

# GLOSSARY OF TERMS

## **ACCESSIBLE:**

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EXPOSED FOR VISUAL EXAMINATION WITHOUT NEED FOR MOVING OF PERSONAL BELONGINGS, DISMANTLING, DESTRUCTIVE MEASURES, OR ANY ACTION WHICH WILL LIKELY INVOLVE HAZARD OR DAMAGE TO PERSONS OR PROPERTY.

## **ACCESS PANEL:**

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A PANEL SUPPLIED FOR HOMEOWNERS USE IN EXAMINATION AND MAINTENANCE THAT IS WITHIN NORMAL REACH, CAN BE REMOVED BY ONE PERSON, AND IS NOT SEALED IN PLACE.

## **ALARM SYSTEMS:**

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INSTALLED OR FREE-STANDING WARNING DEVICES, INCLUDING BUT NOT LIMITED TO: FLUE GAS AND OTHER SPILLAGE DETECTORS, CARBON MONOXIDE DETECTORS, SECURITY EQUIPMENT, AND SMOKE ALARMS.

## **APPLIANCES:**

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INSTALLED OR FREE STANDING KITCHEN, LAUNDRY, AND SIMILAR APPLIANCES.

## **ARCHITECTURAL SERVICE:**

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ANY PRACTICE INVOLVING THE ART AND SCIENCE OF BUILDING DESIGN FOR CONSTRUCTION OF ANY STRUCTURE OR GROUPING OF STRUCTURES AND THE USE OF SPACE WITHIN AND SURROUNDING THE STRUCTURES OR THE DESIGN FOR CONSTRUCTION, INCLUDING BUT NOT SPECIFICALLY LIMITED TO, SCHEMATIC DESIGN, DESIGN DEVELOPMENT, PREPARATION OF CONSTRUCTION CONTRACT DOCUMENTS, AND ADMINISTRATION OF THE CONSTRUCTION CONTRACT.

## **AUTOMATIC SAFETY CONTROLS:**

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DEVICES DESIGNED AND INSTALLED TO PROTECT SYSTEMS AND COMPONENTS FROM HAZARDOUS CONDITIONS.

## **COMPONENT :**

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A PART OF A SYSTEM.

## **(CHI)CERTIFIED HOME INSPECTOR STANDARDS**

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ADVANCED CHI HOME INSPECTOR REQUIREMENTS WHICH ARE A HIGHER THAN THE BASIC STANDARDIZED NORM FOR PRIVATE, FEE-PAID HOME INSPECTORS WHO FOR AN ADDITIONAL FEE MAY ALSO PERFORM A HOME WARRANTY EVALUATION FOR APPROVED HOME WARRANTY PROVIDERS.

**DECORATIVE:**

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ORNATE; NOT REQUIRED FOR THE OPERATION OF THE BASIC SYSTEMS AND COMPONENTS OF A HOME OR BUILDING.

**DEFICIENT:**

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NOT FUNCTIONING AS INTENDED, UNSAFE, HAZARDOUS.

**DISMANTLE:**

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TO TAKE APART OR DETACH ANY COMPONENT, DEVICE OR PIECE OF EQUIPMENT THAT WOULD NOT BE TAKEN APART OR REMOVED BY A HOMEOWNER IN THE COURSE OF ORDINARY AND NORMAL HOME OWNER MAINTENANCE.

**ENGINEERING SERVICE:**

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ANY PROFESSIONAL SERVICE OR CREATIVE WORK REQUIRING ENGINEERING EDUCATION, TRAINING, AND EXPERIENCE AND THE APPLICATION OF SPECIAL KNOWLEDGE OF THE MATHEMATICAL, PHYSICAL AND ENGINEERING SCIENCES TO SUCH PROFESSIONAL SERVICE OR CREATIVE WORK AS CONSULTATION, INVESTIGATION, EVALUATION, PLANNING, DESIGN AND SUPERVISION OF CONSTRUCTION FOR THE PURPOSE OF ASSURING COMPLIANCE WITH THE SPECIFICATIONS AND DESIGN, IN CONJUNCTION WITH STRUCTURES, BUILDINGS, MACHINES, EQUIPMENT, WORKS OR PROCESSES.

**FURTHER EVALUATION:**

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INVESTIGATION BY A QUALIFIED PROFESSIONAL, TRADESMAN, SERVICE TECHNICIAN OR SUBJECT MATTER EXPERT OUTSIDE THAT PROVIDED BY THE HOME INSPECTOR.

**HOME INSPECTION:**

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THE PROCESS BY WHICH A HOME INSPECTOR VISUALLY EXAMINES ACCESSIBLE SYSTEMS AND COMPONENTS OF A HOME AND PROVIDES A REPORT CONTAINING RESULTS AND DESCRIPTIONS OF THOSE SYSTEMS AND COMPONENTS IN ACCORDANCE WITH THESE PROFESSIONAL HOME INSPECTOR STANDARDS.

**HOME INSPECTOR:**

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A QUALIFIED PERSON HIRED TO INVESTIGATE ANY SYSTEM OR COMPONENT OF A BUILDING IN ACCORDANCE WITH THESE HOME INSPECTOR STANDARDS.

**INSPECT:**

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TO OBSERVE ACCESSIBLE SYSTEMS AND COMPONENTS OF A HOME OR BUILDING IN ACCORDANCE WITH THESE PROFESSIONAL HOME INSPECTOR STANDARDS, USING NORMAL OPERATING CONTROLS AND OPENING MAINTENANCE ACCESSABLE PANELS.

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**INSPECTOR STANDARDS**

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BASIC, CHI OR PHI HOME INSPECTOR REQUIREMENTS TO ESTABLISH A MINIMUM AND STANDARDIZED NORM FOR PRIVATE, FEE-PAID HOME INSPECTORS WHO ARE MEMBERS OF THE INTERNATIONAL SOCIETY OF HOME INSPECTORS (ISHI)..

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**INSTALLED:**

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ATTACHED WHERE REMOVAL WOULD REQUIRE TOOLS.

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**NORMAL OPERATING CONTROLS:**

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DEVICES SUCH AS THERMOSTATS, SWITCHES OR VALVES INTENDED TO BE OPERATED BY THE HOME OWNER FOR EVERYDAY USE.

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**POSITIVE ATTRIBUTES**

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REPLACED, UPGRADED OR UPSCALE SYSTEMS AND COMPONENTS SUCH AS, NEW ROOF MATERIAL, NEWLY RENOVATED SYSTEM OR COMPONENT OR AREA, GRANITE COUNTERTOPS, HIGH QUALITY LIGHTING SYSTEMS, HIGH GRADE APPLIANCES, POSITIVE TESTING RESULTS SUCH AS A/C TEMPERATURE MEASUREMENTS, ETC.

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**(PHI) PROFESSIONAL HOME INSPECTOR STANDARDS**

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ADVANCED CHI AND PHI HOME INSPECTOR REQUIREMENTS WHICH ARE HIGHER THAN THE BASIC STANDARDIZED NORM FOR PRIVATE, FEE-PAID HOME INSPECTORS WHO FOR AN ADDITIONAL FEE MAY ALSO PERFORM A HOME WARRANTY EVALUATION FOR APPROVED HOME WARRANTY PROVIDERS. PHI HOME INSPECTORS CARRY "ERRORS AND OMISSIONS" INSURANCE.

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**RECREATIONAL FACILITIES:**

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EQUIPMENT SUCH AS, SAUNAS, STEAM BATHS, SWIMMING POOLS, EXERCISE, ENTERTAINMENT, ATHLETIC, PLAYGROUND OR OTHER SIMILAR EQUIPMENT AND ASSOCIATED ACCESSORIES.

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**REPORT:**

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TO ADVISE THE CLIENT IN WRITING WITH A PROFESSIONAL REPORTING METHOD COMPLYING WITH THESE STANDARDS.

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**REPORT ON:**

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TO DESCRIBE A SYSTEM OR ITS COMPONENTS BY ITS TYPE OR OTHER OBSERVED IMPORTANT CHARACTERISTICS TO DIFFERENTIATE IT FROM OTHER SYSTEMS OR COMPONENTS

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**ROOF DRAINAGE SYSTEMS:**

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MECHANISMS USED TO CARRY WATER OFF A ROOF AND AWAY FROM A HOME OR BUILDING.

**SHUT DOWN:**

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A STATUS IN WHICH A SYSTEM OR COMPONENT CANNOT BE OPERATED BY NORMAL OPERATING CONTROLS.

**SOLID FUEL BURNING APPLIANCES:**

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A HEARTH AND FIRE CHAMBER OR SIMILAR ARRANGED AREA IN WHICH A FIRE MAY BE LIT AND WHICH IS CONSTRUCTED IN CONJUNCTION WITH A CHIMNEY; OR A LISTED CONSTRUCTION OF A FIRE CHAMBER, ITS CHIMNEY AND INTERRELATED FACTORY-MADE PARTS DESIGNED FOR UNIT ASSEMBLY.

**STRUCTURAL COMPONENT:**

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A COMPONENT WHICH SUPPORTS NON-VARIABLE FORCES OR WEIGHTS (DEAD LOADS) AND VARIABLE FORCES OR WEIGHTS (LIVE LOADS).

**SYSTEM:**

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A COMBINATION OF INTERACTING OR INTERDEPENDENT COMPONENTS, CONSTRUCTED TO CARRY OUT ONE OR MORE FUNCTIONS.

**TECHNICALLY EXHAUSTIVE:**

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AN EVALUATION THAT INVOLVES TAKING APART; THE WIDE-RANGING USE OF COMPLEX TECHNIQUES, MEASUREMENTS, INSTRUMENTS, TESTING, CALCULATIONS, OR OTHER MEANS.

**UNDERFLOOR CRAWL SPACE:**

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THE AREA WITHIN THE LIMITS OF THE FOUNDATION AND BETWEEN THE TERRAIN AND THE UNDERSIDE OF THE FLOOR.

**UNSAFE:**

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A CONDITION IN AN ACCESSIBLE, INSTALLED SYSTEM OR COMPONENT WHICH THE HOME INSPECTOR BELIEVES TO BE A CONSIDERABLE RISK OF MATERIAL DAMAGE OR PERSONAL INJURY DURING TYPICAL, DAY-TO-DAY USE. THE HAZARD MAY BE DUE TO DAMAGE, DETERIORATION, IMPROPER INSTALLATION OR A CHANGE IN TRADITIONAL RESIDENTIAL BUILDING CONSTRUCTION STANDARDS.

**WIRING METHODS:**

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DESCRIPTION OF ELECTRICAL CONDUCTORS OR WIRES BY THEIR GENERAL TYPE, SUCH AS "NON-METALLIC SHEATHED CABLE" ("ROMEX"), "ARMORED CABLE" ("BX") "KNOB AND TUBE", "TWO WIRE UNGROUNDED", "THREE WIRE GROUNDED", "ALUMINUM CIRCUIT WIRING", ETC..