

THE GLOSSARY PROJECT

STANDARDIZED TERMINOLOGY FOR
THE PROFESSIONAL REAL ESTATE INSPECTOR

A publication of the California Real Estate Inspection Association



THE GLOSSARY PROJECT

STANDARDIZED TERMINOLOGY FOR
THE PROFESSIONAL REAL ESTATE INSPECTOR

A publication of the California Real Estate Inspection Association

California Real Estate Inspectors Association (CREIA)

Website: www.creia.org

Email: info@creia.org

For membership information please go to:
www.creia.org

The California Real Estate Inspection Association (CREIA) is proud to provide you with this publication. Since 1976, CREIA, a non-profit corporation, has been providing education, training, and support services to the real estate inspection industry and to the public. All CREIA inspectors must adhere to the Code of Ethics and follow the Standards of Practice developed by the association.

CREIA requires its members to successfully pass the National Home Inspection Examination (NHIE), a CREIA Standards of Practice - Code of Ethics examination, as well as complete a minimum of 30 hours of education each year. Members accumulate credits through various sources of education including monthly chapter meetings, conferences, and other approved activities. CREIA keeps records to ensure that members are complying with the requirements. Educational topics cover a variety of technical subjects including updates and advances that affect property inspection and the business of real estate inspection. CREIA is dedicated to consumer protection and education.

CREIA wishes to thank the following contributors to the creation of this publication: Jerry McCarthy, Darrell A. Bell, Joey Lee, Greg Noyes, Carl Poehlmann, Craig Funabashi, Darryl Seymour, George Harper, Mike Schindler, Neal Muckler, and Duane McCutcheon.

The Glossary Project was created for distribution by the California Real Estate Association to those interested in learning more about the home inspection profession. No representation is made as to the legal validity or adequacy of any provisions or statements contained herein. Nothing in this publication is meant to (or implied to) expand the scope or Standards of Practice of the Home Inspector as established by the California Real Estate Inspection Association. If you desire professional or legal advice, consult an appropriate professional or the CREIA Standards of Practice for clarification. The contents of this publication may not be reproduced by any means, in whole or in part, without the prior written consent of CREIA.

ABS – acrylonitrile-butadiene-styrene plastic pipes & fittings used primarily for the waste, drain and vent system.

ACCESSIBLE – can be approached or entered by the inspector safely without difficulty or damage to the system, structure or component.

ACCESSIBLE, READILY – a system or component, which can be reached safely and quickly for operation, repair or inspection without disassembling or moving personal property.

ACCESSORY BUILDING/STRUCTURE – a building or structure other than the primary building or the primary parking structure.

ADDITION/ADD-ON – an increase to the envelope of a structure.

AHJ – authority having jurisdiction. See Building Official.

AIR ADMITTANCE VALVE – a one-way valve designed to allow air into the plumbing drainage system when a negative pressure develops in the piping.

AIR BREAK – an arrangement in a drainage system in which liquid discharged from a fixture, appliance or device enters indirectly into a sink or receptor from above its flood-level rim.

AIR DUCT – See *Duct*.

AIR FILTER – a screen or device installed in the cold air return designed to remove dust and debris.

AIR GAP – the unobstructed vertical distance through free atmosphere of an air break.

AIR HANDLING UNIT – a blower or fan used for the purpose of conveying supply air to a room, space or area.

AIR, MAKEUP – air that is provided to replace air being removed from an enclosed space.

AIR, RETURN – air from the conditioned area that is returned to the conditioning equipment for reconditioning.

AIR, SUPPLY – air being conveyed to a conditioned area through ducts or plenums from a heat exchanger of a heating, cooling, absorption or evaporative cooling system.

AIRWAY – a space such as that between roof insulation and roof sheathing for movement of air.

ALLIGATORING – a pattern of cracks in asphalt roofing materials brought about by the loss of volatile oils and oxidation caused by solar radiation.

AMPACITY – the electrical current measured in amperes that a conductor can carry continuously without overheating.

AMPERE (AMP) – measurement of electrical current.

AMPERE, RATING – the amount of electrical current a device or piece of electrical equipment can safely carry.

ANCHOR BOLT – a type of fastener used to secure a framing component to a concrete or masonry floor or wall.

ANCHORS – See *Supports*.

ANGLE STOP – a valve used to shut off the flow of water to a fixture.

ANTI-PONDING STRIP/ANTI-PONDING FLASHING – a means such as a beveled strip or shop-formed sheet metal on tile roofs to support the underlayment and provide positive drainage at the eaves.

ANTI-SIPHON VALVE/DEVICE – a valve or device designed to prevent a cross connection.

APARTMENT HOUSE – a building or portion thereof that contains three or more dwelling units.

APPLIANCE – See *Component*.

APPROVED – acceptable by current building standards.

APPROPRIATE PERSON – an individual other than inspector, qualified by virtue of special knowledge, training or resources to further examine a system, structure, or component, as in the manner of a specialist.

AREAWAY – an area adjacent to a building for the purpose of providing natural light, ventilation and means of egress to the below grade portion of a structure.

ASPHALT – a petroleum product used in roofing, waterproofing materials and paving.

ASTRAGAL – a molding attached to the middle of a set of double doors to prevent drafts.

BACKFLOW – the flow of water or other liquids in a system opposite its intended direction.

BACKSIPHONAGE – See *Backflow*.

BACKWATER VALVE – a device installed in a drain or pipe to prevent backflow of sewage.

BALCONY, EXTERIOR – an exterior floor projecting from and supported by a structure without additional independent supports.

BALLCOCK – a valve that is used inside a gravity-type water closet flush tank to control the supply of water into the tank.

BALUSTER – vertical support members used in guardrails at stairs, landings, balconies and decks.

BARGE RAFTER – a decorative board placed against the rafter at the end of a gable roof.

BASEBOARD – a board, usually interior trim, installed at the perimeter wall covering adjacent to the finished floor.

BASEMENT – the portion of a building that is below grade.

BASIC OPERATION – the fundamental function of a component or appliance.

BATHROOM – a room containing a toilet and a lavatory, which may also contain a bathtub and/or a shower.

BATT/BATTEN – narrow strips of wood or other material used mainly to cover joints in vertically installed boards.

BATTEN, ROOF – a sawed strip of wood installed horizontally and parallel to the eave line, which is mechanically attached to the roof deck or rafters to engage the anchor lugs of the roof tile.

BATT INSULATION – strips of insulation, usually fiberglass that fit between framing members.

BEND – a drainage fitting designed to provide a change of direction of a drain line.

BEAM – horizontal support member usually of steel, concrete or wood that supports a load.

BEARING PARTITION – an interior vertical wall that supports a ceiling, roof or floor.

BEARING WALL – an exterior wall that supports a ceiling, roof or floor.

BEVEL – an angle edge (usually 45°) on a piece of wood or other material.

BIRD STOP – See *Eave Riser*.

BLISTER – an enclosed raised bubble on a surface usually caused by trapped moisture, such as in paint and roof coverings.

BLOCK/BLOCKING – solid pieces of wood between framing members.

BONDING/BONDED – the permanent joining of metallic parts to form an electrically conductive path.

BONDING JUMPER – a reliable conductor to ensure the conductivity between metal parts.

BOOT, TRANSITION – a rectangular box attached to the end of a duct into which the register is placed.

BLOWER – motor-driven fan that moves air through the ducts of a heating or cooling system or through vents.

BOILER – a self-contained appliance from which hot water is circulated for heating purposes and then returned to the boiler.

BOND – 1. Adhesion of glue or other adhesive to materials being joined. 2. A pattern formed in laying brick or other masonry units.

BOND BEAM – 1. Horizontal grouted element within masonry in which reinforcement is embedded. 2. A horizontal reinforced concrete beam connecting two separate sections of a foundation support system.

BRANCH, PLUMBING – any part of the piping system other than a riser, main or stack.

BRANCH CIRCUIT – the circuit conductors between the final over-current device protecting the circuit and the outlet(s).

BREAKER, CIRCUIT – See *Circuit Breaker*.

BRIDGING – wood or metal members inserted in pairs in a diagonal position between joists at mid-span for bracing the joist.

BROWN COAT – the coat of plaster applied over the scratch coat directly beneath the finish coat or second coat of plaster.

BTU – (British thermal unit) a measure of heat. One BTU is the quantity of heat needed to raise the temperature of one pound of water one Fahrenheit degree.

BTU/H – the listed maximum capacity of an appliance, absorption unit or burner expressed in British thermal units input per hour.

BUILDING – the primary building subject of the inspection designed and erected for the purpose of human occupancy or use.

BUILDING DRAIN – the part of the lowest piping of a drainage system that receives the discharge from soil, waste and other drainage pipes inside the walls of the building and conveys it to the building sewer outside the building wall.

BUILDING OFFICIAL – the officer or other designated authority charged with the administration and enforcement of the building codes.

BUILDING SEWER – that part of the drainage system that extends from the end of the building drain and conveys its discharge to a public sewer, private sewer, individual sewage disposal system or other point of disposal. **BUILDING PERMIT** – written authorization from the local authority having jurisdiction giving permission to construct, renovate or remove a building.

BUILT-IN – See *Permanently Installed*.

BUILT-UP ROOF COVERING – two or more layers of asphalt felt laminated together with coal tar, pitch or asphalt and surfaced with a capsheet, crushed slag or gravel, generally used on low slope or flat roofs.

BX (Armored Cable) – a factory assembly of insulated conductors inside a flexible metallic covering.

CANTILEVER – a projecting beam or other structure supported only at one end such as a balcony.

CAPSHEET – in roofing, one to four plies of felt bonded and top coated with granules designed for exposure to the elements.

CASEMENT WINDOW – window frames of wood or metal that are side hinged.

CASING – molding of various sizes and designs used to trim doors, windows and openings.

CAULK (CALK) – 1. To fill a joint, crack or opening with a sealer material. 2. The sealer material used.

CHIMNEY – a primary vertical structure containing one or more flues for the purpose of carrying gaseous products of combustion and air from a fuel-burning appliance to the atmosphere.

CHIMNEY, CONNECTOR – a pipe that connects a fuel-burning appliance to a chimney.

CIRCUIT – the path of electricity away from and back to its source.

CIRCUIT BREAKER – a device designed to open and close a circuit by non-automatic means and to open the circuit automatically on a predetermined over-current without damage to itself.

CLADDING – the exterior materials that cover the vertical surface of the building.

CLEANOUT – an accessible opening in a drainage system used for the removal of possible obstruction.

CLOSET – a small room or chamber used for storage.

COLLAR FLASHING – usually galvanized metal installed around mechanical and plumbing vents penetrating the roof diaphragm.

COLUMN – a perpendicular support.

COMBUSTIBLE MATERIAL – any material not rated as noncombustible.

COMBUSTION AIR – the air that fuel-burning equipment needs to operate safely.

COMBUSTION CHAMBER – fireproof compartment in a boiler or furnace that contains the flame of an oil or gas burner.

COMPONENT – a permanently installed appliance, fixture, element, or part of a system.

COMPRESSOR – a pump that forces refrigerant through an air conditioning system.

CONDENSATE – the liquid formed from condensation.

CONDENSATION – moisture on the surface of an object caused by warm moist air coming into contact with a cooler object.

CONDITION – the plainly visible and conspicuous state of being of a material, object or thing.

CONDITIONED AREA – a normally unoccupied area within a building provided with conditioned air

CONDITIONED SPACE – an area, room or space normally occupied and being heated or cooled for human habitation by any equipment.

CONDUCTOR – a wire or other material capable of carrying electrical current.

CONDUIT, ELECTRICAL – a hollow pipe (metal or plastic) casing through which electrical conductors are run.

CONFINED SPACE – a room or space with one or more fuel burning appliances that lacks sufficient volume to provide adequate combustion air.

CONCEALED – rendered inaccessible by the structure or finish of the building.

CONTROL JOINT – a joint that accommodates movement.

CONTROL, LIMIT – an automatic control responsive to changes in liquid flow or level, pressure, or temperature for limiting the operation of an appliance.

CONTROL, SAFETY – a switch or device designed to shutdown appliances or mechanical equipment for maintenance safety or in the event of malfunction.

CORROSION – the deterioration of metal by chemical or electrochemical reaction resulting from exposure to weathering, chemicals, moisture or other agents.

CORROSION RESISTANT – nonferrous metal or metal treated to resist corrosion.

COUNTER FLASHING – formed metal secured to a wall, curb or chimney to cover the upper edge of a base flashing for weatherproofing, typically at roofs and balconies.

COUPLING – fitting used to connect two lengths of pipe or conduit.

COURSE – horizontal row of building materials such as shingles, bricks, masonry units, ceramic tiles, wood, etc.

COURT – a space, open and unobstructed to the sky, located at or above grade level on a lot and bounded on three or more sides by walls or a building.

CRAWL SPACE/SUB-AREA – the space between the finish grade and its floor support framing system.

CRICKET – a flashing designed to divert water from behind a chimney, skylight or other wide projection through the roof.

CRIPPLE WALL – a short, vertical, framed wall between the foundation sill plate and floor joists.

CROSS-CONNECTION – a connection between two otherwise separate systems, one of which is potable water and the other waste, sewage or other source of contamination.

CUT-IN-BRACE – nominal 2-inch thick members, usually 2x4s cut in between each stud bay diagonally.

DAMPER – flat plate that opens and closes to control amount of air flowing through a heating duct, exhaust vent, flue or chimney.

DEAD FRONT – a tight fitting cover to protect current carrying parts and components in electrical panels and equipment against accidental contact.

DECK – an exterior floor system supported by an adjoining structure and/or posts, piers, or other independent supports.

DECORATIVE GLASS – carved or leaded glass or other glazing material whose purpose is decorative or artistic, not functional.

DESTRUCTIVE – to demolish, damage, or probe any system, structure, or component or to dismantle any system or component that would not be taken apart by an ordinary person in the course of normal maintenance.

DETERMINE – to arrive at an opinion or conclusion pursuant to examination.

DIAPHRAGM – a horizontal or nearly horizontal system like a roof, ceiling or floor acting to transmit lateral forces to the vertical resisting components.

DIRECT-VENT APPLIANCE – a fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCONNECTED – See *Shut Down*.

DISMANTLE – See *Destructive*.

DORMER – a vertical window in a projection built out from a sloping roof.

DOWNSPOUT – a vertical pipe used to carry rainwater from the roof to either the ground or a drainage system.

DRAFT – the pressure difference existing between the appliance or any component part and the atmosphere, which causes a continuous flow of air and products of combustion through the gas passages of the appliance to the atmosphere.

DRAFT, INDUCTED – the pressure difference created by the action of a fan, blower, or ejector that is located between the appliance and the chimney or vent termination.

DRAFT, NATURAL – the pressure difference created by a vent or chimney due to its height and the temperature difference between the flue gases and the atmosphere.

DRAFT HOOD – a part of the vent from a gas appliance, which is designed for the passage of air to aid in the exhausting of flue gases and to prevent back draft.

DRAIN – an opening to admit liquid waste into a drainage system.

DRIP LOOP – a U-shape bend in the electrical conductors to divert moisture from entering the equipment.

DUCT – a tube, canal or conduit by which a liquid, air or other substance is conducted or conveyed.

DUCT SYSTEM – continuous pipes and/or passageways for the transmission of air, which in addition to ducts, includes duct fittings, dampers, plenums, fans, accessory air-handling equipment and appliances.

DWELLING – any building or portion thereof that contains not more than two dwelling units.

DWELLING UNIT – a building or portion thereof that contains living facilities, including provisions for sleeping, eating, cooking and sanitation.

DWV – abbreviated term for drain, waste and vent piping as used in common plumbing practice.

EAVE – the part of the roof that extends beyond the exterior wall.

EAVE RISER – a sheet metal strip used to close the gap between the tile and roof deck and to elevate the first course of tile.

EFFLORESCENCE – a deposit of soluble salts, usually white, on the surface of concrete and masonry walls caused by evaporation of water.

ELBOW – a fitting designed to provide a change in direction in a run of pipe.

ENTER – See *Accessible*.

ESCUTCHEON – decorative piece that fits over or around a pipe protruding from a wall, over a faucet body or around a lockset.

EVALUATE – to assess the systems, structures or components of a building.

EVAPORATIVE COOLER – a device used for reducing air temperature by the process of evaporating water into an air stream.

EVIDENCE – a conspicuous thing that would tend to produce conviction in the mind of an ordinary person as to the existence or non-existence of a fact.

EXAMINE – to look for and identify material defects in systems, structures, or components of a building through a non-invasive, physical inspection.

EXHAUST – air or products of combustion removed from any space, appliance or piece of equipment and conveyed directly to the atmosphere.

EXPOSED – revealed to normal sight.

EXTERIOR INSULATION FINISH SYSTEMS (EIFS) – synthetic stucco cladding systems typically consisting of five layers: adhesive, insulation board, base coat into which fiberglass reinforcing mesh is embedded, and a finish coat in the desired color.

EXTERIOR WALL – an above-grade exterior wall enclosing a building.

FASCIA – a horizontal and sometimes decorative board enclosing the roof overhang that runs along the roof edge.

FENESTRATION – openings in a building such as skylights, vertical windows, doors, glass block, etc.

FINISH COAT/COLOR COAT – the final thin layer in a three-coat system of hand finished plaster or stucco.

FIREBLOCKING – building materials installed to resist the free passage of flame or smoke to other areas of a building through concealed spaces.

FIREPLACE – an assembly consisting of a hearth and fire chamber of noncombustible material and provided with a chimney for use with solid fuels.

FIREPLACE, FACTORY BUILT – a listed and labeled fireplace and chimney system composed of factory-made components assembled in the field in accordance with manufacturer's instructions.

FIREPLACE, MASONRY – a field-constructed fireplace composed of solid masonry units, bricks, stones or concrete.

FIREPLACE, PRE-CAST – a monolithic fireplace/chimney unit, which is cast at the factory, trucked to the site and raised into place in one piece.

FIREPLACE STOVE – a freestanding solid-fuel-burning heater connected to a chimney and designed to be operated with the fire chamber doors in either the open or closed position.

FIREPLACE THROAT – the opening between the top of the firebox and the smoke chamber.

FIRE-RESISTIVE BARRIER – a separation designed to slow the spread of flames.

FIREWALL – See *Fire-Resistive Barrier*.

FIXTURE – See *Component*.

FLANGE – a rim, collar, ring or pair of ridges projecting usually at right angles from a pipe, shaft, etc. to strengthen it, provide support or enable attachment.

FLASHING – material used at connections and penetrations in a roof or wall to prevent water intrusion.

FLATWORK – paving such as sidewalk, driveway or patio.

FLEXIBLE CONNECTOR – a length of flexible piping used to reduce vibration and compensate for misalignment.

FLOOD-LEVEL RIM – the edge of the receptor or fixture from which water overflows.

FLOOR DRAIN – a floor-level strainer for the collection and disposal of water.

FLOOR FURNACE – a self-contained furnace installed in the floor.

FOOTING – the portion of the foundation of a structure that spreads and transmits loads directly to the soils or other structural component.

FLUE – See *Vent*.

FLUE, APPLIANCE – the passages within an appliance through which combustion products pass from the combustion chamber to the flue collar.

FLUE COLLAR – the portion of a fuel-burning appliance designed for the attachment of a draft hood, vent connector or venting system.

FLUE GASES – products of combustion plus excess air in appliance flues or heat exchangers.

FLUSH VALVE – a device located at the bottom of a flush tank that is operated to flush water closets.

FLUSHOMETER TANK – a device integrated within an air accumulator vessel, which is designed to discharge a predetermined quantity of water to fixtures for flushing purposes.

FLUSHOMETER VALVE – a valve that discharges a predetermined quantity of water to fixtures for flushing purposes and is actuated by direct water pressure.

FORCED-AIR SYSTEM – a heating system where air is conditioned by heating it in a furnace and distributed through duct work to various rooms and spaces in a building by means of a blower fan.

FOUNDATION – construction below or partly below grade that provides support for exterior walls or other structural parts of the building.

FUEL-PIPING SYSTEM – all piping, tubing, valves and fittings used to connect fuel utilization equipment to the point of fuel delivery.

FUNCTION – performing its normal, proper and characteristic action.

FUNCTIONAL DRAINAGE – the emptying of a plumbing fixture in a reasonable amount of time, without overflow when another fixture is operated simultaneously.

FUNCTIONAL FLOW – a reasonable flow of water supply at the highest and farthest fixture from the building main when another fixture is operated simultaneously.

FURNACE – a vented self-contained heating appliance.

FURRING STRIPES – thin pieces of wood fastened to studs or joists to even out a surface and/or provide a nailing base for finish materials.

FURTHER EVALUATION – a degree of examination beyond that of a typical and customary non-invasive physical examination.

FUSE – a safety device in an electric circuit designed to either blow or open and stop the flow of electricity when current exceeds a predetermined safe amount.

FUSED NEUTRAL – where an electric neutral current carrying conductor is fused.

GABLE ROOF – a roof sloping downward in two parts at an angle from a central ridge.

GALVANIZED PIPE – steel pipe with a protective zinc coating.

GARAGE – a building or a portion of a building designed to store or park a motor vehicle.

GLAZED – fitted with glass.

GLAZING – glass.

GFCI or GFI (Ground Fault Circuit Interrupter) – a safety switch designed to turn off the power to an outlet to prevent a dangerous shock from a faulty electrical device.

GRADE – surface of the ground.

GROUND – an electrical connection of the electrical system to the earth as at a cold water pipe or other grounding electrode.

GROUNDING – a connection between an electrical circuit or equipment and the earth or to some conducting body that serves in the place of the earth.

GROUNDING CONDUCTOR – a current-carrying conductor in a circuit that is connected to the service neutral.

GROUNDING CONDUCTOR – a non-current carrying conductor that provides an alternate path to the system ground.

GYPSUM BOARD/SHEETROCK – a large panel composed of a fire-resistant gypsum core sandwiched between two layers of heavy paper and used as a finish for walls and ceilings, or as a backing for other wall and ceiling materials.

HABITABLE SPACE – a space in a building for living, sleeping, eating or cooking excluding bathrooms, toilet rooms, closets, halls, storage or utility space and similar areas.

HANDRAIL – a rail intended for grasping by the hand for guidance or support.

HANGERS – See *Supports*.

HAZARDOUS LOCATION – any location considered to be a fire hazard for flammable vapors, dust, combustible fibers or other highly combustible substances.

HEAT EXCHANGER – a device by which heat is exchanged from one heat-carrying medium to another without direct contact between the two media.

HEAT PUMP – an appliance having heating or heating/cooling capability and that uses refrigerants to extract heat from air, liquid or other sources.

HIP ROOF – a roof having inclined planes on all four sides of the building that terminates at the ridge.

HORIZONTAL BRANCH, DRAINAGE – a drainpipe extending laterally from a soil or waste stack or building drain that receives the discharge from one or more fixture drains.

HORIZONTAL PIPE – any pipe or fitting that makes an angle of less than 45 degrees (0.79 rad) with the horizontal.

HVAC UNIT – a single unit that supplies heating venting and air conditioning.

INSPECTION – the act of performing a real estate inspection.

INSPECTOR – one who performs a real estate inspection.

INTRUSIVE – See *Destructive*

JOINT COMPOUND – a plaster-like material used along with wallboard tape to fill and finish joints between gypsum board panels.

JOISTS – evenly spaced, horizontal lengths of lumber that provide structural support for floors and ceilings.

LABELED – devices, equipment or materials with a label, seal, symbol or other identifying mark of a testing laboratory, inspection agency or organization concerned with product evaluation that maintains periodic inspections of the production of the labeled item and attests to compliance with a specific standard.

LAMPCORD – light gauge wiring like a lamp cord or light duty extension cord.

LEVEL – perfectly horizontal, ends at exactly the same height.

LISTED AND LISTING – referring to equipment that is shown in a list published by an approved testing agency. See Labeled.

LIVING SPACE – space within a dwelling unit utilized for living, sleeping, eating, cooking, bathing, washing and sanitation purposes.

LOT – a portion or parcel of land considered as a unit.

LOT LINE – a line dividing one lot from another, from a street or public place.

MAIN DISCONNECT – a device or devices by which the electrical system can be disconnected from its source of supply.

MAIN SEWER – See *Public Sewer*.

MALFUNCTION – failure to perform its normal, proper and characteristic action.

MALLEABLE FLASHING – a soft metal flashing that can be shaped to conform to the profile of the tile.

MANIFOLD WATER DISTRIBUTION SYSTEMS – a fabricated piping arrangement with multiple branches in which water is distributed separately to fixtures from each branch.

MANUFACTURED HOME/MOBILE HOME/ COACH – a structure, transportable in one or more sections, built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation.

MANUFACTURER'S INSTALLATION INSTRUCTIONS – printed instructions included with equipment as part of the conditions of listing and labeling.

MASONRY – brick, stone, concrete and block building material.

MASONRY CHIMNEY – a field-constructed chimney composed of masonry.

MASONRY, SOLID – consisting of solid masonry units laid contiguously with the joints between the units filled with mortar.

MASONRY UNIT – one unit of masonry, 1 block, 1 brick, etc.

MATERIAL DEFECT – a condition other than style or aesthetics that significantly affects the value, desirability, habitability or safety of the building.

MECHANICAL DRAFT SYSTEM – a venting system designed to remove flue or vent gases by mechanical means.

MECHANICAL EXHAUST SYSTEM – a system for removing air from a room or space by mechanical means.

MECHANICAL SYSTEM – a system composed of components, devices, appliances and equipment.

METAL ROOF PANEL – an interlocking metal sheet having a minimum installed weather exposure of at least 3 square feet per sheet.

METAL ROOF SHINGLE – an interlocking metal sheet having an installed weather exposure less than 3 square feet per sheet.

MEZZANINE/LOFT – an intermediate level or levels between the floor and ceiling of any story, not more than one-third of the area of the room or space in which the levels are located.

MODIFIED BITUMEN ROOF COVERING – one or more layers of polymer modified asphalt sheets.

MOLDING – a milled piece of lumber used to hide a joint or add a finished look.

MORTAR – a mixture of cement, sand, water and sometimes lime used as an adhesive for laying brick, stone, ceramic tile and concrete block.

MORTISE – a recess made in a piece of wood to receive a lockset, hinge or other piece of hardware.

MULTI-WIRE BRANCH CIRCUIT – an electrical circuit with two or more ungrounded conductors, which share grounded conductors.

MULTIPLE STATION SMOKE ALARM – two or more single station alarm devices that are capable of interconnecting to sound simultaneously.

NEGATIVE GRADE – a surface that is sloped toward the structure.

NONCOMBUSTIBLE – materials that are rated as fire resistant.

NONCONDITIONED SPACE – an area, room or space which is not normally occupied and not being heated or cooled for human habitation by any equipment.

NORMAL USER CONTROLS – devices that would be operated by the ordinary occupants of a building, requiring no specialized skill or knowledge.

OCCUPIED SPACE – the total of all buildings or structures on any lot or parcel of ground projected on a horizontal plane.

OPERATE – to cause systems or equipment to function with normal user controls.

OPERATIONAL – systems or components capable of being safely operated.

OUTLET – a point on the wiring system at which current is taken to supply utilization equipment including, but not limited to switches, lights and receptacles.

OVERFUSED – a fuse or circuit breaker that will allow any current in excess of the rated current of the equipment or the ampacity of a conductor.

OVER-CURRENT PROTECTION DEVICE – usually a breaker or a fuse in residential wiring systems.

OWNER – any person or entity having a legal or equitable interest in the real property.

PARAPET WALL – the part of the sidewall of a structure, which extends above the roof line.

PARGET/PARGE – a mortar lining chimney flues or any various plasters covering masonry units.

PELLET FUEL-BURNING APPLIANCE – a closed combustion, vented appliance equipped with a fuel feed mechanism for burning processed pellets of solid fuel of a specific size and composition.

PELLET VENT – a vent listed and labeled for use with a listed pellet fuel-burning appliance.

PENETRATION – any projection through a roof, ceiling or wall surface such as plumbing vents, conduits, flues, chimneys and skylights.

PERMANENTLY INSTALLED – a component, system or appliance which is screwed, bolted, nailed, glued or otherwise attached to real property as distinct from components, systems, or appliances considered portable or freestanding.

PERMIT – an official document or certificate issued by the authority having jurisdiction that authorizes performance of a specified activity.

P E X – cross-linked polyethylene water supply piping. See Manifold Water Distribution System.

PILOT LIGHT – a small gas flame that ignites a gas burner in gas equipment and appliances.

PITCH – See *Slope*.

PLENUM – an air compartment or chamber including uninhabited crawl spaces, areas above a ceiling or below a floor, or attic spaces, to which one or more ducts are connected and which forms part of either the supply air, return air or exhaust air system, other than the occupied space being conditioned.

PLUMB – 908 from a horizontal plane.

PLUMBING APPLIANCE – an energized appliance with plumbing connections such as a dishwasher, food-waste grinder, clothes washer or water heater.

PLUMBING FIXTURE – a receptor or device that requires both a water-supply connection and a discharge to the drainage system, such as water closets, lavatories, bathtubs and sinks.

PLUMBING SYSTEM – the water supply and distribution pipes, plumbing fixtures, supports and appurtenances; soil, waste and vent pipes; sanitary drains and building sewers to a point of private or public disposal.

POINT OR TUCK POINTING – to fill and finish the joints between bricks with cement or mortar.

POSITIVE DRAINAGE – sufficiently sloped or pitched to convey water, sewage or other liquid to a suitable location.

POTABLE WATER – water fit for drinking.

PRESSURE-RELIEF DEVICE – a pressure-actuated valve or rupture member or fusible plug designed to automatically relieve excessive pressure.

PRIMARY BUILDING – the main building that an inspector has agreed to inspect.

PRIMER – 1. An undercoat of paint or sealer to which the finish coating will adhere. 2. A solvent which prepares a surface for adhesion.

PRIVATE WATER SUPPLY – water from other than a public water main.

PRIVATE SEWAGE DISPOSAL SYSTEM – a system for disposal of sewage by means of a septic tank or mechanical treatment designed for use apart from a public sewer.

PUBLIC SEWER – a common sewer directly controlled by public authority.

PUBLIC WATER MAIN – a water-supply pipe for public or community use.

PUBLIC WAY – a street, alley or similar parcel of land essentially unobstructed and appropriated to the public for public use and having a clear width of not less than 10 feet (3048 mm).

PVC – rigid white plastic pipe and fittings used for supply of domestic water and yard sprinkler systems and in some interior drain, waste and vent systems.

RAKE- See *Slope*.

RAFTER – an inclined structural member that supports the roof, running from the exterior wall to the ridge.

RAFTER TIE – a horizontal member that ties opposing roof rafters together when they are run perpendicular to the ceiling joist.

RECEPTACLE – an electrical outlet for the connection of a plug-in device.

REFRIGERANT – gas/liquid used in a refrigerator or air conditioner that absorbs and releases heat.

REFRIGERANT COMPRESSOR – specific machine, with or without accessories, for compressing refrigerant vapor.

REFRIGERATING SYSTEM – a combination of interconnected parts forming a closed circuit in which refrigerant is circulated for the purpose of extracting heat.

REGISTER – a grill at the supply duct in a forced air system, which controls the direction of the air flowing into the conditioned space.

RELIEF VALVE, VACUUM – a device to prevent excessive buildup of vacuum in a pressure vessel without the use of temperature probe.

TEMPERATURE/PRESSURE RELIEF VALVE – See *Temperature & Pressure Relief Valve*.

REPORT, INSPECTION – a written document prepared for a fee and issued after a real estate inspection identifying and describing the inspected systems, structures and components of the building and identifying material defects discovered.

REPRESENTATIVE SAMPLING – a small quantity of components of any system or structure enough like others in its class or kind to serve as an example of its class or kind.

REROOFING/RECOVERING – the process of installing an additional roof covering over a prepared existing roof covering.

RETAINING WALLS – engineered structures designed to retain soil and rock.

RETURN AIR – See *Air, Return*.

REVERSED POLARITY – an electrical receptacle or device, which has been wired with the hot and neutral wires reversed.

RIDGE BOARD – the horizontal framing member at the very top of a roof where the rafters meet.

RIDGE TILE – a tile profile used to cover ridge and hips of tile roofs.

RECEPTOR – a fixture or device that receives the discharge from indirect waste pipes.

REFRIGERANT – a substance used to produce refrigeration by its expansion or evaporation.

ROOF COVERING – the covering applied to the roof deck for weather resistance, fire classification or appearance.

ROOF DECK – the flat or sloped surface, not including its supporting members or vertical supports.

ROOFING CEMENT/ROOF MASTIC – an elastic waterproofing compound used in roofing and flashing installations and for repairs.

ROOFING FELT – thick, fibrous paper impregnated with asphalt used between roof deck and some roofing materials.

ROOF PITCH – the degree of slope of a roof expressed in units, e.g. 4 units vertical in 12 units horizontal (4:12).

ROOF REPAIR – reconstruction or renewal of any part of an existing roof for the purpose of its maintenance.

ROOFTOP STRUCTURE – an enclosed structure on or above the roof of any part of a building.

ROOM HEATER/SPACE HEATER – a heating appliance installed in the space being heated and not connected to ducts.

ROUGH-IN – the installation of those parts of the plumbing system that must be completed prior to the installation of fixtures.

SANITARY SEWER – a sewer that carries sewage and excludes storm, surface and groundwater.

SASH – the framework of a window that holds the glass.

SASH BALANCE – 1. Spring-loaded device to counter-balance the weight of a single or double hung window. 2. Sash weights, cords and pulleys.

SCRATCH COAT – the first coat of plaster or stucco applied to a surface in three-coat work and usually cross-raked (scratched) to form a mechanical key with the brown coat.

SCUPPER – an opening through a wall or parapet that allows water to drain from a roof or a deck.

SEPTIC TANK – a watertight receptor in a private sewage system designed to separate and breakdown solid organic matter through bacterial action and allow liquids to discharge into the soil through a system of perforated piping or a seepage pit.

SERVICE, ELECTRICAL – the conductors and equipment providing a connection to the utility power source.

SERVICE EQUIPMENT, ELECTRICAL – the equipment where the power conductors entering the building can be switched off to disconnect the premises' wiring from the power source.

SEWAGE – any liquid waste containing animal matter, vegetable matter or other impurity in suspension or solution.

SEWAGE PUMP – a permanently installed mechanical device for removing sewage or liquid waste from a sump.

SHAKES/SHAKE SHINGLES – hand split wood shingles.

SHEAR WALL – a wall which is designed and constructed to resist lateral seismic and wind loads, commonly made of masonry, concrete, cold-formed steel or wood framing.

SHUT DOWN – turned off, inactivated, not in-service, non-operational.

SHUTOFF VALVE – a device that controls the flow of water or gas to an individual fixture or appliance or to the entire system.

SILL PLATE – treated framing lumber placed on and around the foundation to support exterior wall studs and outer floor joists.

SINGLE PLY ROOFING – a roofing membrane that is field-applied using a single layer of material with or without an underlayment.

SKYLIGHT – glass or other transparent or translucent glazing material installed on a roof.

SLIP JOINT – a mechanical-type joint used primarily on fixture traps where joint tightness is obtained by compressing a friction-type washer or packing material against the pipe by the tightening of a nut.

SLOPE – the fall of a line or pitch of a surface in reference to a horizontal plane expressed in units or percentage.

SOFFIT – the underside of an architectural feature, as a beam, arch, ceiling or cornice.

SOIL STACK OR SOIL PIPE – a pipe, which conveys sewage.

SPALLING – breaking off or deterioration of the surface of brick or concrete.

SPECIAL EQUIPMENT – any tools or devices other than those normally used by an inspector to perform a typical and customary non-invasive physical examination of the systems, structures and components of a building including, but not limited to; levels, probes, meters, video or audio devices and measuring devices.

SPLICE – electrical conductors joined together by twisting, crimping, soldering, wire nuts or any other means.

STACK – any main vertical drain, waste or vent line, including offsets, which extends one or more stories as directly as possible to its vent terminal.

STACK VENT – the extension of a soil or waste stack above the highest horizontal drain connected.

STACK VENTING – a method of venting a fixture or fixtures through the soil or waste stack without individual fixture vents.

STORM SEWER, DRAIN – a pipe used for conveying rainwater, surface water, condensate, cooling water or similar liquid wastes.

S-STRAP – an improper drain line configuration which can allow siphonage to empty the trap seal and allow sewer gas to escape.

STRUCTURE – an assemblage of various systems and components to function as a whole.

STUCCO – plaster made from a mixture of cement, sand and water applied over metal lath or masonry as an exterior finish.

STUD – vertical pieces of lumber or metal usually spaced on 16 or 24-inch centers forming the interior and exterior walls of a building.

SUBFLOOR – boards, planks, strand board or plywood fastened to the floor joists to provide structural rigidity and a base for finish flooring.

SUMP – a tank or pit that receives sewage, rainwater, surface water, condensate, cooling water or similar liquid waste which must be emptied by mechanical means.

SUMP PUMP – a pump installed to empty a sump.

SUPPORTS – devices for supporting hanging and securing pipes, fixtures and equipment.

SWEEP – a drainage fitting designed to provide a change in line direction with a longer turning radius than a bend thus creating less turbulence. See Bend.

SWING JOINT – an arrangement of screwed fittings to allow for movement in a pipeline.

SWITCH – a device used to open, close, or change the connection of an electrical circuit.

SYSTEM – an assemblage of various components to function as a whole.

SILL PLATE – treated framing lumber placed on and around the foundation to support exterior wall studs and outer floor joists.

SINGLE PLY ROOFING – a roofing membrane that is field-applied using a single layer of material with or without an underlayment.

SKYLIGHT – glass or other transparent or translucent glazing material installed on a roof.

SLIP JOINT – a mechanical-type joint used primarily on fixture traps where joint tightness is obtained by compressing a friction-type washer or packing material against the pipe by the tightening of a nut.

SLOPE – the fall of a line or pitch of a surface in reference to a horizontal plane expressed in units or percentage.

SOFFIT – the underside of an architectural feature, as a beam, arch, ceiling or cornice.

SOIL STACK OR SOIL PIPE – a pipe, which conveys sewage.

SPALLING – breaking off or deterioration of the surface of brick or concrete.

SPECIAL EQUIPMENT – any tools or devices other than those normally used by an inspector to perform a typical and customary non-invasive physical examination of the systems, structures and components of a building including, but not limited to; levels, probes, meters, video or audio devices and measuring devices.

SPLICE – electrical conductors joined together by twisting, crimping, soldering, wire nuts or any other means.

STACK – any main vertical drain, waste or vent line, including offsets, which extends one or more stories as directly as possible to its vent terminal.

STACK VENT – the extension of a soil or waste stack above the highest horizontal drain connected.

STACK VENTING – a method of venting a fixture or fixtures through the soil or waste stack without individual fixture vents.

STORM SEWER, DRAIN – a pipe used for conveying rainwater, surface water, condensate, cooling water or similar liquid wastes.

S-STRAP – an improper drain line configuration which can allow siphonage to empty the trap seal and allow sewer gas to escape.

STRUCTURE – an assemblage of various systems and components to function as a whole.

STUCCO – plaster made from a mixture of cement, sand and water applied over metal lath or masonry as an exterior finish.

STUD – vertical pieces of lumber or metal usually spaced on 16 or 24-inch centers forming the interior and exterior walls of a building.

SUBFLOOR – boards, planks, strand board or plywood fastened to the floor joists to provide structural rigidity and a base for finish flooring.

SUMP – a tank or pit that receives sewage, rainwater, surface water, condensate, cooling water or similar liquid waste which must be emptied by mechanical means.

SUMP PUMP – a pump installed to empty a sump.

SUPPORTS – devices for supporting hanging and securing pipes, fixtures and equipment.

SWEEP – a drainage fitting designed to provide a change in line direction with a longer turning radius than a bend thus creating less turbulence. See Bend.

SWING JOINT – an arrangement of screwed fittings to allow for movement in a pipeline.

SWITCH – a device used to open, close, or change the connection of an electrical circuit.

SYSTEM – an assemblage of various components to function as a whole.

TECHNICALLY EXHAUSTIVE – a comprehensive and detailed examination beyond that of a generalist which would include, but would not be limited to specialized knowledge or training, use of special equipment, measurements, calculations, testing, research or analysis.

TEMPERATURE & PRESSURE RELIEF (TPR) VALVE – a combination temperature and pressure actuated valve designed to discharge automatically at the temperature or pressure at which it is set.

TEMPERATURE RELIEF VALVE – a temperature-actuated valve designed to discharge automatically at the temperature at which it is set.

THERMOCOUPLE – a device in a gas burner that by converting the heat of a pilot flame into electricity, controls a gas valve that assures the gas is shut off if the pilot is extinguished.

THERMOSTAT – an automatic heating/cooling control device.

TILE HEAD LAP – the portion of the down slope tile that is overlapped by the upslope tile.

TOWNHOUSE – a single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with open space on at least two sides.

TRANSFORMER – an electrical device that raises or lowers voltage in a circuit.

TRANSITE VENT – a pipe composed chiefly of asbestos and Portland cement used to carry products of combustion from gas fired appliances to the exterior of a building.

TRAP – a U-shaped section of pipe located between a fixture or appliance and a drain that forms a water seal to prevent sewer gas from entering through a drain.

TRAP ARM – that portion of a fixture drain between a trap weir and the vent fitting.

TRAP SEAL – the vertical depth of liquid that a trap will retain.

TRIM – picture molds, chair rails, baseboards, handrails, door and window frames and similar decorative or protective materials.

UNDERLAYMENT – one or more layers of material for protection against the passage of air and moisture over which roof covering is applied.

VACUUM BREAKERS – a device that prevents back-siphonage of water by admitting atmospheric pressure.

VACUUM RELIEF VALVE – a device that admits air into a system if and when the system attempts to reduce its pressure to less than that of the atmosphere.

VALLEY – a depressed angle formed where two roof planes meet at an inside corner.

VANITY – a bathroom fixture consisting of a washbasin set into the top of a dressing table or cupboard.

VAPOR BARRIER – a material used to prevent the passage of vapor or moisture into a structure.

VAPOR MIGRATION – the movement of water vapor from a region of high vapor pressure to a region of lower vapor pressure.

VENEER – a nonstructural facing of brick, concrete, stone, tile, metal, plastic or other similar material attached to a backing for the purpose of ornamentation, protection or installation.

VENT – metal, plastic tube, pipe or opening designed to convey air, heat or water vapor from inside a building component to the atmosphere.

VENT CAP – a fitting used on the terminal of a vent, waste or soil stack to guard against falling objects and vandalism.

VENT, MECHANICAL – a fan, blower or other mechanical means provided to move air, heat or water vapor to or from any room, space or equipment.

VENT CONNECTOR, GAS – that portion of a gas-venting system, which connects a gas appliance to a gas vent and is installed within the space or area in which the appliance is located.

VENTED DECORATIVE APPLIANCE – a vented appliance whose only function lies in the esthetic effect of the flames.

VENT GASES – products of combustion from fuel-burning appliances, plus excess air and dilution air in the venting system.

VENT, PLUMBING – a pipe built into a drainage system to provide air circulation to minimize siphonage and back pressure from affecting the function of the trap seals.

VENT SYSTEM, PLUMBING – piping installed to equalize air pressure in a drainage system to prevent trap seal loss or blowback due to siphonage or back pressure.

VENTILATION – the natural or mechanical process of supplying or removing conditioned or unconditioned air to or from any space.

VENTILATION SYSTEM – the natural or mechanical equipment intended or installed for the purpose of supplying air to, or removing air from, any room or space by mechanical means.

VENTING COLLAR – the outlet opening of an appliance provided for connection of the vent system.

VENTING SYSTEM, MECHANICAL – the vent or chimney and its connectors assembled to form a continuous open passageway from an appliance to the outside atmosphere for the purpose of removing products of combustion.

VENTING SYSTEM, GRAVITY-TYPE – a system that depends entirely on the heat from the fuel being used to provide the energy required to vent an appliance.

VOLTAGE, NOMINAL – a nominal value assigned to a circuit or system for the purpose of conveniently designating its voltage class, most commonly 120/240 volts.

WASTE – liquid-borne waste that is free of fecal matter.

WASTE PIPE OR WASTE STACK – piping that conveys only liquid sewage not containing fecal material.

WATER-DISTRIBUTION SYSTEM – piping which conveys water from the service to the plumbing fixtures, appliances, appurtenances, equipment, devices or other systems served, including fittings and control valves.

WATER HAMMER – a sudden pounding noise in a piping system caused by rapid pressure changes due to very quick closing of valves or other restrictions.

WATER HEATER – any heating appliance or equipment that heats potable water and supplies such water to the potable hot water distribution system.

WATER-MAIN – a water-supply pipe for public use.

WATER OUTLET – a valve discharge opening, including a hose bib, through which water is removed from the potable water system supplying water to a plumbing fixture or plumbing appliance.

WATER-SERVICE PIPE – the outside pipe from the water main or other source of potable water supply to the water distribution system inside the building, terminating at the service valve.

WATER-SUPPLY SYSTEM – the water-service pipe, the water-distributing pipes and the necessary connecting pipes, fittings, control valves and all appurtenances in or adjacent to the building or premises.

WATT – a measure of electrical current, volts multiplied by amps equals' watts.

WET VENT – a vent that also receives the discharge of waste from other fixtures.

WIRE NUT – plastic or plastic and metal connector used to splice wires.

WOOD PRESERVATIVE – chemical applied to wood to protect it from insects, dry rot and moisture.

WOOD STRUCTURAL PANEL – a panel manufactured from veneers, wood strands or wafers bonded together with waterproof synthetic resins or other bonding system.

YARD – an open space, other than a court, unobstructed from the ground to the sky, on the lot on which a building is situated.

