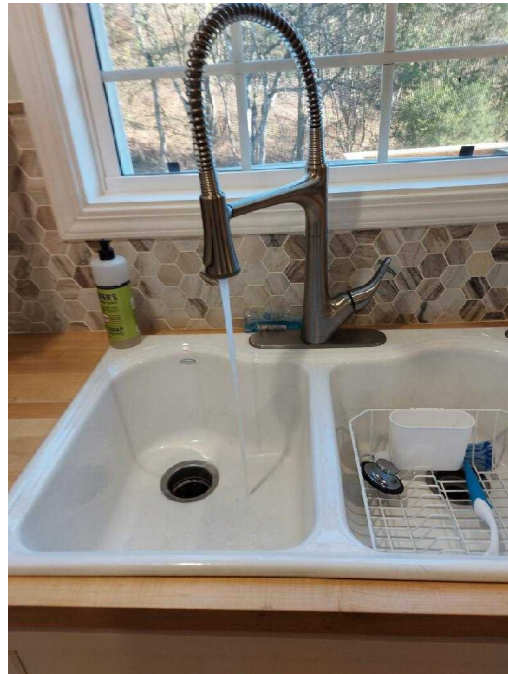
## Kitchen (Continued)

Microwave: (continued)



Functional

Sink: Porcelain





## Kitchen (Continued)

Sink: (continued)



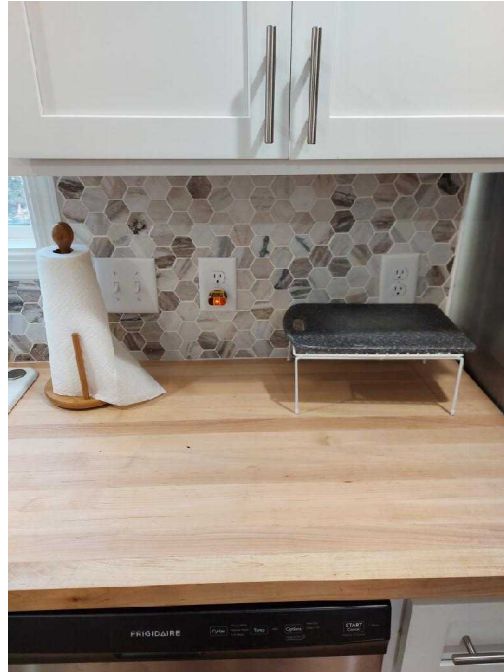
Potential Safety Hazard

Electrical: -- 110 VAC GFCI -- Open or missing ground. The NEC mandates GFCI protection when located within 6 ft. of water. GFCIs were first required in 1971 and have reduced electric shocks hazards significantly. It is recommended that a qualified contractor evaluate and repair.



## Kitchen (Continued)

Electrical: (continued)



Functional  
Functional  
Functional  
Functional  
Functional  
Functional  
Functional

Counter Tops: Butcher Block  
Cabinets: Wood  
Ceiling: Drywall/Paint  
Walls: Drywall/Paint  
Floor: Hardwood  
Doors: Hollow wood  
Windows: Vinyl double hung

## Kitchen (Continued)

Functional

HVAC Source: Air exchange ventilation

## Bedroom

### Master Bedroom

---

Functional

Ceiling: Drywall/Paint

Functional

Walls: Drywall/Paint

Functional

Floor: Carpet

Functional

Doors: Hollow wood

Functional

Windows: Vinyl double hung

Functional

Electrical: 110 VAC outlets and lighting circuits

Functional

HVAC Source: Air exchange ventilation

Functional

Smoke Detector: Hard wired with battery back up and light

Functional

Carbon Monoxide Detector: Hard wired with battery back up and light

### 1st Floor Back Bedroom

---

Functional

Ceiling: Drywall/Paint

Functional

Walls: Drywall/Paint

Functional

Floor: Carpet

Functional

Doors: Hollow wood

Functional

Windows: Vinyl double hung

Functional

Electrical: 110 VAC outlets and lighting circuits

Functional

HVAC Source: Air exchange ventilation

Functional

Smoke Detector: Hard wired with battery back up and light

Functional

Carbon Monoxide Detector: Hard wired with battery back up and light

### 1st Floor Front Bedroom

---

Functional

Ceiling: Drywall/Paint

Functional

Walls: Drywall/Paint

Functional

Floor: Carpet

Functional

Doors: Hollow wood

Functional

Windows: Vinyl double hung

Functional

Electrical: 110 VAC outlets and lighting circuits

Functional

HVAC Source: Air exchange ventilation

Functional

Smoke Detector: Hard wired with battery back up and light

Functional

Carbon Monoxide Detector: Hard wired with battery back up and light

## Living Space

### Inspection Methods:

I observed the interior of the home at all accessible areas to help form an opinion on all interior areas including Flooring, Windows, Doors, Walls, and Ceiling areas. The object is to inform you on which areas require attention at this time, identify potential problem areas, and to inform you of the age and condition of the materials that make up the interior areas of the home.

### Living Room Living Space

---

Functional

Ceiling: Drywall/Paint

Functional

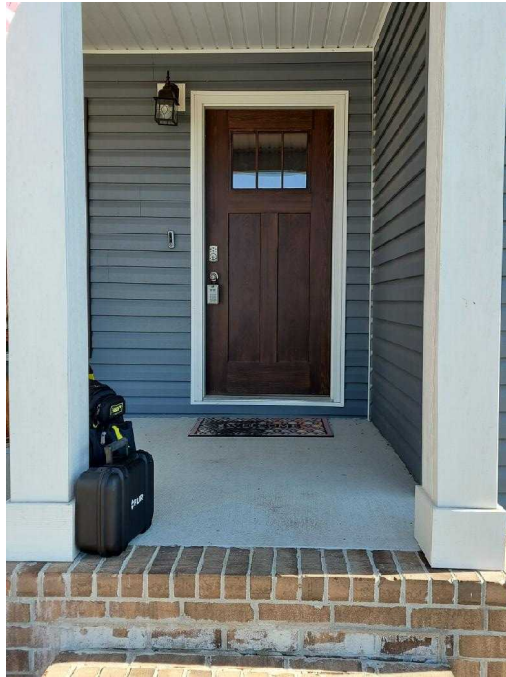
Walls: Drywall/Paint

Functional

Floor: Hardwood

Functional

Doors: Solid wood



Functional

Windows: Vinyl double hung

Functional

Electrical: 110 VAC outlets and lighting circuits

Functional

HVAC Source: Air exchange ventilation

Functional

Smoke Detector: Hard wired with battery back up and light

Functional

Carbon Monoxide Detector: Hard wired with battery back up and light



## Laundry Room/Area

1st Floor Laundry Room/Area

Functional

Functional

Functional

Note:

Functional

Functional

Functional

Ceiling: Drywall/Paint

Walls: Drywall/Paint

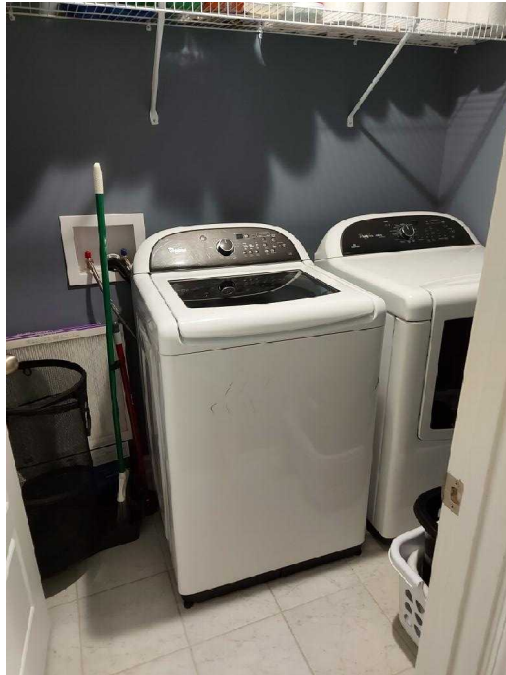
Doors: Hollow wood

Electrical: 110 VAC outlets and lighting circuits

Washer and Dryer Electrical: 110 VAC

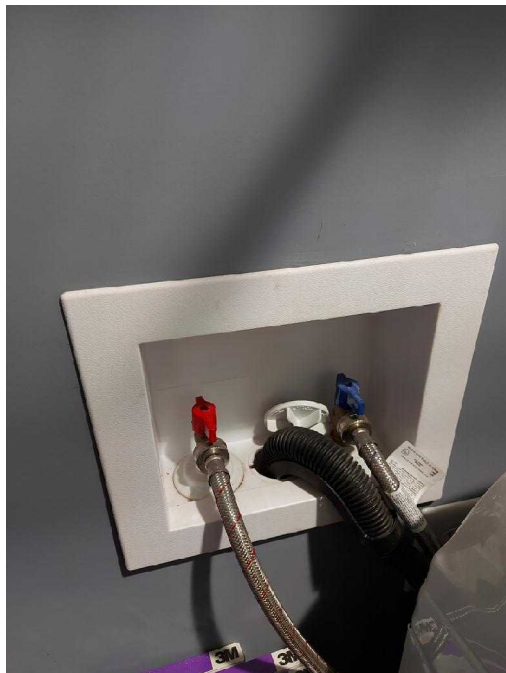
HVAC Source: Air exchange ventilation

Floor: Tile



Functional

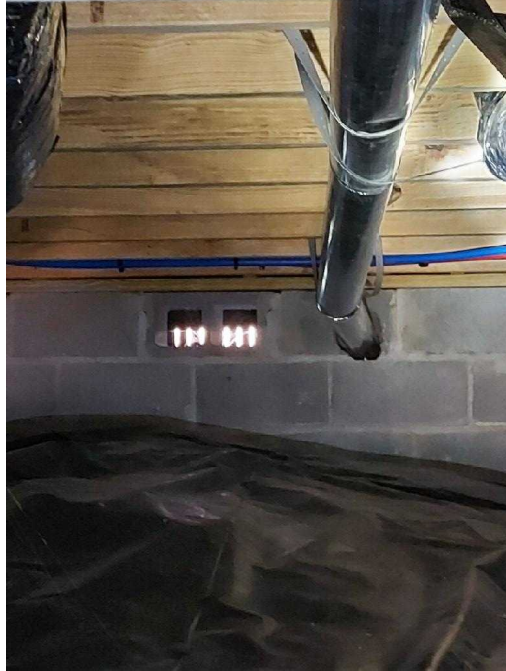
Washer Hose Bib: Gate valves



## Laundry Room/Area (Continued)

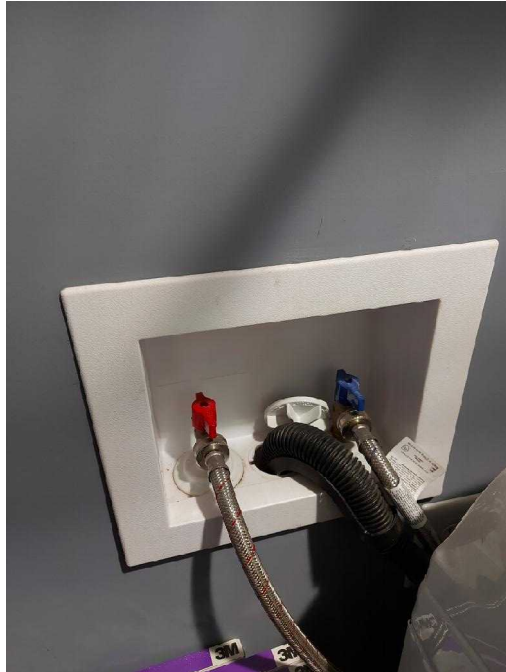
Functional

Dryer Vent: Rigid metal



Functional

Washer Drain: Wall mounted drain



## Final Comments

All components designated for inspection in the Tennessee Home Inspector Standards of Practice are inspected, except as may be noted within this report for any items not accessible or operable. It is the goal of the inspection to put a home owner in a better position to make decisions regarding maintenance and warranty items. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

---

### General Suggestions for All Homeowners

1. Seal all settlement cracking in the driveway, in the exterior walls, walkways, and patios of the home as soon as you notice them. Most settlement cracking is typical and sealing generally will keep water penetration levels low and prevent further damage from freeze/thaw cycles. This will become a routine maintenance activity that will need to be repeated from time to time as the sealant weathers.
2. Seal the exterior and interior of the windows and doors regularly. This will become a routine maintenance activity that will need to be repeated from time to time as the sealant weathers.
3. Monitor any staining at the Air Handler, bathrooms, and under any plumbing in the home. Staining should be cleaned with a bleach solution. If moisture, wetness, or odors are noticed, the source of these issues should be located by a professional. Some staining is typical in most homes but it is important to recognize a typical mildew staining from a potential mold problem.
4. Keep all trees and shrubs trimmed away from making contact with the exterior walls of the home as well as the roof covering. These things prolong moisture contact and cause excess wear on the exterior construction materials.
5. Your Electrical System should be evaluated every 5-7 years because standards and codes do change. It is the policy of BeSure1st Home Inspections to suggest upgrading your Electrical System to current code and standards if it is not currently there now. A home inspector can only evaluate visible items and do not perform code inspections. A home inspector can only determine whether you system is functional or not. For a more detailed and comprehensive electrical inspection, a licensed electrician should be contacted.
6. It is important to have your home treated preventatively for Termites. This is especially true if there is no Termite Bond on the home at this time. A home inspector is not a Termite inspector. BeSure1st Home Inspections will always bring visible issues to your attention but this report is in no way to be construed as a Termite inspection. Termite inspections can only be performed by a licensed state pest control operator. Preventive treatment is suggested because licensed professional can only report on what is visible at the time of the inspection. An inspection is not a guarantee but rather a general report on the visible materials and conditions at the time the inspection is performed. It is essentially a snapshot of a moment in time.
7. It is recommended that your Air Conditioning and Heating system be cleaned by a licensed heating contractor and be placed under a maintenance contract for optimum performance and life expectancy. Be sure to consult with a licensed heating contractor for proper summer and winter settings. Proper settings will help conserve fuel and could save you money.
8. Every 6 months or a at least once a year drain a few gallons of water from your Hot Water Heater. Sediment builds up over time and can reduce the efficiency and life span of the unit. Getting rid of the sediment will prolong the life

## Final Comments (Continued)

and maintain the efficiency of your Hot Water Heater.

9. Be sure to check your roof after a big storm. Look for loose shingles, broken shingles in the yard, loose ridge vents and anything that doesn't look right. Your homeowners insurance likely covers hail damage, too. Call your insurance company and have a qualified roofing contractor look it over. Roof leaks can be very damaging and costly. Catch them early.