

**Article I. INTRODUCTION****SECTION 1.01 PREFACE**

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THE **INTERNATIONAL SOCIETY OF HOME INSPECTORS (ISHI)** IS A PROFESSIONAL SOCIETY ESTABLISHED IN 1995 PRIMARILY TO ESTABLISH THE FAIR AND BALANCED STANDARDS OUTLINED HERIN. MEMBERSHIP IN ISHI IS VOLUNTARY AND ITS MEMBERS INCLUDE EXCLUSIVE, FEE-PAID HOME INSPECTORS. ISHI'S OBJECTIVES INCLUDE ENCOURAGEMENT OF SUPERIORITY WITHIN THE PROFESSION AND CONSTANT DEVELOPMENT OF ITS MEMBERS' INSPECTION SERVICES TO THE PUBLIC UTILIZING A FAIR AND BALANCED REPORTING METHOD.

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**Section 1.02 PRINCIPLE AND EXTENT**

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THE PRINCIPLE BEHIND THESE INSPECTOR STANDARDS IS TO ESTABLISH A MINIMUM AND STANDARDIZED NORM FOR PRIVATE, FEE-PAID HOME INSPECTORS WHO ARE MEMBERS OF THE INTERNATIONAL SOCIETY OF HOME INSPECTORS. HOME INSPECTIONS PERFORMED TO THESE HOME INSPECTOR STANDARDS ARE INTENDED TO PROVIDE THE CLIENT WITH INFORMATION REGARDING THE CONDITION OF THE SYSTEMS AND COMPONENTS OF THE HOME EXISTING AT THE TIME OF THE HOME INSPECTION. ANY SYSTEM OR COMPONENTS SPECIFIED FOR INSPECTION CAN BE EXCLUDED FROM INSPECTION IF REQUESTED BY THE CLIENT AND IF SO STATED IN THE PRE-INSPECTION AGREEMENT AND INSPECTION REPORT.

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**SECTION 1.03 INSPECTORS WILL INSPECT:**

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- (A) INSTALLED AND ACCESSIBLE SYSTEMS AND COMPONENTS OF HOMES LISTED IN THESE INSPECTOR STANDARDS.

**SECTION 1.04 INSPECTORS WILL REPORT ON:**

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- (A) INSPECTED SYSTEMS AND COMPONENTS WHICH, IN THE PROFESSIONAL OPINION OF THE INSPECTOR, ARE DEFICIENT OR NEAR THE END OF THEIR SERVICEABLE LIVES
- (B) A REASON WHY, IF NOT SELF-EVIDENT, THE SYSTEM OR COMPONENT IS DEFICIENT
- (C) RECOMMENDATIONS THAT WILL CORRECT OR MONITOR THE REPORTED DEFICIENCIES.
- (D) ON ANY SYSTEMS AND COMPONENTS DESIGNATED FOR INSPECTION IN THESE INSPECTOR STANDARDS WHICH WERE PRESENT AT THE TIME OF THE HOME INSPECTION BUT WERE NOT INSPECTED AND THE REASONS THEY WERE NOT INSPECTED.
- (E) RECOMMENDATIONS FOR FURTHER EVALUATION WHEN APPROPRIATE.
- (F) RECOMMENDATIONS FOR HOME BUYER IMPROVEMENTS REGARDING UNSAFE AND DEFERRED MAINTENANCE CONDITIONS
- (G) POSITIVE ATTRIBUTES OF SYSTEMS AND COMPONENTS WHEN APPROPRIATE

**SECTION 1.05 THESE STANDARDS DO NOT RESTRICT INSPECTORS FROM:**

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- (A) PROVIDING OR PERFORMING ANY ADDITIONAL INSPECTION OR TESTING SERVICES.
- (B) SPECIFYING REPAIRS OR ESTIMATING REPAIR COSTS PROVIDED THE INSPECTOR IS QUALIFIED TO DO SO

## Article II. STRUCTURE SYSTEM

### SECTION 2.01 INSPECTORS WILL INSPECT:

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- (A) STRUCTURAL COMPONENTS, INCLUDING FOUNDATION AND FRAMING
- (B) \*FOUNDATION INSPECTION BY UTILIZING A FOUNDATION LEVEL SURVEY™

### SECTION 2.02 INSPECTORS WILL REPORT ON:

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- (A) FOUNDATION, FLOOR, WALL, CEILING AND ROOF STRUCTURE AND THEIR TYPES OF CONSTRUCTION
- (B) METHODS USED TO GAIN ACCESS TO UNDER-FLOOR CRAWL SPACE AND ATTIC SPACE.
- (C) POSITIVE ATTRIBUTES OF THE SYSTEM OR COMPONENTS

### SECTION 2.03 INSPECTORS ARE NOT REQUIRED TO:

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- (A) PROVIDE ENGINEERING OR ARCHITECTURAL SERVICES.
- (B) OFFER OPINIONS AS TO THE DESIGN OR ADEQUACY OF STRUCTURAL SYSTEMS OR COMPONENTS
- (C) FOUNDATION INSPECTION BY UTILIZING A FOUNDATION LEVEL SURVEY™

## Article III. EXTERIOR SYSTEM

### SECTION 3.01 INSPECTORS WILL INSPECT:

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- (A) EXTERIOR WALL COVERINGS, FLASHING AND TRIM, EXTERIOR DOORS, AND WINDOWS, SAFETY GLASS
- (B) DECKS, BALCONIES, STOOPS, STEPS, PORCHES, AND ASSOCIATED RAILINGS
- (C) EAVES, SOFFITS, AND FASCIAS WHERE ACCESSIBLE FROM THE GROUND LEVEL
- (D) VEGETATION, GRADING, SURFACE DRAINAGE, AND RETAINING WALLS WHEN LIKELY TO ADVERSELY AFFECT THE BUILDING OR PROPERTY.
- (E) WALKWAYS, PATIOS, AND DRIVEWAYS
- (F) INSTALLED SCREENING, SHUTTERS, STORM DOORS, STORM WINDOWS, AND FENCES

### SECTION 3.02 INSPECTORS WILL REPORT ON:

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- (A) THE EXTERIOR WALL COVERING TYPE(S)

### SECTION 3.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:

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- (A) GEOLOGICAL, GEOTECHNICAL OR HYDROLOGICAL CONDITIONS
- (B) RECREATIONAL FACILITIES
- (C) OUTBUILDINGS, OTHER THAN DETACHED GARAGES OR CARPORTS

- (D) SEAWALLS, BREAK-WALLS, DOCKS AND BOAT HOUSES
- (E) BELOW SURFACE EROSION CONTROL AND EARTH STABILIZATION MEASURES
- (F) AWNINGS AND SIMILAR SEASONAL ACCESSORIES
- (G) INSTALLED SCREENING, SHUTTERS, STORM DOORS, STORM WINDOWS, AND FENCES

## **Article IV. ROOF SYSTEM**

### **SECTION 4.01 INSPECTORS WILL INSPECT:**

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- (A) ROOF COVERINGS AND FLASHINGS
- (B) ROOF DRAINAGE SYSTEMS
- (C) SKYLIGHTS, CHIMNEYS, AND ROOF PENETRATIONS

### **SECTION 4.02 INSPECTORS WILL REPORT ON:**

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- (A) ROOF COVERING TYPES
- (B) METHODS USED TO GAIN ACCESS TO THE ROOF
- (C) POSITIVE ATTRIBUTES OF THE SYSTEM OR COMPONENTS

### **SECTION 4.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:**

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- (A) INACCESSIBLE FLUES OR CHIMNEYS
- (B) INSTALLED ACCESSORIES AND ANTENNAE

## **Article V. PLUMBING SYSTEM**

### **SECTION 5.01 INSPECTORS WILL INSPECT:**

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- (A) WATER SUPPLY AND DISTRIBUTION SYSTEM
- (B) DRAIN, WASTE AND VENT SYSTEM
- (C) FIXTURES, FAUCETS AND APPURTENANCES
- (D) WATER HEATING EQUIPMENT
- (E) VENT SYSTEMS, FLUES, AND CHIMNEYS WHERE ACCESSIBLE
- (F) FUEL STORAGE AND FUEL DISTRIBUTION SYSTEM
- (G) DRAINAGE SUMP, SUMP PUMP, AND RELATED PIPING
- (H) BATHTUBS, SINKS AND INDOOR JETTED BATHTUBS

### **SECTION 5.02 INSPECTORS WILL REPORT ON:**

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- (A) WATER SUPPLY, DRAIN, WASTE, AND VENT PIPING MATERIALS
- (B) WATER HEATING EQUIPMENT, INCLUDING ENERGY SOURCE SIZE AND LOCATION
- (C) LOCATION OF MAIN WATER AND MAIN FUEL SHUT-OFF VALVES

## **SECTION 5.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:**

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- (A) WELL, WELL PUMP, OR WATER STORAGE RELATED EQUIPMENT
- (B) WATER CONDITIONING SYSTEM
- (C) SOLAR WATER HEATING SYSTEM
- (D) FIRE AND LAWN SPRINKLER SYSTEMS
- (E) PRIVATE WASTE DISPOSAL SYSTEM
- (F) SPA, SWIMMING POOL, SAUNA, STEAM SHOWER
- (G) WHETHER WATER SUPPLY AND WASTE DISPOSAL SYSTEMS ARE PUBLIC OR PRIVATE
- (H) QUANTITY OR QUALITY OF WATER SUPPLY
- (I) OPERATION OF SAFETY VALVES OR SHUT-OFF VALVES
- (J) BY LIGHTING GAS PILOTS

## **Article VI. ELECTRICAL SYSTEM**

### **SECTION 6.01 INSPECTORS WILL INSPECT:**

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- (A) SERVICE DROP, ENTRANCE, CONDUCTORS, CABLES, RACEWAYS, AND CONDUITS
- (B) SERVICE EQUIPMENT, MAIN DISCONNECTS AND SERVICE GROUNDING
- (C) INTERIOR COMPONENTS OF SERVICE PANELS, CONDUCTORS AND OVERCURRENT PROTECTION DEVICES
- (D) INSTALLED LIGHTING FIXTURES, SWITCHES, AND RECEPTACLES WHERE ACCESSIBLE
- (E) GROUND FAULT CIRCUIT INTERRUPTERS

### **SECTION 6.02 INSPECTORS WILL REPORT ON:**

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- (A) SERVICE AMPERAGE AND VOLTAGE RATING
- (B) LOCATION OF MAIN DISCONNECT(S) AND SERVICE PANELS
- (C) WIRING METHODS EMPLOYED
- (D) PRESENCE OF SOLID CONDUCTOR ALUMINUM BRANCH 120V AND 240V CIRCUIT WIRING
- (E) ABSENCE OF SMOKE DETECTORS
- (F) POSITIVE ATTRIBUTES OF THE SYSTEM OR COMPONENTS

### **SECTION 6.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:**

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- (A) REMOTE CONTROL DEVICE UNLESS IT IS THE ONLY CONTROL
- (B) ALARM SYSTEMS.
- (C) LOW VOLTAGE WIRING SYSTEMS
- (D) ANCILLARY WIRING SYSTEMS NOT A PART OF THE MAIN ELECTRICAL POWER DISTRIBUTION SYSTEM
- (E) AMPERAGE, VOLTAGE, OR IMPEDANCE

## **Article VII. HEATING SYSTEM**

### **SECTION 7.01 INSPECTORS WILL INSPECT:**

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- (A) INSTALLED HEATING SYSTEMS
- (B) VENT SYSTEMS, FLUES, AND CHIMNEYS WHERE ACCESSIBLE
- (C) PRESENCE OF AN INSTALLED HEAT SOURCE IN HABITABLE ROOMS
- (D) FOR HEAT EXCHANGER BREACHING

### **SECTION 7.02 INSPECTORS WILL REPORT ON:**

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- (A) ENERGY SOURCE
- (B) HEATING METHOD BY DISTINGUISHING CHARACTERISTICS
- (C) PERFORMANCE OF CENTRAL SYSTEMS UTILIZING TEMPERATURE MEASUREMENTS
- (D) POSITIVE ATTRIBUTES OF THE SYSTEM OR COMPONENTS

### **SECTION 7.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:**

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- (A) HUMIDIFIER OR DEHUMIDIFIER
- (B) ELECTRONIC AIR FILTER
- (C) SOLAR SPACE HEATING SYSTEM
- (D) TO DETERMINE HEAT SUPPLY ADEQUACY OR DISTRIBUTION BALANCE
- (E) BY LIGHTING GAS PILOTS
- (F) FOR HEAT EXCHANGER BREACHING

## **Article VIII. COOLING SYSTEM**

### **SECTION 8.01 INSPECTORS WILL INSPECT:**

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- (A) INSTALLED COOLING SYSTEMS  
WINDOW COOLING EQUIPMENT.  
PRESENCE OF AN INSTALLED COOLING SOURCE IN HABITABLE ROOMS

### **SECTION 8.02 INSPECTORS WILL REPORT ON:**

---

- (A) ENERGY SOURCE.
- (B) COOLING METHOD BY DISTINGUISHING CHARACTERISTICS
- (C) PERFORMANCE OF CENTRAL SYSTEMS UTILIZING TEMPERATURE MEASUREMENTS
- (D) POSITIVE ATTRIBUTES OF THE SYSTEM OR COMPONENTS

**SECTION 8.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:**

---

- (A) ELECTRONIC AIR FILTERS
- (B) TO DETERMINE COOLING SUPPLY ADEQUACY OR DISTRIBUTION BALANCE.
- (C) POSITIVE ATTRIBUTES OF THE SYSTEM OR COMPONENTS

**Article IX. INTERIOR SYSTEM**

**SECTION 9.01 INSPECTORS WILL INSPECT:**

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- (A) WALLS, CEILINGS, AND FLOORS
- (B) STEPS, STAIRWAYS, AND RAILINGS
- (C) INSTALLED COUNTERTOPS, DRAWERS AND CABINETS
- (D) DOORS AND WINDOWS, SAFETY GLASS
- (E) GARAGE DOORS AND THEIR OPERATORS

**SECTION 9.02 INSPECTORS WILL REPORT ON:**

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- (A) POSITIVE ATTRIBUTES OF THE SYSTEM OR COMPONENTS

**SECTION 9.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:**

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- (A) PAINT, WALLPAPER, CARPETING, WINDOW TREATMENTS, AND OTHER COSMETIC FINISH TREATMENTS.
- (B) INDOOR RECREATIONAL FACILITIES, EXERCISE EQUIPMENT, ETC.

**Article X. INSULATION AND VENTILATION SYSTEM**

**SECTION 10.01 INSPECTORS WILL INSPECT:**

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- (A) INSULATION AND VAPOR RETARDERS MATERIALS IN UNFINISHED SPACES
- (B) VENTILATION OF ATTICS AND FOUNDATION AREAS
- (C) MECHANICAL VENTILATION SYSTEMS

**SECTION 10.02 INSPECTORS WILL REPORT ON:**

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- (A) INSULATION AND VAPOR RETARDERS IN UNFINISHED SPACES
- (B) ABSENCE OF INSULATION IN UNFINISHED SPACES AT CONDITIONED SURFACES
- (C) POSITIVE ATTRIBUTES OF THE SYSTEM OR COMPONENTS

**SECTION 10.03 INSPECTORS ARE NOT REQUIRED TO:**

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- (A) DISTURB INSULATION OR VAPOR RETARDERS.
- (B) DETERMINE INDOOR AIR QUALITY.

## **Article XI. SOLID FUEL BURNING APPLIANCE AND FIREPLACE SYSTEM**

### **SECTION 11.01 INSPECTORS WILL INSPECT:**

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- (A) SYSTEM AND COMPONENTS
- (B) VENT SYSTEMS, FLUES, AND CHIMNEYS, WHERE ACCESSIBLE

### **SECTION 11.02 INSPECTORS WILL REPORT ON:**

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- (A) TYPE OF FIREPLACES AND SOLID FUEL BURNING APPLIANCES
- (B) TYPE OF CHIMNEYS
- (C) POSITIVE ATTRIBUTES OF THE SYSTEM OR COMPONENTS

### **SECTION 11.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:**

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- (A) FIRESCREENS AND DOORS.
- (B) SEALS AND GASKETS
- (C) AUTOMATIC FUEL FEED DEVICES.
- (D) MANTLES AND FIREPLACE SURROUNDS
- (E) COMBUSTION MAKE-UP AIR DEVICES
- (F) HEAT DISTRIBUTION ASSISTS WHETHER GRAVITY CONTROLLED, OR FAN ASSISTED
- (G) BY IGNITING OR EXTINGUISHING FIRES OR BY LIGHTING GAS PILOTS
- (H) DETERMINE DRAFT CHARACTERISTICS
- (I) FIREPLACE INSERTS OR STOVES OR FIREBOX CONTENTS BY MOVING

## **Article XII. APPLIANCE SYSTEM**

### **SECTION 12.01 INSPECTORS WILL INSPECT THE BASIC OPERATIONAL FUNCTIONS OF THE FOLLOWING PERMANENTLY INSTALLED APPLIANCES:**

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- (A) DISHWASHER THROUGH ITS NORMAL CYCLE.
- (B) RANGE, COOK TOP, AND OVEN.
- (C) TRASH COMPACTOR.
- (D) GARBAGE DISPOSAL.
- (E) VENTILATION EQUIPMENT OR RANGE HOOD.
- (F) MICROWAVE OVEN.

- (G) \*CENTRAL VACUUM SYSTEM.
- (H) ANY OTHER BUILT-IN-APPLIANCE
- (I) \*NON-BUILT-IN APPLIANCES SUCH AS CLOTHES WASHERS AND DRYERS
- (J) \*REFRIGERATION UNITS SUCH AS FREEZERS, REFRIGERATORS, AND ICE MAKERS

**SECTION 12.02 INSPECTORS WILL REPORT ON:**

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- (A) POSITIVE ATTRIBUTES OF THE SYSTEM OR COMPONENTS

**SECTION 12.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:**

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- (A) CLOCKS, TIMERS, SELF-CLEANING OVEN FUNCTION, OR THERMOSTATS FOR CALIBRATION OR AUTOMATIC OPERATION
  - (B) NON-BUILT-IN APPLIANCES SUCH AS CLOTHES WASHERS AND DRYERS
  - (C) REFRIGERATION UNITS SUCH AS FREEZERS, REFRIGERATORS AND ICE MAKERS
  - (D) APPLIANCES IN USE SHUT DOWN OR OTHERWISE INOPERABLE
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**Article XIII. COMMON LIMITATIONS AND EXCLUSIONS**

**SECTION 13.01 GENERAL LIMITATIONS:**

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HOME INSPECTIONS PERFORMED IN ACCORDANCE WITH THESE HOME INSPECTOR STANDARDS:

- (A) ARE NOT TECHNICALLY EXHAUSTIVE
- (B) WILL NOT IDENTIFY CONCEALED CONDITIONS OR LATENT OR HIDDEN DEFECTS
- (C) ARE APPLICABLE TO BUILDINGS WITH ONE TO FOUR DWELLING UNITS AND THEIR ATTACHED OR DETACHED GARAGES OR CARPORTS

**SECTION 13.02 GENERAL EXCLUSIONS:**

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- (A) INSPECTORS ARE NOT REQUIRED TO INSPECT ANY SYSTEM OR COMPONENT UNLESS SPECIFICALLY STATED IN THESE INSPECTOR STANDARDS, EXCEPT AS MAY BE OTHERWISE REQUIRED BY LAW.

**SECTION 13.03 INSPECTORS ARE NOT REQUIRED TO DETERMINE:**

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- (A) REMAINING LIFE OF ANY SYSTEM OR COMPONENT
- (B) STRENGTH, ADEQUACY, EFFECTIVENESS, OR EFFICIENCY OF ANY SYSTEM OR COMPONENT
- (C) CONDITION OF SYSTEMS OR COMPONENTS WHICH ARE NOT ACCESSIBLE
- (D) FUTURE CONDITIONS INCLUDING, BUT NOT LIMITED TO, FAILURE OF SYSTEMS AND COMPONENTS, OR PARTS
- (E) CAUSE OF ANY DEFECT OR CONDITION



- (F) METHODS, MATERIALS, OR COSTS OF CORRECTIONS OF DEFECTS OR CONDITIONS
- (G) SUITABILITY OF THE PROPERTY FOR ANY SPECIALIZED USE
- (H) COMPLIANCE WITH INSURANCE COMPANY OR REGULATORY REQUIREMENTS (CODES, REGULATIONS, LAWS, ORDINANCES, ETC.)
- (I) MARKET VALUE OF THE REAL ESTATE PROPERTY OR ITS MARKETABILITY
- (J) ADVISABILITY OF THE PURCHASE OF THE PROPERTY
- (K) PRESENCE OF POTENTIALLY HAZARDOUS PLANTS, ANIMALS OR INSPECTS, INCLUDING, BUT NOT LIMITED TO, WOOD DESTROYING ORGANISMS OR DISEASES HARMFUL TO HUMANS.
- (L) PRESENCE OF ANY ENVIRONMENTAL HAZARDS INCLUDING, BUT NOT LIMITED TO, TOXINS, CARCINOGENS, NOISE, VIBRATION; CONTAMINANTS IN SOIL, WATER; MOLD, MILDEW, FUNGUS, BIO-ORGANISMS, ELECTROMAGNETIC FIELDS, AIR QUALITY, UNDERGROUND STORAGE TANKS, ETC.
- (M) EFFECTIVENESS OF ANY SYSTEM INSTALLED OR METHODS UTILIZED TO CONTROL OR REMOVE SUSPECTED DANGEROUS SUBSTANCES OR CONDITIONS.
- (N) OPERATING COSTS OF UTILITIES, SYSTEMS OR COMPONENTS.
- (O) LIGHTING, VIBRATION OR ACOUSTICAL PROPERTIES OF ANY SYSTEM OR COMPONENT

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## **SECTION 13.04 INSPECTORS ARE NOT REQUIRED TO OFFER:**

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- (A) OR PERFORM ANY ACT OR SERVICE CONFLICTING WITH LAW.
- (B) OR PERFORM ENGINEERING OR ARCHITECTURAL SERVICES.
- (C) OR CARRY OUT WORK IN ANY TRADE OR ANY PROFESSIONAL SERVICE OTHER THAN HOME INSPECTION.
- (D) WARRANTIES OR GUARANTEES OF ANY TYPE

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## **SECTION 13.05 INSPECTORS ARE NOT REQUIRED TO OPERATE:**

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- (A) ANY SYSTEM OR COMPONENT WHICH IS SHUT DOWN OR INOPERABLE
- (B) ANY SYSTEM OR COMPONENT, WHICH DOES NOT RESPOND TO NORMAL OPERATING CONTROLS.
- (C) AUTOMATIC SAFETY CONTROLS
- (D) SHUT-OFF VALVES, WHICH ARE NORMALLY, ALWAYS OPEN OR ALWAYS CLOSED.
- (E) GAS PILOT LIGHTS, WHICH ARE SHUT OFF

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## **SECTION 13.06 INSPECTORS ARE NOT REQUIRED TO ENTER:**

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- (A) ANY AREA WHICH MAY, IN THE OPINION OF THE INSPECTOR, BE DANGEROUS TO THE INSPECTOR OR OTHER PERSONS OR MAY DAMAGE THE PROPERTY OR ITS SYSTEMS OR COMPONENTS
- (B) UNDER-FLOOR CRAWL SPACES, ATTICS, OR ROOFS, WHICH ARE NOT ACCESSIBLE OR HAZARDOUS

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## **SECTION 13.07 INSPECTORS ARE NOT REQUIRED TO INSPECT:**

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- (A) UNDERGROUND UTILITIES, SYSTEMS OR COMPONENTS INCLUDING, BUT NOT LIMITED TO, UNDERGROUND STORAGE TANKS OR OTHER UNDERGROUND EQUIPMENT, WHETHER ACTIVE OR ABANDONED.

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- (B) SYSTEMS OR COMPONENTS WHICH ARE PORTABLE OR NOT COMPLETELY INSTALLED.
- (C) DECORATIVE OR COSMETIC ITEMS OR MATERIALS.
- (D) SYSTEMS OR COMPONENTS LOCATED IN AREAS THAT CANNOT BE ENTERED.
- (E) DETACHED STRUCTURES OTHER THAN GARAGES AND CARPORTS.
- (F) COMMON AREAS, SYSTEMS AND COMPONENTS IN MULTI-UNIT HOUSING, SUCH AS CONDOMINIUM PROPERTIES OR COOPERATIVE HOUSING.
- (G) UNDERGROUND ELECTRICAL, PLUMBING, GAS, AND OTHER UTILITY SYSTEMS.

**SECTION 13.08 INSPECTORS ARE NOT REQUIRED TO:**

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- (A) PERFORM ANY PROCEDURE OR OPERATION, WHICH WILL, IN THE OPINION OF THE INSPECTOR, LIKELY TO BE UNSAFE TO THE INSPECTOR OR OTHER PERSONS OR DAMAGE THE PROPERTY OR ITS SYSTEMS OR COMPONENTS
- (B) MOVE FURNITURE, PERSONAL PROPERTY, CEILING TILES, EQUIPMENT, PLANTS, SOIL, ICE SNOW, OR OTHER DEBRIS
- (C) DISMANTLE ANY SYSTEM OR COMPONENT, EXCEPT AS REQUIRED BY THESE HOME INSPECTOR STANDARDS

**Article XIV. GLOSSARY OF TERMS**

**SECTION 14.01 ACCESSIBLE:**

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

**SECTION 14.02 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.

**SECTION 14.03 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.

**SECTION 14.04 APPLIANCES:**

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

**SECTION 14.05 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

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CONSTRUCTION CONTRACT DOCUMENTS, AND ADMINISTRATION OF THE CONSTRUCTION CONTRACT.

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## **SECTION 14.06      AUTOMATIC SAFETY CONTROLS:**

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

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## **SECTION 14.07      COMPONENT:**

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A PART OF A SYSTEM.

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## **SECTION 14.08      (CHI) CERTIFIED HOME INSPECTOR**

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ADVANCED HOME INSPECTOR REQUIREMENTS THAT ARE A HIGHER THAN THE BASIC STANDARDIZED NORM FOR PRIVATE, FEE-PAID HOME INSPECTORS WHO ABIDE BY THE STANDARDS OUTLINED IN THIS DOCUMENT FOR ADDITIONAL FEES.

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## **SECTION 14.09      DECORATIVE:**

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

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## **SECTION 14.10      DEFICIENT:**

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NOT FUNCTIONING AS INTENDED, UNSAFE, HAZARDOUS

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## **SECTION 14.11      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.

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## **SECTION 14.12      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.

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## **SECTION 14.13      FOUNDATION LEVEL SURVEY:**

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A TEST OF THE FOUNDATION UTILIZING AN APPROVED DEVICE TO HELP DETERMINE THE LEVELNESS OF THE FOUNDATION THAT AIDS THE REPORT HOLDER IN DETERMINING IF THE

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BUILDING IS SETTLING PROPERLY.

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## **SECTION 14.14 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.

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## **SECTION 14.15 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.

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## **SECTION 14.16 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.

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## **SECTION 14.17 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.

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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## **SECTION 14.18 INSTALLED:**

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ATTACHED WHERE REMOVAL WOULD REQUIRE TOOLS

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## **SECTION 14.19 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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## **SECTION 14.20 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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## **SECTION 14.21 (PHI) PROFESSIONAL HOME INSPECTOR**

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ADVANCED PHI HOME INSPECTOR REQUIREMENTS, WHICH ARE HIGHER THAN THE BASIC AND THE CHI STANDARDIZED NORM FOR PRIVATE, FEE-PAID HOME, INSPECTORS WHO ABIDE BY THE STANDARDS OUTLINED IN THIS DOCUMENT FOR ADDITIONAL FEES. PHI CERTIFIED HOME INSPECTORS MAY CARRY "ERRORS AND OMISSIONS" INSURANCE BASED ON STATE LAW REQUIREMENTS.

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**SECTION 14.22 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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**SECTION 14.23 REPORT:**

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

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**SECTION 14.24 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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**SECTION 14.25 ROOF DRAINAGE SYSTEMS:**

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

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**SECTION 14.26 SHUT DOWN:**

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

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**SECTION 14.27 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.

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**SECTION 14.28 STRUCTURAL COMPONENT:**

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

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**SECTION 14.29 SYSTEM:**

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

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## **SECTION 14.30      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.

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## **SECTION 14.31      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.

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## **SECTION 14.32      UNSAFE:**

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A CONDITION IN AN ACCESSIBLE, INSTALLED SYSTEM OR COMPONENT THAT 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.

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## **SECTION 14.33      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.