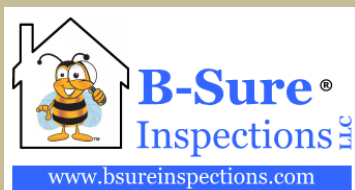




# The B-Sure Buzz

Expert Home Inspection Services

February 2013



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## Hot Water System Inspections

By Scott Powell



Homeowners usually don't think about the importance of their hot water heater until it doesn't work anymore or you have run out of hot water. The two main types of hot water heaters are conventional tanks or the newer tankless systems.

Both can be powered by electricity, propane or natural gas. The nice thing about tankless systems is that you never run out of hot water. However, if you have teenage daughters in the home your energy bill might actually be higher because they can now take longer showers.

There are several things that we look for during the home inspection process. First we make sure there is hot water at every plumbing fixture. We also check to make sure that the hot water is turned on from the left side of each water faucet handle. We will also look for other problems like corrosion at the water supply connections. It is not uncommon for dissimilar metals to chemically react to each other and begin to breakdown and leak.

Many hot water tanks are not secured properly for seismic events. We also check for the presence of pressure relief valves, drain pans, drain pan pies and gas burning venting systems if applicable.



## Photos from the Field...

### Electrical Drain Pipe



Just use that electrical conduit for drain lines. Yeah that will work!

### Disposal Troubles



It only leaks when it is turned on. What's the problem?

### Flue This!



Furnace flues should always slope upwards. This was scary!

## Home Inspection Lunch & Learn Sessions

**B-Sure Inspections** now offers 45 minute Lunch and Learn presentations for your team.

We will bring a complimentary lunch tray with vegetables and sweet tea to enjoy during our presentation.

- Home Inspection Standards - What You Need to Know about Electrical
- Home Inspection Standards - What You Need to Know about Exterior & Roofing
- Home Inspection Standards - What You Need to Know about Heating & Cooling
- Home Inspection Standards - What You Need to Know about Insulation & Ventilation
- Home Inspection Standards - What You Need to Know about Interiors
- Home Inspection Standards - What You Need to Know about Plumbing
- Home Inspection Standards - What You Need to Know about Structural

Select from one of the topics above and contact your local inspector to schedule your Lunch and Learn Session today! We are also available to sponsor one of your team meetings.

## The B-Sure Buzz February 2013



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"Our inspector was excellent. He works well with buyers, sellers, and agents. He is knowledgeable, dependable, affordable and a pleasure to do business with."