

Definition Of Terms Used In The Inspection Report

1. **ADVERSE CONDITION:** With regard to a specific system or component, a condition which is producing a detrimental effect on that system or component, which is impairing the **NORMALLY INTENDED FUNCTION OR OPERATION** of the specified system or component at the time of the inspection, or which is not consistent with good and established practice with regard to installation, operability, maintenance, or stability of use.
2. **ATYPICAL(LY):** With regard to any condition noted in this inspection report, the term **ATYPICAL** or **ATYPICALLY** shall mean solely in the knowledge, experience, and opinion of the inspector, unusual, uncommon, not typical, does not conform to the type, is irregular, or is abnormal as pertains to assemblage, manufacture, location, or **NORMALLY INTENDED FUNCTION OR OPERATION** or use. It is recommended that the conditions so designated be further evaluated by a **QUALIFIED** individual or company and that any modifications or corrective measures deemed appropriate to address such conditions be implemented. It is further recommended that if other conditions requiring modifications or corrective measures become apparent in the course of performing the above referenced work, such conditions also be addressed at that time.
3. **CLIENT :** The party or parties that pay the fee to The home Inspection Connection Inc. for the home inspection services provided for this home inspection, and includes any party or parties authorized to sign the Home Inspection Contract on behalf of the Client.
4. **DELETED:** When a system or component is so designated, it shall mean that it was specifically excluded from the inspection at the request of the Client and was not inspected or evaluated for any reason whatsoever. When any system or component is deleted at the request of the Client, the system or component designated for deletion shall be identified in writing and approval for such deletion shall be initialed by the Client.
5. **DESCRIBE:** To communicate in writing.
6. **ELECTIVE UPGRADE*:** This designates certain information which may appear in the inspection report and which is **PROVIDED SOLELY AS A COURTESY TO CLIENTS** for their consideration as part of any overall upgrading and maintenance program they may choose to implement for the subject property. **ELECTIVE UPGRADE CONDITIONS DO NOT CONSTITUTE "DEFICIENCIES" IN THE PROPERTY.** All modifications to address any **ELECTIVE UPGRADE** condition should be performed only by **QUALIFIED** individuals or companies and in accordance with all applicable industry standards and governmental requirements pertaining to permits, codes, ordinances, and regulations.
7. **EXAMINE(D):** With regard to a system or component, **EXAMINE** shall mean to evaluate such system or component in accordance with both the Scope of Inspection as outlined in The Home Inspection Connection Inc.'s Inspection Contract and the requirements of the American Society of Home Inspectors "Standards of Practice".
8. **IDENTIFY:** To **DESCRIBE** a specific system or component by its type and to distinguish it by characteristics such as material, energy source, etc. which differentiate that system or component from other systems or components.
9. **HOME INSPECTION:** A primarily visual, non-destructive, and non-technical evaluation (using **NORMAL OPERATING CONTROLS** where appropriate) of the applicable, **SAFELY ACCESSIBLE** and **READILY ACCESSIBLE** installed systems and components specified in this inspection report for **ADVERSE CONDITIONS**.

The findings developed in the course of a HOME INSPECTION are documented in the written report which is provided to the Client, and in which the inspector shall;

- a. IDENTIFY the systems and components inspected.
- b. DESCRIBE any ADVERSE CONDITIONS which pertain to such systems and components.
- c. Recommend appropriate action (NOT SPECIFIC REPAIR OR REMEDIATION TECHNIQUES) to address such ADVERSE CONDITIONS.
- d. IDENTIFY all appropriate systems or components which were present and not inspected and state the reason why such systems and components were not inspected.

10. IMMEDIATE ATTENTION: When any condition is so designated, it shall mean that it is recommended that such condition be evaluated and addressed by an appropriate and QUALIFIED individual or company AS SOON AS POSSIBLE for any necessary modifications or corrective measures. If, in the course of evaluating and addressing the condition, it is determined that there are other conditions that require modifications or corrective measures, it is recommended that such modifications or corrective measures also be performed at that time.

11. INSPECTED:

- a. With regard to an ACTIVE system or component, when such system or component is so designated, it shall mean that it was EXAMINED and found to be performing its NORMALLY INTENDED FUNCTION OR OPERATION (AT THE TIME OF THE INSPECTION). Further, no visible ADVERSE CONDITIONS affecting the NORMALLY INTENDED FUNCTION OR OPERATION of the visible, SAFELY ACCESSIBLE and READILY ACCESSIBLE portions of that system or component were observed.
- b. With regard to a PASSIVE system or component, when such a system or component is so designated, it shall mean that, (AT THE TIME OF THE INSPECTION), it was performing its NORMALLY INTENDED FUNCTION OR OPERATION and no visible ADVERSE CONDITIONS affecting the NORMALLY INTENDED FUNCTION OR OPERATION of the visible, SAFELY ACCESSIBLE and READILY ACCESSIBLE portions of that system or component were observed.

12. ACTIVE: With regard to a system or component and its inspection, one that, in order to be inspected in accordance with the "Home Authorization and Contract and Scope of Inspection," typically requires that it and/or other attached or related systems or components be in operation. Examples of ACTIVE systems and components are central air conditioning systems, water heaters, and plumbing fixtures.

13. PASSIVE: With regard to a system or component and its inspection, one that, in order to be inspected in accordance with the "Home Authorization and Contract and Scope of Inspection," DOES NOT typically require that it and/or other attached or related systems and components be in operation. Examples of PASSIVE systems and components are exterior wall claddings, support columns, and roof coverings.

14. MONITOR: When any condition is so designated, it indicates that, based on experience, education, and training, similar conditions in like components in other residential systems of the same type have not required any immediate attention. This designation is based on conditions observed (AT THE TIME OF THE

INSPECTION ONLY), therefore, in the opinion of the inspector no immediate attention is specified at this time. However, factors which contributed to the condition may be enjoining or may recur and other factors including, but not limited to, weather/climate, seismic activity, environmental changes, traffic, change of ownership or occupancy may also cause the condition to change. Therefore, when it is recommended that any condition be MONITORED, such condition should be periodically observed for any change. Additionally, because the inspector is only on site to inspect this condition AT THE TIME OF THE INSPECTION ONLY, the Client will be advised by the inspector to have the option to change the designation of MONITOR to IMMEDIATE ATTENTION if the Client is not comfortable with the responsibility of MONITORING the condition. Also, should any change be observed, it is recommended that the condition so specified be evaluated by an appropriate and QUALIFIED individual or company, as soon as possible, to determine whether there is any need for modifications or corrective measures to address the condition. If, in the course of performing such an evaluation, it is determined that there are other conditions which require modifications or corrective measures, it is recommended that such modifications or corrective measures also be performed at that time.

15. **NORMAL MAINTENANCE:** When any condition is so designated, it shall mean that it is typical and common for the age and type of system or component inspected. To reduce the potential for accelerated or additional deterioration, it is recommended that all NORMAL MAINTENANCE conditions be addressed before additional deterioration occurs and as part of an ongoing, prudent overall property and building maintenance program. Subsequent to addressing any NORMAL MAINTENANCE condition, it is recommended that such condition be periodically reexamined as part of an ongoing, prudent overall property and building maintenance program. If desired, optional upgrading of existing systems or components may also be considered when such work is performed.

16. **NORMALLY INTENDED FUNCTION OR OPERATION:** With regard to a specified system or component, the historically and conventionally accepted purpose or use of that system or component and/or the intended purpose or use for which that system or component is designed by the manufacturer.

17. **NORMAL OPERATING CONTROLS:** Devices such as thermostats, switches, and valves designed and intended to be used on a regular basis by a homeowner or occupant in the normal, day-to-day or seasonal operation of a system or component.

18. **NOT APPLICABLE:** When any system, component, or condition is so designated, it shall mean that such system, component, or condition was not present at the subject property or that the presence of such a system, component, or condition could not be determined during the course of the inspection conducted in accordance with the professional standards under which the inspection is performed, and the scope of the inspection as outlined in the Inspection Contract and Report.

19. **NOT INSPECTED:** When any system or component is so designated, it shall mean that it was not inspected due to inaccessibility, unsafe conditions, weather, the presence of landscaping, personal property, pets, factors beyond the inspectors control or factors beyond the scope of the inspection as outlined in the Inspection Contract and Report. When any system or component is so designated, the inspection report will indicate the specific reason(s) that it will not be inspected.

NOTE: When inspection of any system or component is limited or is designated as NOT INSPECTED due to inaccessibility, OR FOR ANY OTHER REASON, it shall be understood by the Client that it was not possible to determine if there are any ADVERSE CONDITIONS affecting the NORMALLY INTENDED FUNCTION OR OPERATION of such system or component. Therefore, it is recommended that clients take immediate measures to have any such systems or components evaluated by an appropriate and QUALIFIED individual or company for information regarding their condition and their ability to perform their NORMALLY INTENDED

FUNCTION OR OPERATION.

20. **QUALIFIED:** When referring to any individual or company performing additional evaluation or work on any systems or components at the subject property. **QUALIFIED** shall mean having the training, skills, expertise, and experience necessary to competently perform the referenced work and, **WHERE REQUIRED**, holding all applicable licenses, and meeting all applicable governmental requirements.

NOTE: All repairs, corrective measures, or new work undertaken on any system or component should be performed only by **QUALIFIED** individuals or companies. Only new or appropriate materials should be used. All work should be performed in a workmanlike manner and in accordance with all appropriate and applicable industry standards and governmental requirements pertaining to permits, codes, ordinances, and regulations. Subsequent to completion, all such work should be documented by work orders, invoices, or receipts from the individuals or companies that have performed the work. The Home Inspection Connection Inc. will not re-inspect any property which it has previously inspected to verify that all conditions documented during the inspection have been properly corrected. **ALL** systems and components require ongoing and prudent periodic maintenance to obtain their maximum service lives.

When work requiring a permit is performed without obtaining the proper permit and inspections, that work may be considered nonconforming and illegal. Nonconforming work may jeopardize the safety of persons occupying or entering the property. It may also adversely affect specific insurance coverage and the stability of the property, and may result in added costs in the form of additional fees and/or property tax penalties.

Subsequent to completion and where applicable and appropriate, it is recommended that all work be documented by work orders, invoices, or receipts from the individuals or companies which performed the work as well as by copies of all signed off building permits and lien releases from contractors and their employees, other workers, and material suppliers.

A **HOME INSPECTION** is a limited visual, non-technical evaluation of multiple systems, subsystems, and components of a home. Therefore, occasionally, in the course of performing evaluations, modifications, or corrective measures as a result of the information contained in The Home Inspection Connection Inc.'s inspection report, the appropriate and **QUALIFIED** individuals or companies performing such work may determine that there are other conditions which could not be determined in the course of the original inspection and for which modifications or corrective measures are also recommended.

21. **READILY ACCESSIBLE:** With regard to a system or component, in the sole discretion and judgment of the inspector, visible and able to be inspected without requiring the inspector to move, remove, damage, or disturb any floor, wall, or ceiling, or window coverings, claddings, or finish treatments; to move, remove, damage, disturb, damage any landscape plantings; or to interrupt the business of occupants and not requiring the use of special protective clothing, special tools, or special equipment. ***

22. **SAFELY ACCESSIBLE:** With regard to a system or component, in the sole discretion and judgment of the inspector, visible, and able to be inspected without risk to the safety of the inspector or others, without risk or damage to any item of personal or real property, and not requiring the use of any special protective clothing, special tools, or special equipment. ***

*** All of the provisions of this definition shall apply to the inspection of roof covering components, attics, and the interiors of electrical system main distribution panels and sub panels with the following exceptions:

a. When, **SOLELY IN THE JUDGMENT OF THE INSPECTOR IT IS SAFE TO DO SO** and there is safe clearance and access to the attic access opening or the roof eave(s). The inspector shall use a ladder in gaining

access to attic access openings or to inspect roof coverings. The use of a ladder is SPECIFICALLY EXCLUDED when roof covering components cannot be reached safely with a ladder sixteen (16) feet or shorter in length or when the attic access cannot be reached safely with a ladder six (6) feet or shorter in length.

b. When, SOLELY IN THE JUDGMENT OF THE INSPECTOR IT IS SAFE AND PRUDENT TO DO SO and there is safe clearance and access to the electrical panel(s) face. The inspector shall use tools to remove fasteners which secure face covers of electrical service panels and sub panels. Use of tools is SPECIFICALLY EXCLUDED when the covers of such panels and sub 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.