

# “HOME INSPECTION REPORT GLOSSARY”

*For the purposes of this Inspection Report, the terms listed below in this section are defined as follows. When any of these terms appear in the Inspection Report or this glossary, they will be in bold and all-capitalized text, in color, in italics, or otherwise highlighted.*

**ADVERSE CONDITION:** A condition determined in accordance with the contractual scope of inspection and which is (1) producing a detrimental effect on **SYSTEMS** or **COMPONENTS** and/or (2) impairing the **NORMALLY INTENDED FUNCTION OR OPERATION** of **SYSTEMS** or **COMPONENTS** and/or (3) not consistent with **GENERALLY ESTABLISHED PRACTICE(S)**.\*

**COMPONENT:** A constituent element or part of a **SYSTEM**. With regard to this definition, **COMPONENT** means and refers only to a **PERMANENT COMPONENT**.

**DESCRIBE:** To document in writing.

**ELECTIVE MODIFICATION:** This designates information which is provided solely as a courtesy to Clients for their consideration as part of any upgrading and maintenance program they may choose to implement. **ELECTIVE MODIFICATION** conditions **are not** **ADVERSE CONDITIONS**. **ELECTIVE MODIFICATIONS** should be performed by **QUALIFIED** individuals in accordance with all applicable industry standards and governmental requirements.

**EXAMINE(D):** To evaluate the **READILY ACCESSIBLE** and **SAFELY ACCESSIBLE SYSTEMS** and **COMPONENTS** of a home in accordance with the contractual scope of inspection.

**GENERALLY ESTABLISHED PRACTICE(S):** Historically and conventionally applied method(s) and/or means of installation, assembly, operability, maintenance, and/or use.

**HOME INSPECTION:** The process in which the **READILY ACCESSIBLE** and **SAFELY ACCESSIBLE SYSTEMS** and **COMPONENTS** of a home are **EXAMINED** for **ADVERSE CONDITIONS**.

**IDENTIFY:** To **DESCRIBE** a specific **SYSTEM** or **COMPONENT** by its type and to distinguish it by characteristics such as material(s), energy source(s), etc. which differentiate that **SYSTEM** or **COMPONENT** from other similar **SYSTEMS** or **COMPONENTS**.

**IMMEDIATE ACTION:** This designates a condition for which evaluation by a **QUALIFIED** individual is recommended **as soon as possible** for any necessary modifications or corrective measures. If, in the process of evaluating and addressing such conditions, it is determined that there are other **ADVERSE CONDITIONS** present for which modifications or corrective measures are also deemed necessary, it is recommended that they be addressed at that time. It is further recommended that a copy of the appropriate portion or portions of the inspection report be provided to all **QUALIFIED** individuals retained to evaluate and/or perform modifications or corrective measures to address **ADVERSE CONDITIONS** documented in the inspection report.\*

**INSPECTED:** The **SYSTEM** or **COMPONENT** was **EXAMINED** and no **ADVERSE CONDITIONS** were observed.

**NORMALLY INTENDED FUNCTION OR OPERATION:** The historic and conventional purpose or use for which a **SYSTEM** or **COMPONENT** was installed and/or for which it was designed and intended by its manufacturer.

**NORMAL OPERATING CONTROLS:** Thermostats, switches, valves, and other devices designed, manufactured, and intended to be used by homeowners or occupants in the day-to-day or seasonal operation of **SYSTEMS** or **COMPONENTS**.\*\*

**NOT APPLICABLE:** Not present or outside the contractual scope of inspection.

\*Potential costs which may be associated with additional evaluation of an **ADVERSE CONDITION** or with any modifications or corrective measures which may be deemed necessary to address an **ADVERSE CONDITION** **are not** factors and **are not** considered by the inspector when recommending **IMMEDIATE ACTION** for any **ADVERSE CONDITION**.

\*\*Specifically excluded are “**ON-OFF**” handles on non-GFCI and AFCI type circuit breakers, “bear claw/knife blade” type switches, any panelboard service disconnection devices, and removal of fuses.

**PERMANENT:** Designed or intended to remain where originally placed; not easily moved; attached, connected, or set in place for use such that moving or removal requires the use of tools or equipment.

**NOT EXAMINED:** Indicates that the specific **SYSTEM** or **COMPONENT** was not evaluated because it was not **READILY ACCESSIBLE** or **SAFELY ACCESSIBLE** due to weather, landscaping, personal property, pets, factors beyond the inspector's control, and/or factors beyond the contractual scope of inspection. When the Inspection Report indicates that a specific **SYSTEM** or **COMPONENT** could not be evaluated, the Inspection Report will also indicate the specific reason(s).

**QUALIFIED:** Having the training, skills, expertise, and experience necessary to competently address the referenced condition(s) and, where required, holding all applicable licenses, and meeting all applicable governmental requirements.

**READILY ACCESSIBLE:** In the sole judgment of the inspector, able to be **EXAMINED** without requiring the inspector to move, remove, damage, or disturb any wall, floor, ceiling, or window coverings, interior or exterior claddings or finish treatments; to move, remove, damage, disturb, climb upon, climb over, or straddle any item of personal property; to move, remove, damage, or disturb any landscape plantings or elements; or to interrupt the business of occupants and not requiring disassembly or the use of any special protective clothing, tools, or equipment.\*\*\*

**SAFELY ACCESSIBLE:** In the sole judgment of the inspector, able to be **EXAMINED** without risk to the inspector or others, without risk of damage to any item of personal or real property, and not requiring disassembly or the use of any special protective clothing, tools, or equipment.\*\*\*

**SYSTEM:** A group of interacting, interrelated, or interdependent **COMPONENTS** historically and conventionally designed and intended to perform one or more specific functions. With regard to this definition, **SYSTEM** means and refers only to a **PERMANENT SYSTEM**.

\*\*\*All of the provisions of this definition shall apply to the inspection of roof covering **SYSTEMS** and **COMPONENTS**, attics, and the interiors of electrical **SYSTEM** main distribution panels and subpanels with the following exceptions:

1. When, in the judgment of the inspector it is safe and prudent to do so and there is safe clearance and access to the attic access opening or the roof eave(s), an inspector may choose to use a ladder to aid in gaining access to attic access openings or to **EXAMINE** roof covering **SYSTEMS** and/or **COMPONENTS**.
2. When, in the judgment of the inspector, an electrical service main distribution panel or subpanel is **READILY ACCESSIBLE** and **SAFELY ACCESSIBLE**, the inspector may choose to use tools to remove fasteners which secure the face cover the panel. Use of tools is specifically excluded when the face covers of such panels are painted or otherwise sealed into place and/or cannot be safely removed with a standard, non power-assisted slot head or Phillips head screwdriver.

## An Inspection Report Glossary is included with this Inspection Report.

To assist clients in understanding certain glossary terms which may appear in the body of this Inspection Report, those terms are also listed and defined below.

**ADVERSE CONDITION:** A condition determined in accordance with the contractual scope of inspection and which is (1) producing a detrimental effect on **SYSTEMS** or **COMPONENTS** and/or (2) impairing the **NORMALLY INTENDED FUNCTION OR OPERATION** of **SYSTEMS** or **COMPONENTS** and/or (3) not consistent with **GENERALLY ESTABLISHED PRACTICE(S)**.\*

**ELECTIVE MODIFICATION:** Information regarding a **SYSTEM** or **COMPONENT** which is provided solely as a courtesy to Clients for their consideration as part of any upgrading and maintenance program they may choose to implement. **ELECTIVE MODIFICATION** conditions **are not** **ADVERSE CONDITIONS**. **ELECTIVE MODIFICATIONS** should be performed by **QUALIFIED** personnel in accordance with all applicable industry standards and governmental requirements.

**GENERALLY ESTABLISHED PRACTICE(S):** Historically and conventionally applied method(s) and/or means of installation, assembly, operability, maintenance, and/or use.

**IMMEDIATE ACTION:** This designates **ADVERSE CONDITIONS** for which evaluation by a **QUALIFIED** individual is recommended **as soon as possible** for any necessary modifications or corrective measures. If, in the process of evaluating and addressing such conditions, it is determined that there are other **ADVERSE CONDITIONS** present for which modifications or corrective measures are also deemed necessary, it is recommended that they be addressed at that time. It is further recommended that a copy of the appropriate portion or portions of the inspection report be provided to all **QUALIFIED** individuals retained to evaluate and/or perform modifications or corrective measures to address **ADVERSE CONDITIONS** documented in the inspection report.\*

**INSPECTED:** The **SYSTEM** or **COMPONENT** was **EXAMINED** and no **ADVERSE CONDITIONS** were observed.

**NORMALLY INTENDED FUNCTION OR OPERATION:** The historic and conventional purpose or use for which a **SYSTEM** or **COMPONENT** was installed and/or for which it was designed and intended by its manufacturer.

**NOT APPLICABLE:** Indicates that the specific **SYSTEM** or **COMPONENT** was not present or that examination of a specific **SYSTEM** or **COMPONENT** is outside of the contractual scope of inspection.

**NOT EXAMINED:** Indicates that the specific **SYSTEM** or **COMPONENT** was not evaluated because it was not **READILY ACCESSIBLE** or **SAFELY ACCESSIBLE** due to weather, landscaping, personal property, pets, factors beyond the inspector's control, and/or factors beyond the contractual scope of inspection. When the Inspection Report indicates that a specific a **SYSTEM** or **COMPONENT** could not be evaluated, the Inspection Report will also indicate the specific reason(s).

**QUALIFIED:** Having the training, skills, expertise, and experience necessary to competently address the referenced condition(s) and, where required, holding all applicable licenses, and meeting all applicable governmental requirements.

\*Potential costs which may be associated with additional evaluation of an **ADVERSE CONDITION** or with any modifications or corrective measures which may be deemed necessary to address an **ADVERSE CONDITION** **are not** factors and **are not** considered by the inspector when recommending **IMMEDIATE ACTION** for any **ADVERSE CONDITION**.