



Hawaii Association of Home Inspectors / HAHI

STANDARDS OF PRACTICE V1 December, 2016

PURPOSE AND SCOPE

The purpose of this document is to establish the highest possible standard for home inspections performed by professional home inspectors in the State of Hawaii, who subscribe to this Standard through active Membership with HAHI. Home inspections performed using this Standard are intended to provide the client with the most thorough, responsible, timely, accurate and information about the condition of inspected systems and components at the time of the home inspection, for a reasonable fee.

The inspector shall:

A. Inspect all reasonably accessible, visually observable, installed systems and components listed in this Standard.

B. Provide the client with a clear, easy to understand written report- including large format, easy to understand color photographs, otherwise using a format and medium selected by the inspector, that states:

- Those systems and components inspected that, in the professional judgment of the inspector are not functioning properly, are significantly deficient or unsafe / potentially unsafe, or are near the end of their service lives.
- Recommendations to correct, replace or monitor for future correction, the deficiencies or items needing further evaluation.
- Reasoning or explanation as to the nature of the deficiencies reported, that are not self-evident.
- Those systems and components designated for inspection in this Standard that were present at the time of the home inspection, but were not inspected and the reason(s) they were not inspected.
- Adhere to the HAHI Code of Ethics, while an active Member of HAHI, regardless of affiliation or Membership with any other Professional Home Inspector organization.

Continued:

Page 2 PURPOSE AND SCOPE CONTINUED

- The inspector is required to denote any system or component installation that appears substandard, and why. The inspector should have either the experience or proof such system or component is substandard.

This Standard is not intended to limit the inspector from:

- Including other services or systems and components in addition to those required, as long as there is no objection from the inspection Client or conflict of interest.
- Designing or specifying repairs, provided the inspector is appropriately qualified, licensed where applicable, and willing to do so.
- Excluding systems and components from the inspection if requested or agreed to by the client. These items must be noted in the report as an exclusion, and the specific reason why they were excluded.

Continued:

STRUCTURAL COMPONENTS

The inspector shall:

Inspect the structural components, including the foundation, wherever reasonably accessible and visible.

Describe:

1. The methods used to inspect under-floor crawlspaces and attics, where applicable.
2. The foundation(s).
3. The floor structure(s).
4. The wall structure(s).
5. The ceiling structure(s).
6. The roof structure(s).

Further:

- The inspector is required to denote single wall construction (where present) as a lesser, weak construction method- of which is no longer allowed. The inspector shall scrutinize these systems, especially exterior wall systems, and note any bowing or other structural concerns.
- The inspector is required to recommend reinforcement for any obviously undersized, over-spanned foundation, wall or roof framing systems or components.
- The inspector is required to report on obvious termite damage and location, and recommend further investigation by a licensed Termite Inspector.
- The inspector shall not recommend “epoxy-injection” or other wood filler techniques as an acceptable repair for heavily damaged structural components. Rather, the inspector is required to recommend full replacement for such components.
- The inspector is required to denote any homes that have been improperly re-roofed, where spaced common boards oppose the rafters, and plywood was installed over it (I.E. without removing the common boards first).

RE: Changing from wood shakes, shingles or tiles to a common fiberglass asphalt roof etc. is considered a material change, affecting the structure. Plywood cannot be properly nailed per local requirements when installed OVER spaced common boards, therefore any such installation should be considered substandard. These improper installations may be at risk of premature failure in sustained high winds, and are contrary to local building codes per the building department.

Continued:

Page 4 STRUCTURE continued:

- The inspector is required to denote whether or not the home is anchored to earth and recommend correction if not. This is most important on older above ground post & peer construction, or hillside homes that are not anchored.
- The inspector is required to recommend (as an upgrade) tie-plates for posts & beams, and hurricane ties for older homes where not visible.

The inspector is NOT required to:

- Provide engineering or architectural services or analysis.
- Offer an opinion about the adequacy of structural systems and components, *except where noted above, and / or where the inspector has the background and qualifications to do so in a responsible manner.*
- Enter any under-floor crawlspace areas the inspector deems unsafe or otherwise potentially hazardous. The inspector must note the exact reason for not entering the area in the report.
- Walk or crawl attic load-bearing components that are questionable, or concealed by insulation or by other materials- unless the inspector can do so confidently and safely.

Continued:

EXTERIOR & GROUNDS

The inspector shall:

Inspect and Describe:

- Wall coverings, flashing, and trim.
- Windows- style, and material.
- Exterior doors.
- Attached and adjacent decks, balconies, stoops, steps, porches, awnings and their associated railings.
- Eaves, soffits, and fascia where accessible from the ground level.
- Vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building, or integrity of the grounds.
- Adjacent and entryway walkways, patios, and driveways.

Further:

The inspector is required to recommend upgrading any windows or doors that lack rigidity, or where they are single-pane glass- and the home features split or central air conditioning.

The inspector is required to denote fiberboard siding materials as potentially problematic and high maintenance, and recommend meticulous maintenance- unless they are replaced.

The inspector is required to denote homes that have been re-clad with newer materials (such as vinyl or aluminum) over the original, as concealing the condition of underlying materials.

The inspector is required to warn of the potential of flooding, for any parcels where terrain clearly slopes down and toward the building- and where drainage provisions are either not present or are questionable.

The inspector is required to warn of the potential for flooding, where any building interior area is at, almost at, or is below the grade / ground level outside.

Continued:

Page 6 EXTERIOR / GROUNDS continued:

The inspector is required to warn for the potential of rock fall hazards or other falling debris, where surrounding terrain presents an obvious risk.

The inspector is required to notify the client if the home site is in, or adjacent to any known, documented slide area- even where such area may have been “mitigated” previously. Example: Manoa Alani-Paty slide area, etc.

The inspector is required to denote the potential hazards of coconut palms, if not properly maintained.

The inspector is required to denote the potential hazard of any swimming pool that is not properly fenced / secured from outsiders.

The inspector is NOT required to inspect:

- Seasonal accessories (such as attached retractable awnings)
- Geological and soil conditions.
- Recreational facilities.
- Outbuildings other than garages and carports.
- Seawalls, break-walls, and docks.
- Underground storage tanks.
- Erosion control and earth stabilization measures.

Continued:

ROOFING

The inspector shall:

Inspect and Describe:

1. Roofing materials.
2. Roof drainage systems.
3. Flashing.
4. Skylights, chimneys, and roof penetrations.

Describe:

Methods used to inspect the roofing.

Further:

The inspector is highly encouraged to walk every roof systems, except those out of reasonable reach, or where disallowed, wet or overly fragile.

The inspector is required to denote multiple roofing layers as undesirable, due to excess weight and reduced adhesion.

The inspector shall call for the replacement of any roof system exhibiting significant wear, damage or where over 2 layers.

The inspector shall call for the replacement of any roofing material fastened to old, rotted wood shakes or shingles.

The inspector shall denote the absence of drip edge flashing as a deficiency on homes without it, new or old. This pertains to asphalt roofing materials primarily (rolled, or common fiberglass asphalt shingle), or otherwise where drip edge flashing is typically used on quality installations. RE: Shingles will not adhere properly at the edges and slope bases, which presents premature tear-off risk in high wind as well as sheathing rot.

The inspector is required to recommend upgrading plastic / rubber vent flashing to higher quality lead 1 piece boots.

The inspector is NOT required to inspect:

- Antennae.
- Interiors of vent systems, flues, and chimneys that are not readily accessible.
- Other installed accessories.

Continued:

PLUMBING

The inspector shall:

Inspect and describe:

1. Interior water supply and distribution systems including all fixtures, faucets and appliance connections.
2. Interior drain, waste, and vent systems.
3. Water heating equipment and hot water supply systems.
4. Vent systems, flues, and chimneys.
5. Fuel storage and fuel distribution systems.
6. Sewage ejectors, sump pumps, and related piping.

Describe:

1. Water heating equipment including size, age, energy source(s), and location.
2. Location of main water and fuel shut-off valves.
3. Location of the water pressure regulator.
3. Regulated water pressure (in PSI).

Further:

The inspector shall call for the replacement of active galvanized water distribution systems and the removal of any abandoned components.

The inspector shall call for the replacement of any active polybutylene water distribution system, or any other similar system known to be problematic.

The inspector shall call for the replacement of accordion-type drainpipe materials below sinks or other fixtures.

The inspector shall recommend replacement of active cast iron / galvanized steel drain waste systems where active, and aged.

The inspector shall recommend replacement of any water heater that is more than 12 years old.

The inspector **shall not** operate water shut off valves at / serving fixtures, and shall recommend replacement of any such valve that appears corroded.

Continued:

Page 9 PLUMBING continued:

The inspector is required to recommend adding a solar water heating system, where the home features an electric-only conventional water heater, in the interest of energy conservation.

The inspector is required to denote the peak hot water temperature and recommend correction if well above or below 120 degrees F.

The inspector is NOT required to:

Inspect:

1. Interiors of vent systems, flues, and chimneys that are not readily accessible.
3. Wells, well pumps, and water storage related equipment.
4. Water conditioning systems.
5. Solar, geothermal, and other renewable energy water heating systems.
6. Manual and automatic fire extinguishing and sprinkler systems
7. Landscape irrigation systems (unless otherwise agreed to)
7. Septic and other sewage disposal systems.

Determine:

1. Whether water supply and sewage disposal are public or private.
2. Water quality.
3. The adequacy of combustion air components.
- C. Measure water supply flow, or well water quality or quantity.
- D. Fill shower pans and fixtures to test for leaks.

Continued:

ELECTRICAL

The inspector shall:

Inspect:

1. Service drop.
2. Service entrance conductors.
3. Service equipment and main disconnects.
4. Service grounding.
5. Interior components of all service panels, distribution and subpanels.
6. Conductors.
7. Overcurrent protection devices.
8. All reasonably accessible lighting fixtures, switches, and receptacles.
9. All ground fault circuit interrupters and arc fault circuit interrupters.

Describe:

1. Amperage rating of the service.
2. Location of main disconnect(s), distribution and subpanels.
3. Presence or absence of smoke alarms and carbon monoxide alarms.
4. All branch circuit wiring methods.
5. Over-current device type (fuse, or circuit breaker).
5. Service panel, distribution and subpanel manufacturers.
6. System ground type. (Earth ground rods, water pipe only, UFER, etc.)

Further:

Knob & Tube: The inspector is required to call for the full replacement and removal of active knob and tube systems and components.

Solid core aluminum wiring: The inspector is required to call for 1.) The full replacement of solid core aluminum wiring components, OR 2.) Full inspection of every junction box, outlet, switch and attached fixtures where solid core aluminum wiring is present and active, by a licensed electrician who “understands and is proficient in solid core aluminum wiring concerns and proper update methods”.

Federal Pacific and Zinsco electrical panels, and others known to be highly problematic: The inspector is required to call for the replacement of these panels.

GFCI protection: The inspector is required to recommend adding GFCI protection to homes that did not feature it originally, for kitchens, bathrooms, garages, exteriors, and damp locations per modern requirements.

Continued:

Page 11 ELECTRICAL GFCI protection continued:

GFCI: The inspector is required to verify that GFCI protected areas are not double protected- such as having a GFCI circuit breaker AND GFCI electrical outlet on the same circuit, or, GFCI outlet protecting another GFCI outlet. If found, the inspector is required to call for correction.

Crowding: The inspector is required to call out multiple ground or neutral conductors sharing one contact terminal, going on to recommend adding a larger neutral or ground terminal as needed as well as overly crowded or disorganized panels.

Unsealed openings: The inspector is required to call out any unsealed openings on or inside electrical panels, such as knock-out plugs that were removed and not resealed with anything.

Mismatched configurations: The inspector is required to denote and recommend correction of mismatched panel configurations. Such as:

- 1.) A 150-225 amp rated *interior distribution panel*, supplied by a 100-125 amp rated *exterior disconnect panel*, or where the supply (disconnect) circuit breaker rating is below that of the interior distribution panel rating. (Common in Ewa, Kapolei).
- 2.) Any secondary panel that has an amperage rating greater than the supply panel circuit breaker.

Double-taps: The inspector is required to call out double-tapped circuit breakers and recommend correction, *except on Square-D equipment that allows up to 2 correctly sized branch circuit conductors to be connected to a single-pole circuit breaker.*

Line taps: The inspector is required to call out all tapped-onto main circuit breaker lines, and recommend review and correction by a licensed electrician. Keep in mind that additions like split air conditioning and early P.V. installations etc. often lead to this condition, especially where not permitted.

Low service drops: The inspector is required to call out low service drops and recommend correction for those within reach or below 10'.

No main disconnect: The inspector is required to call out the absence of an exterior main disconnect on single-family homes, and recommend updating.

Obsolete service size: The inspector is required to call out service sizes *below* 100-amps and recommend updating- on all single-family homes and townhouses.

Obsolete service: The inspector is required to call out and recommend updating of fused-disconnects and distribution panels, all non-grounded circuits, and non-shielded neutrals.

Continued:

Page 12 ELECTRICAL continued:

The inspector is required to recommend the addition of a photo-voltaic system, where not currently present, in the interest of energy conservation.

The inspector is required to test all installed non-monitored non-central alarm smoke alarms using the manual test button.

The inspector is NOT required to:

Inspect:

1. Remote control devices.
2. Test carbon monoxide alarms, security systems, and other signaling and warning devices.
3. Low voltage wiring systems and components.
4. Ancillary wiring systems and components not a part of the primary electrical power distribution system.
5. Solar, geothermal, wind, and other renewable energy systems.
6. Measure amperage, voltage, and impedance.
7. Determine the age and type of smoke alarms and carbon monoxide alarms

Continued:

HEATING

Note: Heating systems are rare on Oahu, but several homes feature built-in fireplaces.

The inspector shall, where present:

Open readily openable access panels.

Inspect:

1. Installed heating equipment.
2. Vent systems, flues, and chimneys.
3. Distribution systems.

Describe:

1. Energy source(s).
2. Heating systems.

The inspector is NOT required to:

Inspect:

1. Interiors of vent systems, flues, and chimneys that are not reasonably accessible.
2. Heat exchangers.
3. Humidifiers and dehumidifiers.
4. Electric air cleaning and sanitizing devices.
5. Heating systems using ground-source, water-source, solar, and renewable energy technologies.
6. Heat-recovery and similar whole-house mechanical ventilation systems.
7. Pool or hot tub heating systems.

Determine:

1. Heat supply adequacy and distribution balance.
2. The adequacy of combustion air components.
3. If a central air conditioning system features an active heat function.

Continued:

AIR CONDITIONING

The inspector shall:

Open reasonably accessible access panels including ceiling panels (usually for water chilled units in high-rise buildings).

Inspect:

1. Central and permanently installed cooling equipment.
2. Distribution systems.
3. Wall or window air conditioners that are included in the sale.

Describe:

1. Energy source(s).
2. Cooling systems.
3. If the distribution system (central systems) is insulated.
3. The supply temperature in Fahrenheit.

Further:

The inspector is required to recommend immediate service for systems in need of service and without recent service record, as well as annual professional service.

The inspector is required to recommend filter changes (or cleaning, for washable types) every 1-3 months, for those systems used regularly.

The inspector is required to denote the age of central systems, and recommend replacement for aged systems (more than 12-15 years) especially for those showing heavy corrosion. (Applicable to single family homes, townhouses, and some low-rise units).

The inspector is required to denote the best supply temperature of the system.

The inspector is NOT required to:

1. Inspect electric air cleaning and sanitizing devices.
2. Determine cooling supply adequacy and distribution balance.
3. Inspect cooling systems using ground-source, water-source, solar, and renewable energy technologies, *other than recording the supply temperature inside the home.*

Continued:

INTERIORS (Includes appliances)

The inspector shall:

Inspect and Describe:

- A. Walls, ceilings, and floors.
- B. Steps, stairways, and railings.
- C. Countertops and all reasonably accessible installed cabinets.
- D. All reasonably accessible doors and windows.
- E. Garage vehicle doors and garage vehicle door operators.
- F. Floor coverings.
- G. Dryer venting.

The inspector shall operate (and supervise while operating):

Installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, food waste disposals, trash compactors, washing machines and dryers- by using normal operating controls to activate the primary function.

Note: The inspector is encouraged to request the Sellers Disclosure and review it for known appliance defects before operating the appliances. If it is not available, the inspector should ask if there are any known appliance defects before operating.

Further:

The inspector is required to call for the replacement of damaged or heavily worn flooring materials.

The inspector is required to call for secondary inspection, testing and professional removal of any 9x9" vinyl or linoleum appearing floor tiles which may contain asbestos, or any other flooring material known to contain asbestos.

The inspector is required to review the electrical cord, junction box & circuit behind slide-in conventional electric ranges. (Hint: Pull out the lower drawer where possible).

The inspector is required to review the garbage disposal electrical circuit connection and advise where incorrect, non-grounded, or loose.

The inspector is required to call for the updating of any garage vehicle door opener system without a primary electric-eye auto reverse system.

Continued:

Page 16 INTERIORS continued:

The inspector is NOT required to inspect:

- A. Paint, wallpaper, and other cosmetic finish treatments- *unless the inspector notices a concern such as an active leak.*
- B. Window treatments.
- C. Coatings on, and seals between panes of window glass.
- E. Central vacuum systems.
- F. Recreational facilities.
- G. Appliance thermostats including their calibration, adequacy of heating elements, self-cleaning oven cycles, timers, clocks, timed features, and other specialized features of the appliance.
- I. Operate, or confirm the operation of *every control and feature* of an inspected appliance.

Continued:

INSULATION AND VENTILATION

The inspector shall:

Inspect and Describe:

1. Insulation and vapor retarders in unfinished spaces.
2. Ventilation of attics and foundation areas.
3. Kitchen, bathroom, and similar exhaust systems.
4. Clothes dryer exhaust systems.

Further:

The inspector is required to recommend adding insulation to attic spaces over living areas, where 1.) The home features air conditioning (all types) and 2.) No insulation, or likely not enough insulation is present at the time of inspection.

The inspector is required to call for the correction of any improperly installed insulation. Examples: 1.) Owens Corning paper faced fiberglass insulation, where the paper was left exposed. 2.) Insulation blocking soffit ventilation provisions. 3.) Insulation against recessed light fixtures that specify insulation is not to be in contact.

The inspector is required to call for secondary rooftop ventilation, on any sealed roof system (typical fiberglass asphalt shingle gable or hip roof) that does not currently feature it.

The inspector is encouraged NOT to recommend ridge ventilation systems. RE: They have limited benefit, are often loose and or otherwise very poorly installed.

The inspector is required to note the downside of sprayed in place attic insulation under the roofline (widely used in Ewa Beach), including: 1.) Making it difficult to trace a roof leak. 2.) Trapping roof deck heat below shingles. 3.) Possibly concealment of truss / structural defects.

The inspector is required to call for the updating of any conventional clothes dryer without exhaust ductwork, or where the ductwork does not exit the building.

The inspector is required to call out any gas or propane fueled clothes dryer, where the vent does not exit the home / unit, as a potential fire and carbon monoxide hazard, and recommend nobody occupy the home until it is corrected.

Continued:

FIREPLACES AND FUEL-BURNING APPLIANCES

The inspector shall:

Inspect:

1. Fuel-burning fireplaces, stoves, and fireplace inserts.
2. Fuel-burning accessories installed in fireplaces.
3. Chimneys and vent systems.

Describe

Systems and components.

Further:

The inspector shall not offer to light any pilot system or otherwise activate any "offline" fuel burning appliance.

The inspector is NOT required to:

Inspect:

1. Interiors of vent systems, flues, and chimneys that are not reasonably accessible.
2. Seals and gaskets.
3. Automatic fuel feed devices.
4. Combustion air components and to determine their adequacy.
5. Heat distribution assists (gravity fed and fan assisted).
6. Fuel-burning fireplaces and appliances located outside the inspected structures.
7. Determine draft characteristics.
8. Move fireplace inserts and stoves.

Continued:

GENERAL LIMITATIONS AND EXCLUSIONS

General limitations

A. The inspector is NOT required to perform actions, or to make determinations, or to make recommendations not already specifically stated in this Standard.

B. Inspections performed using this Standard:

1. Need not be technically exhaustive.
2. Are not required to identify and to report on:
 - Concealed conditions, latent defects, or consequential damages.
 - Cosmetic imperfections that do not affect a component's performance of its intended function.

C. This Standard shall not limit or prevent the inspector from meeting state statutes which license professional home inspection and home inspectors.

D. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the home inspection is provided for emphasis only.

General exclusions

The inspector is NOT required to determine:

1. The condition of systems and components that are not reasonably accessible.
2. The remaining life expectancy of systems and components.
3. The strength, adequacy, effectiveness, and efficiency of systems and components.
4. The causes of conditions and deficiencies.
5. Methods, materials, and costs of corrections.
6. Future conditions including but not limited to failure of systems and components.
7. The suitability of the property for specialized uses.
8. Compliance of systems and components with past and present requirements and guidelines (codes, regulations, laws, ordinances, specifications, installation and maintenance instructions, use and care guides, etc.).
9. The market value of the property and its marketability.
10. The advisability of purchasing the property.

Continued:

Page 20 GENERAL LIMITATIONS AND EXCLUSIONS Continued:

11. The presence of plants, animals, and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, molds and mold-like substances.
12. The presence of environmental hazards including, but not limited to, allergens, toxins, carcinogens, electromagnetic radiation, noise, radioactive substances, and contaminants in building materials, soil, water, and air.
13. The effectiveness of systems installed and methods used to control or remove suspected hazardous plants, animals, and environmental hazards.
14. Operating costs of systems and components.
16. Soil conditions relating to geotechnical or hydrologic specialties.
17. Whether items, materials, conditions and components are subject to recall, controversy, litigation, product liability, and other adverse claims and conditions.

The inspector is NOT required to offer:

1. Or to perform acts or services contrary to law or to government regulations.
2. Or to perform architectural, engineering, contracting, or surveying services or to confirm or to evaluate such services performed by others.
3. Or to perform trades or professional services other than home inspection.
4. Warranties or guarantees.

The inspector is NOT required to operate:

1. Systems and components that are shut down or otherwise inoperable.
2. Systems and components that do not respond to normal operating controls.
3. Shut-off valves and manual stop valves.
4. Automatic safety controls.

The inspector is NOT required to enter:

1. Areas that will, in the professional judgment of the inspector, likely be dangerous to the inspector or to other persons, or to damage the property or its systems and components.
2. Under-floor crawlspaces and attics that are not reasonably accessible.

Continued:

Page 21 GENERAL LIMITATIONS AND EXCLUSIONS continued:

The inspector is NOT required to inspect:

1. Underground items including, but not limited to, underground storage tanks and other underground indications of their presence, whether abandoned or active.
2. Items that are not installed.
3. Installed decorative items.
5. Detached structures other than garages and carports.
6. Common elements and common areas in multi-unit housing, such as condominium properties and cooperative housing.
8. Non-built-in outdoor cooking appliances.
9. Systems and components outside of what is transferred at the time of a sale on a CPR unit, such as electrical panels, water heaters and air conditioning equipment NOT within the confines of the specific unit inspected.

The inspector is NOT required to:

1. Perform procedures or operations that will, in the professional judgment of the inspector, likely be dangerous to the inspector or to other persons, or to damage the property or its systems or components.
2. Describe or report on systems and components that are not included in this Standard and that were not inspected.
3. Move personal property, furniture, equipment, plants, soil, snow, ice, and debris.
4. Dismantle systems and components, except as explicitly required by this Standard.
5. Reset, reprogram, or otherwise adjust devices, systems, and components affected by inspection required by this Standard. (With the exception of GFCI / AFCI devices, circuit breakers that may have been tripped during the course of the inspection).
6. Ignite or extinguish fires, pilot lights, burners, and other open flames that require manual ignition.
7. Probe surfaces that would be damaged or where no deterioration is visible or presumed to exist.

Continued:

GLOSSARY OF TERMS

Automatic Safety Controls Devices designed and installed to protect systems and components from unsafe conditions.

Call out Emphasize the importance of the concern and recommend correction.

Component A part of a system.

Decorative Ornamental; not required for the proper operation of the essential systems and components of a home.

Describe To identify (in writing) a system and component by its type or other distinguishing characteristics.

Dismantle To take apart or remove components, devices, or pieces of equipment that would not be taken apart or removed by a homeowner in the course of normal maintenance.

Engineering The application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus.

Further Evaluation Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by a home inspection.

Home Inspection The process by which an inspector visually examines the reasonably accessible systems and components of a home. and describes those systems and components using this Standard.

Inspect The process of examining readily accessible systems and components by (1) applying this Standard, and (2) operating normal operating controls, and (3) opening access panels intended for normal service.

Inspector A person hired to examine systems and components of a building using this Standard.

Installed Attached such that removal requires tools.

Normal Operating Controls Devices such as thermostats, switches, and valves intended to be operated by the homeowner.

Continued:

Page 23 TERMS continued:

Reasonably Accessible Available for visual inspection without having to move an unreasonable amount of personal property, excessive dismantling, destructive measures, or actions that will likely involve risk to persons or property.

Access Panel A panel provided for homeowner or service inspection and maintenance that is reasonably accessible, within normal reach, can be opened by one person, and is not permanently sealed in place.

Recreational Facilities Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground and other similar equipment, and associated accessories.

Representative Number ALL reasonably accessible components per room for multiple similar interior components such as windows and electric receptacles; ALL components on each side of the building for multiple similar exterior components.

Roof Drainage Systems Components used to carry water off a roof and away from a building.

Shut Down or Shut Off A state in which a system or component cannot be operated by normal operating controls.

Structural Component A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads). The framework of the building.

System A combination of interacting or interdependent components, assembled to carry out one or more functions.

Technically Exhaustive An investigation that involves excessive dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means.

Under-floor Crawlspace The area within the confines of the foundation and between the ground and the underside of the floor.

Unsafe A condition in a reasonably accessible, installed system or component that is judged by the inspector to be a significant risk of serious bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction practices.

Wall Covering / Siding A structural, protective or insulating layer fixed to the outside of a building such as: aluminum, brick, EIFS, stone, stucco, vinyl, and wood.

Wiring Method Identification Identification of electrical conductors or wires by their general type, such as non-metallic sheathed cable, armored cable, and knob and tube, etc.