

ABS

Acrylonitrile-butadiene-styrene; more popular as DWV material in the west.

Acceptable

Capable or worthy of being accepted, satisfactory, conforming to or equal to approved standards.

Accepted Engineering Practice

That which conforms to accepted principles, tests or standards of nationally recognized technical or scientific authorities.

Access (To)

That which enables a device, appliance or equipment to be reached by ready access or by a means that first requires the removal or movement of a panel, door or similar obstruction.

Accessible

Available for visual inspection without the requiring of moving personal property, dismantling, destructive measures, or any action which will most likely involve risk to persons or property.

Accessory Structure

A building the use of which is incidental to that of the main building and which is located on the same lot.

Acoustical Materials

Types of tile, plaster and other materials, which absorb sound waves. Generally applied to interior wall surfaces to reduce reverberation or reflection of the sound wave.

Act

The "Home Inspection Professional Licensing Act" N.J.S.A. 45:8-61 et seq.

Addition

An extension or increase of floor area or height of a building or structure.

Additional Inspection Services

1) Tests performed by a home inspector or associate home inspector which are no part of a home inspection but which, in the opinion of the home inspector or the associate inspector, are warranted or which the client requests. Such tests include but are not limited to: radon, asbestos, lead paint, carbon monoxide or urea-formaldehyde testing. Such testing may be performed providing the home inspector or the associate home inspector has the relevant experience, education, training and/or licensing and/or certification to perform such additional tests as set forth in N.J.A.C. 13:40-15.22. 2) Inspecting systems and components which the home inspector or associate home inspector is not required to, but is not prohibited from, inspecting pursuant to the standard practice, N.J.A.C. 13:40-15.16; 3) Inspecting systems and components which are not part of the home inspection but which the home inspector and the associate home inspector may inspect if experienced, educated, trained, certified, registered or licensed as set forth by N.J.A.C. 13:40-15.22; 4) Engineering and architectural services which are necessitated as a result of a home inspection. "Additional inspection services" does not encompass repairs or improvements.

AFCI (Arc-Fault Circuit Interrupters)

Circuit breakers that are designed to trip as a result of an arcing condition which is likely to start a fire.

Air

All air supplied to mechanical equipment and appliances for combustion, ventilation, cooling, etc Standard air is air at standard temperature and pressure, namely 70 °F (21 °C) and 29.92 inches of mercury (101.3kPa)

Air Conditioning System

A system that consists of heat exchangers, blowers, filters, supply, exhaust and return ducts, and shall include any apparatus installed in connection therewith.

Air Distribution System

Any system of ducts, plenums and air handling equipment that circulates air within a space or spaces and includes systems made up of one or more air-handling units.

Air Duct

Pipes that carry warm air and cold air to rooms and back to the furnace or air conditioning system.

Air Exhaust

Air being removed from any space, appliance or piece of equipment and conveyed directly to the atmosphere by means of openings and ducts.

Air Gap, Drainage System

The unobstructed vertical distance through free atmosphere between the outlet of a waste pipe and the flood-level rim of the fixture or receptor into what it is discharging.

Air Handling Unit

A blower or fan used for the purpose of distributing supply air to a room, space or area.

Air, Makeup

Air that is provided to replace the air being exhausted.

Alarm Systems

Warning devices, installed or free-standing, including but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.

Alteration

Any change in the facilities, structural parts or mechanical equipment of a building.

Amp Service

The total rate of flow of amperes. The amount of amperes available for use.

Ampere

The rate of the flow of electricity through electric wires.

Antisiphon

A term applied to valves or mechanical devices that eliminate siphonage.

Appliance

A manufactured component or assembly of components that converts one source of energy into a different form of energy to serve a specific purpose. Examples of appliances include: furnaces, boilers, water-heaters, room heaters, decorative gas log sets, cooking equipment, clothes dryers, wood stoves, pools, spa and hot tub heaters, unit heaters, ovens and similar fuel-fired or electrically operated utilization equipment.

Approved

Approved by the code of official or other authority having jurisdiction. Whenever this term is used it intends that only the enforcing authority can accept a specific installation or component as complying with the code. When the code states that something must be approved, it means that the acceptance and approval of the code official must be secured.

Apron

A paved area such as the juncture of a driveway with the street or with a garage entrance.

Architectural Service

Any practice involving the art and science of building design for the construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, design development, preparation of construction contract documents, and administration of the construction contract.

Associate Home Inspector

A person who is employed by a licensed home inspector to conduct a home inspection or a residential building under the regular and effective, direct supervision of a licensed home inspector and is licensed pursuant to the provisions of N.J.A.C. 45:8-62 et seq.

Attic

The unfinished space between the ceiling joists of the top story and the roof rafters.

Automatic Safety Controls

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

Backfill

The gravel or earth replaced in the space around a building wall after foundations are in place.

Backflow Preventer

A device or means to prevent backflow.

Blackflow Preventer, Reduced-Pressure-Zone Type

A backflow-prevention device consisting of two independently acting check valves, internally force loaded to a normally closed position and separated by an intermediate chamber (or zone) in which there is an automatic relief means of venting to atmosphere internally loaded to a normally open position.

Balcony, Exterior

An exterior floor projecting from and supported by a structure without additional independent supports.

Ball Cock

A valve that is used inside a gravity-type water closet flush tank to control the supply of water into the tank. It may also be called a flush-tank fill valve or water control.

Baluster

Squares of turned spindle-like vertical stair members which support the stair handrail.

Baseboard

A board along the floors against the walls and partitions to hide gaps.

Basement

That portion of a building that is partly or completely below grade.

Basement Wall

The opaque portion of a wall that encloses one side of a basement and has an average below grade wall area that is 50% or more of the total opaque and non-opaque area of that enclosing side.

Batt

Insulation in the form of a blanket rather than loose filling.

Beam

One of the principle horizontal wood or steel members of a building used between posts, columns or walls.

Bearing Wall

A wall that supports a floor or roof of a building or a vertical load, in addition to its own weight.

Berm

A mound or wall of dirt.

Bevel Siding

Used as finish siding on the exterior of a structure. It is usually manufactured by "re-sawing" dry, square surfaced boards diagonally to produce wedge shaped pieces.

Blocking Panel

Short pieces of joists that are cut to fit into the spacing between joists. They are used for lateral stability, vertical transfer of external loads, and general closure.

Board

The State Board of Professional Engineers and Land Surveyors.

Boiler

A self-contained appliance from which hot water is circulated for heating purposes and then returned to the boiler, and which operates at water pressures not exceeding 160lbs per square inch gage (psig)(1102kPa gage) and at water temperatures not exceeding 250°F (121°C)

Brace

A piece of wood or other material used to form a triangle and stiffen some part of a structure.

Bracket

Supporting brace under eaves or other projecting elements.

Brick Veneer

Brick used as outer surface of a framed wall.

Bridging

Pieces of wood fitted in pairs from the bottom of one joist to the top of adjacent joists, and crossed to distribute the floor load. Sometimes pieces of solid stock of a width equal to the joist are used.

BTU

British Thermal Unit – the quantity of heat needed to raise the temperature of 1 pound of water 1°F(0.56°C)(1BTU=10SSJ).

Building

Any one and two family dwelling or portion thereof, including townhouses, that is used, or designed to be used for human habitation, for living, sleeping, cooking or eating purposes, or any combination thereof, and shall include accessory structures thereto.

Built-up Roof

A roofing material applied in sealed, waterproof layers where there is only a slight slope to the roof.

BX Cable

Electrical cable wrapped with a flexible steel outer covering. Also called Armored Cable.

Cantilever

A protecting beam or joist, not supported at one end, used to support an extension of a structure.

Casement

A window in which the sash swings on its vertical edge so it may be swung in or out.

Casing

Door and window framing.

Cavity Wall

A hollow wall formed by firmly linked masonry walls providing an insulating air space between.

Chair Rail

An interior molding applied along the wall of a room to prevent the chair from marring the wall.

Chase

A groove in a masonry wall or through a floor to accommodate pipes or ducts.

Chimney

A primarily 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 conditions of the listing. **Factory Built Chimney** A listed and labeled chimney composed of factory-made components, assembled in the field in accordance with manufacturer's instructions and the conditions of the listing. **Masonry Chimney** A field-constructed chimney composed of solid masonry units, bricks, stones or concrete. **Metal Chimney** A field-constructed chimney of metal.

Chimney Cap/Wash

An angled or sloped concrete or masonry capping around the top of the chimney to protect the masonry from the elements.

Chimney Connector

A pipe that connects a fuel-burning appliance to the chimney.

Circuit Breakers

Electromagnetic or thermal safety device that opens an electric circuit automatically when current in the circuit exceeds a predetermined amount. Circuit breakers can be reset.

Cladding

The exterior materials that cover the surface of the building envelop that is directly loaded by the wind.

Clapboard

A long thin board, thicker on one edge, overlapped and nailed on for exterior siding.

Cleanout

An accessible opening in the drainage system used for the removal of possible obstruction.

Clearance

The minimum distance through air measured between the heat-producing surface of the mechanical appliance, device or equipment and the surface of the combustible material or assembly.

Client

Any current or prospective home owner who engages, or seeks to engage, the services of a home inspector for the purpose of obtaining inspection of and written report regarding the condition of a residential building.

Client's Representative

An attorney at law in the State of New Jersey who has been retained by the client and identified to the home inspection in writing. For the purposes of this subchapter, a real estate broker or agent is not the client's representative.

Closet

A small room or chamber used for storage.

Clothes Dryer

An appliance used to dry wet laundry by means of heat.

Collar Tie

A beam connecting rafters considerably above the wall plate to add rigidity. Also called a rafter tie.

Combustible Material

A material of or surfaced with wood, compressed paper, plant fiber, plastics, or other material that can ignite or burn, whether flame proofed or not or whether plastered or unplastered. (NFPA211)

Combustion Air

Air required for complete combustion of a fuel, including theoretical air and excess air. This may be interpreted to include dilution air, which is air introduced into the draft hood and mixed with flue gases, and ventilation air, which cools appliances.

Combustion Chamber

That portion of an appliance within which combustion occurs.

Combustion Products

Continuants resulting from the combustion of fuel with the oxygen of air, including the inert gases, but excluding excess air.

Commercial Food Heat-Processing Appliances

Appliances used in food-processing establishments for heat-processing foods or utensils, and which produce grease vapors, steam, fumes, smoke or other odors that are required to be removed through a local exhaust ventilation system. Such appliances include deep fat fryers, upright boilers, griddles, broilers, fry grills, steam-jacketed kettles, hot-top ranges, charbroilers, ovens, barbecues, rotisseries, and similar appliances. For the purpose of this definition, a food-processing establishment shall include any building or portion thereof used for the processing of food.

Committee

The Home Inspection Advisory Committee established pursuant to N.J.A.C. 45:6-63.

Component

A part which together with other parts, make up a system.

Concealed Location

A location that cannot be accessed without damaging permanent parts of the building structure or finish surface. Spaces above, below or behind readily moveable panels or doors shall not be considered as concealed.

Condensate

The liquid that separates from a gas due to a reduction of temperature, e.g., water that condensed from the flue gases and water that condenses from the air circulating through the coils of air conditioning equipment.

Condenser

A heat exchanger designed to liquefy refrigerant vapor by removal of heat.

Condensing Unit

A specific refrigerating machine combination for a given refrigerant, consisting of one or more power-driven compressors, condensers, liquid receivers (when required), and the regularly finished accessories.

Conditioned Space

For energy purposes, space within a building that is provided with heating and/or cooling equipment or systems capable of maintaining, through design or heat loss/gain, 50°F (10°C) during the heating season and 85°F (29°C) during the cooling season, or communicates directly with a conditioned space. For mechanical purposes, an area, room, or space being heated or cooled by any equipment or appliance.

Confined Spaces

A space having a volume less than 50 cubic feet per 1000 BTU's per hour (4.8m³/kW) of the aggregate input rating of all appliances installed in that space.

Continuing Education Unit

An hour of educational activity in which a minimum of 50 minutes of the hour comprises of active instruction or learning

Convactor

A system-incorporated heating element in an enclosure in which the air enters an opening below the heating element, is heated and leaves the enclosure through an opening located above the heating equipment.

Corbel

A horizontal projection from a masonry wall forming a ledge or supporting a structure above it.

Corner Bead

Molding used to protect corners. Also a metal reinforcement placed on corners before plastering.

Cornice

Horizontal exterior trim of a structure at the meeting of the roof and wall; usually consists of panes, boards and, molding.

Corrosion Resistant

Any nonferrous metal or any metal, having an unbroken surfacing of nonferrous metal, or steel with not less than 10% chromium or with not less than 0.20% copper.

Course

A horizontal row of bricks, cinder blocks or other masonry materials.

Cove Molding

Molding with a concave profile used primarily where the members meet at a right angle.

Crawl Space

A shallow, unfinished space beneath the first floor of a house which has no basement, used for visual inspection and access to pipes and ducts. Also a shallow space in the attic immediately under the roof.

Cripples

Cut-off framing members above and below windows.

Cross Connection

Any connection between two otherwise separating piping systems whereby there may be a flow from one system to the other.

Cupola

Small vented four-sided structure installed on a roof. Adds decoration to the building and provides ventilation for the attic.

Damper

Mechanical flap used in a fireplace to close off the flue opening.

Damper, Volume

A device that will restrict, retard or direct the flow of air in any duct, or other products of combustion of heat-producing equipment, vent connector, vent or chimney.

Dead Loads

The weights of all materials of construction incorporated into the building, including but not limited to walls, floors, roofs, ceilings, stairways, built-in partitions, finishes, cladding, and other similarly incorporated architectural and structural items, and fixed service equipment.

Deck

An exterior floor system supported on at least two opposing sides by an adjoining structure and/or posts, piers, or other dependent supports.

Decorative

Ornamental, and not required for the operation of systems and components of a residential building.

Decorative Glass

A carved, leaded or Dalle glass or glazing material whose purpose is decorative or artistic, not functional; whose coloring, texture or other design qualities or components cannot be removed without destroying the glazing material; and whose surface, or assembly into which it is incorporated, is divided into segments.

Defective

Falling below an acceptable standard in regularity and soundness of form or structure, faulty, deficient, insufficient, needing immediate repair, replacement or improvement.

Dentil

Molding composed of equally spaced rectangular blocks; from the French for tooth.

Describe

To report in writing a system or component by its type or other observed significant characteristics to distinguish from other systems or components.

Direct, Onsite Supervision

A licensed home inspector is physically present at and monitors the entire home inspection and prepares and signs the home inspection report.

Direct-Vent Appliances

Appliances that are constructed and installed so that all air for combustion is derived from the outside atmosphere and all flue gases are discharged directly to the outside atmosphere, usually by a flue pipe inside the combustion-air pipe.

Dismantle

To take apart or remove any component, device or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine homeowner maintenance.

Domestic Water

Drinkable water.

Door Buck

The rough frame of a door.

Dormer

The projecting frame of a recess in a sloping roof.

Double Glazing

An insulating window pane formed of two thicknesses of glass with a sealed air space between them.

Double Hung Windows

Windows with upper and lower sash, each supported by cords and weights or some other means to aid mechanical operation.

Downspout

A spout or pipe to carry rain water from a roof or the gutters.

Downspout Leader

A pipe for conducting rain water from the roof to a cistern or to the ground by the way of a downspout.

Downspout Strap

A piece of metal which secures the downspout to the eaves or wall of a building.

Draft

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

Induced Draft 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. **Natural Draft** The pressure difference created by a vent or chimney because of its height, and the temperature difference between the flue gases and the atmosphere.

Draft Hood

A device built into an appliance, or part of the vent connector from an appliance, which is designed to provide for the ready escape of the flue gases from the appliance in the event of no draft, backdraft or stoppage beyond the draft hood; prevents a backdraft from entering the appliance; and neutralizing the effect of stack action of the chimney or gas vent on the operation of the appliance.

Draft Regulator

A device that functions to maintain a desired draft in the appliance by automatically reducing the draft to the desired value.

Draft Stop

A material, device or construction installed to restrict the movement of air within open spaces of concealed areas of building components such as crawl spaces, floor-ceiling assemblies, roof-ceiling assemblies and attics.

Dry Wall

A wall surface of plasterboard or material other than plaster.

Duct

A tube or conduit utilized for conveying air. The air passages of self-contained systems are not to be construed as air ducts.

Duct System

A continuous passageway for the transmission of air that, in addition to ducts, includes duct fittings, dampers, plenums, fans, and accessory air-handling equipment and appliances.

Dwelling

A building or portion thereof that contains not more than two dwelling units.

Dwelling Unit

A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

DWV

Abbreviated term for drain, waste and vent piping as used in common plumbing practice.

Eaves

The margin or lower part of a roof that projects over an exterior wall. The extension of a roof beyond the house walls. Also called an overhang.

Efflorescence

A mineral deposit usually a white powder that forms on the surface of brick, cinderblock or masonry walls and is related to water seepage through the masonry.

Electric Heating Appliance

An appliance that produces heat energy to create a warm environment by the application of electric power to resistance elements, refrigerant compressors or dissimilar material junctions.

Engineering Service

Any professional service or creative work requiring engineering education, training, and experience and application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work such as consultation, investigation, evaluation, planning, design and supervision of the construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.

Evaporator

That part of the system in which liquid refrigerant is vaporized to produce refrigeration.

Expansion Joint

A bituminous strip used to separate blocks or units of concrete to prevent cracking due to dimensional change caused by shrinkage and variation in temperature.

Exterior Insulation Finish Systems (EIFS)

Synthetic stucco cladding systems typically consisting of five layers; adhesive, insulation board, base coat into which fiber-glass reinforcing mesh is embedded, and a finish coat in the desired color.

Exterior Surfaces

Exterior cladding or siding, flashing, trim, eaves, soffits and/or fascia.

Fascia

A wood member used to describe sheet material of widely varying densities; manufactured from wood, cane or other vegetable fibers.

Fascia Board

Trim covering rafter ends at the end of a roof pitch.

Fill-Type Insulation

Loose insulating material which is applied by hand or blown into wall spaces mechanically.

Fireblocking

Building materials installed to resist the free passage of flame to other areas of the building through concealed spaces.

Fireplace

An assembly consisting of a hearth and fire chamber of non-combustible material and provided with a chimney, for use with solid fuels. **Factory-Built Fireplace** A listed and labeled fireplace and chimney system composed of factory-made components, and assembled in the field in accordance with manufacture's instructions and the conditions of the listing. **Masonry Fireplace** A field-constructed fireplace composed of solid masonry units, bricks, stones or concrete.

Fire Stopping

Building materials installed to prevent the movement of flame and gasses to other areas of the building through small concealed passages in building components such as floors, walls and stairs.

Flashing

Sheet metal used in roof and wall construction to prevent rain or other water from entering.

Floor Drain

A plumbing fixture for recess in the floor having a floor-level strainer intended for the purpose of the collection and disposal of waste water used in cleaning the floor and for the collection and disposal of accidental spillage to the floor.

Floor Joists

Framing pieces which rest on outer foundation walls and interior beams or girders.

Flue

A passageway in a chimney for conveying smoke, gasses or fumes to the outside air.

Flue Connection (Breeching)

A passage for conducting the products of combustion from the fuel-fired appliance to the vent or chimney and vent connector.

Flue Gases

Products of combustion and excess air.

Flue Liner (Lining)

A system or material used to form the inside surface of a flue in a chimney or vent, for the purpose of protecting the surrounding structure from the effects of combustion products without leakage to the atmosphere.

Flush Valve

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

Flushometer Valve

A device that discharges a predetermined quantity of water for flushing purposes and is actuated by direct water pressure.

Footing

Concrete bases on which the structure is built. Foundation walls of masonry or concrete are mainly below ground level.

Foyer

An entrance or hallway, a lobby or vestibule.

Framing

The rough lumber of a house: joists, studs, rafters and beams.

Friable Asbestos Containing Material

Friable asbestos containing material means material containing more than one percent asbestos, which has been applied on ceilings, walls, structural members, piping, ductwork, or any other part of a building, which when dry, may be crumbled, pulverized or reduced to powder by hand pressure.

Fuel Gas

A natural gas, manufactured gas, liquefied petroleum gas or a mixture of these.

Fuel Oil

Kerosene or any hydrocarbon oil having a flash point of not less than 100°F (38°C)

Fuel-Oil Piping System

A closed piping system that connects a combustible liquid source of supply to a fuel-oil-burning appliance.

Functional Drainage

The drainage of a plumbing fixture sufficient to prevent fixture overflow during normal usage.

Functional Water Flow

The delivery of a quantity of water at flow and pressure sufficient to use a fixture for its intended purpose.

Furnace

A completely self-contained heating unit that is designed to supply heated air to spaces remote from or adjacent to the appliance location.

Furring

Thin wood or metal applied to a wall to level the surface for lathing, boarding or plastering, to create an insulating air space to damp-roof the wall.

Further Evaluation

Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the home inspector.

Fuses

A safety device inserted in series with a circuit. Contains metal, which will not melt or break when current is increased beyond specific values for a definite period of time.

Gable

That portion of a wall contained between the slopes of a double-sloped roof or that portion contained between the slope of a single-sloped roof and a line projected horizontally through the lowest elevation of the roof construction.

Gable Vent

Louvered opening at or near the peak of the gable.

Gambrel Roof

A roof with two pitches designed to provide more space on upper floors. The roof is steeper on its lower slope and flatter toward the ridge.

GFCI Receptacles

A ground fault circuit interrupter can either be a circuit breaker or a receptacle. It monitors the difference in electrical current flowing into and out of the device. When a difference exceeds 5-6 milli-amps the GFCI shuts off the current as little as .025 second. GFCI's are required by the National Electrical Code in all kitchen receptacles, bathrooms, crawlspaces, outdoor receptacles, garages, unfinished basements and all other wet locations. GFCI's should be tested monthly as they can fail and still provide unprotected current.

Girder

A main member in a framed floor supporting the joists which carry the flooring boards. It carries the weight of a floor or partition.

Glazing

Fitting glass into windows or doors.

Grade

The finished ground level adjoining the building at all exterior walls.

Grade Line

The point at which the ground rests against the foundation wall.

Green Lumber

Lumber which has been inadequately dried and which tends to warp or "bleed" resin.

Ground Source Heat Pump Loop System

Piping buried in horizontal or vertical excavation or places in a body of water for the purpose of transporting heat transfer liquid to and from a heat pump. Included in this definition are closed loop systems in which the liquid is recirculated and open loop systems in which the liquid is drawn from a well or other source.

Gusset

A brace or blanket used to strengthen a structure.

Gutter

A channel at the eaves for conveying away rain water.

Habitable Space

A space in building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable space.

Handrail

A horizontal or sloping rail intended for grasping by the hand for guidance or support.

Headers

Double wood pieces supporting joists in a floor or double wood members placed on edge over windows and doors to transfer the roof and floor weight to the studs. Also called lintel.

Heat Exchanger

A device that transfers heat from one medium to another.

Heat Pump

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

Heel

The end of a rafter that rests on the wall plate.

Hip

The external angle formed by the juncture of two slopes of a roof.

Hip Roof

A roof that slants upward on three of four sides.

Home Inspection

A visual, functional, non-invasive inspection conducted without the moving of personal property, furniture, equipment, plants, soil, snow, ice or debris, using the mandatory equipment and including the preparation of a home inspection report of the readily-accessible elements of the following components of a residential building: structural components, exterior components, roofing system, plumbing system, electrical system, heating system, cooling system, interior components, insulation components and ventilation system, fireplaces and solid fuel burning appliances, or any other related residential housing component: as determined by the Board, in consultation with the Committee, by regulation, but not excluding recreational facilities and outbuildings other than garages or carports.

Home Inspection Report

A written report prepared by a home inspector or associate home inspector which discloses those systems and components which are designated for inspection pursuant to the rules of this subchapter and are present at the time of the inspection; as well as those which are present at the time of the home inspection but are not inspected and the reason(s) they are not inspected; describes systems and components as specified in the rules of this subchapter; states what material defects are found in the systems or components; states the significance of findings; and provides recommendations regarding the need to repair, replace or monitor a system or component, or to obtain examination and analysis by a qualified professional, tradesman or service technician.

Home Inspector

Any person licensed as a home inspector pursuant to N.J.A.C. 45:8-62 et seq and the rule of this subchapter who practices as a home inspector and inspects the condition of a residential building on the behalf of a client for which the client is charged a fee.

Hood

An air-take device used to capture by entrapment, impingement, adhesion or similar means, grease and similar contaminants before they enter a duct system. **Type I.** A kitchen hood for collecting and removing grease vapors and smoke. **Type II.** A general kitchen hood for collecting and removing steam, vapor, heat and odors.

Hot Water

Water at a temperature greater than or equal to 120°F (49°C).

Household Appliances

Kitchen, laundry, and similar appliances, whether installed or free-standing.

Ice Dam

Occur during winter months along the lower edge of the roof line or in the valleys. They are caused by a combination of snow build up on roofs, sub-freezing outdoor temperatures and a warm attic area. The ice formation blocks the drainage of water from melting snow which backs up under the roofing material or flashing material and enters the interior of the building.

Ice & Water Shield

A waterproofing membrane designed for use as an under-layment for roof surfacing systems on sloped roofs. It protects the building from water penetration due to wind-driven rain, ice dams, difficult architectural ice fastener penetrations and error in workmanship.

Individual Sewage Disposal System

A system for the disposal of sewage by means of a septic tank or mechanical treatment, designed for the use apart from a public sewer to serve a single establishment or dwelling.

Induced Draft

A portion of the vent system using a fan or other mechanical means to cause the removal of gases under nonpositive vent static pressure.

Induced Draft Burner

A burner that depends upon a draft that is induced by a fan that is integral to the appliance and is downstream from the burner.

Inspect

To visually examine any readily accessible system or component of a building, including viewing the interior of openable access panels, and operating building systems using normal operating controls in accordance with the rules of this subchapter.

Inspector

A person hired to examine any system or component of a building in accordance with these Standards or Practice.

Installed

Affixed apparatus or component of a system that is permanently integrated in a residential building.

Jalousies

Windows with movable horizontal glass slats angles to admit ventilation and keep out rain. The term is also used for outside shutters of wood constructed in this way.

Jamb

The top and two sides of a door or window frame which contact the door or sash; top jamb and side jambs.

Joist

One of a series of parallel framing members used to support floor and ceiling loads, supported in turn by larger beams, girders or bearing walls.

King-Post

The middle post of a truss.

Lag/Coach Screws

Large, heavy screws used where great strength is required as in heavy framing or when attaching ironwork to wood.

Lally Column

A steel tube sometimes filled with concrete, used to support girders or other floor beams.

Lath

One of a number of thin strips of wood nailed to rafters, ceiling joists, wall studs, etc. to make a ground work or key for slates, tiles or plastering.

Leaching Bed

Tiles in the trenches carrying treated wastes from septic tanks.

Leader

Vertical pipe that carries rainwater from the gutter to the ground. Also called a downspout.

Ledger

A piece of wood which is attached to a beam to support joists.

License

A home inspector or associate home inspector licensed by the Committee and subject to the rules of this subchapter

Light

Transparent portion of a window; also, single pane of glass.

Lintel

The top piece over a door or window which supports wall above the opening.

Liquefied Petroleum Gas Or LPG (Propane or LP Gas)

Composed primarily of propane, butanes or butylenes, or mixtures thereof, which is gaseous under normal atmospheric conditions but is capable of being liquefied under moderate pressure at normal temperatures. LP gas is typically stored in tanks on-site. LP gas is heavier than air.

Load-Bearing Wall

A strong wall capable of supporting weight.

Louver

An opening with horizontal slats to permit passage of air, but excluding rain, sunlight, and view.

Major

Greater importance or interest; serious. Having a cost to correct over \$500 and requiring professional cost estimates prior to closing.

Manufactured Home

A structure transportable in one or more sections, which in the traveling mode is 8 body feet (2438 body mm) or more in width or 40 body feet (12,192 body mm) or more in length, or, when erected on site, is 320 square feet (30 m²) or more, and which is built on a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems, contained therein; except that such terms shall include any structure that meets the requirements of this paragraph except the size requirements and with respect to which the manufacture voluntarily files a certification required by the secretary (HUD) and complies with the standards established under this title. For mobile homes built prior to June 15,1976, a label certifying compliance to the Standard for Mobile Homes, NFPA 501, in effect at the time of manufacture is required. For the purpose of these provisions, a mobile home shall be considered a manufactured home.

Manufacturer's Installation Instructions

Printed instructions included with equipment as part of the conditions of listing and labeling.

Masonry

Walls built by a mason using brick, stone, tile, or similar materials.

Material Defect

A condition, or functional aspect, of a structural component or system that is readily ascertainable during home inspection that substantially affects the value, habitability or safety of the dwelling, but does not include decorative, stylistic, cosmetic, or aesthetic aspects of the system, structure or component.

Minor

Inferior importance, size or degree; comparatively unimportant; not serious or involving risk of life. Having a cost to correct under \$500.

Modified Bitumen Roof Covering

One or more layers of polymer modified asphalt sheets. The sheet materials shall be fully adhered or mechanically attached to the substrate or held in place with an approved ballast layer.

Molding

A strip of decorative material having a plain or curved narrow surface prepared for ornamental application. These strips are used to hide gaps at wall junctures.

Moisture Barrier

Treated paper, plastic film or metal that retards or bars water vapor, used to keep moisture from passing into walls or floors.

Mullion

Slender framing which divides the lights or panes of glass.

Natural Gas

Gas, usually odorized methane, supplied to the site by the municipal-supply system and metered at the site. Natural gas is lighter than air.

Newel

The main post at the start of a staircase and the stiffening post at the landing.

Newel Cap

Decorative element atop a newel.

Normal Operating Controls

Devices such as thermostats, switches or valves to be operated by the homeowner in the ordinary use of a system component or appliance.

Nosing

The rounded edge of a stair tread.

Operational

Ready for or in condition to undertake a destined function

Other Related Residential Housing Component

An attached or detached garage or carport unless that garage or carport contains a residence from the primary residential building.

Parapet

Low wall or barrier railing at a balcony or roof edge.

Parapet Wall

That part of any wall entirely above the roof line.

Parging

A rough coat mortar applied over a masonry wall as protection or finish; may also serve as a base for an asphaltic waterproofing compound below grade.

Pier

A projection or the foundation wall used to support a floor girder or stiffen the wall.

Pitch

The angle or slope of the roof.

Plates

Pieces of wood placed on wall surfaces as fastening devices. The bottom member of the wall is the sole plate and the top member is the rafter plate.

Platform Construction

A method of construction by which floor framing bears on load bearing walls that are not continuous through the story levels or floor framing.

Plenum

A chamber which can serve as a distribution area for heating or cooling systems, generally between a false ceiling and the actual ceiling.

Plumb

Exactly perpendicular or vertical; at right angles to the horizon or floor.

Pointing

Treatment of joists on masonry by filling with mortar to improve appearance or protect against weather.

Portico

Small porch with a roof supported by columns or posts.

Pressure Relief Valve

A pressure-actuated valve held closed by a spring or other means and designed to relieve pressure automatically in excess of the device's settings.

Quoins

Decorative corner treatment made of wood or veneer masonry that simulates large rectangular stones.

Radiant Heat

Coils of electricity, hot water or steam pipes embedded in floors, ceilings or walls to heat rooms.

Radiant Heater

A heater designed to transfer heat primarily by direct radiation.

Rafter

One of a series of structural roof members spanning from an exterior wall to a center ridge beam or ridge board.

Rafter Tail

Part of the rafter that extends beyond the wall.

Rainwater Head

Basin at the top of a downspout that collects water from a gutter.

Readily Accessible

Available for visual inspection without the requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to person or property.

Readily Openable Access Panel

A panel provided for inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place.

Recreational Facilities

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

Reinforced Concrete

Concrete strengthened with wire or metal bars.

Report

To communicate in writing.

Representative Number

One component per room for multiple similar interior components such as windows and electric outlets; one component on each side of the building for similar exterior components.

Residential Building

A structure consisting of from one to four family dwelling units and their garages or carports, unless such garage or carport contains a separate dwelling unit but excluding the common elements and areas in multiple unit housing such as condominiums and cooperative housing; that has been occupied as such prior to the time when a home inspection is requested or contracted for in accordance with the Act and the rules of this subchapter, but does not include any such structure newly constructed and not previously occupied.

Ridge Pole

A thick longitudinal plank to which the ridge rafters or a roof are attached.

Riser

The upright piece of a stair step, from tread to tread.

Roof Drainage Systems

Components used to carry water off a roof and away from the building.

Roof Sheathing

Sheets, usually of plywood, which are nailed to the top edges of trusses or rafters to tie the roof together and support the roofing material.

Sash

The movable part of a window. The frame in which the panes of glass are set in a window or door.

Scuttle Hole

A small opening either to the attic, to the crawl space or to the plumbing pipes.

SEER

Seasonal Energy-Efficiency Ratio is the measure of a system's efficiency in cooling mode. The higher the number, the more efficient the system.

Septic Tank

A sewage settling tank in which part of the sewage is converted into gas and sludge before the remaining waste is discharged by gravity into a leaching bed underground.

Serviceable

Ready for service, usable, able to give good service, fit for use, suited for the purpose, usable to advantage or wearing well in use.

Serviceable For Its Age

Given the age and life expectancy of the item, it is not in need of immediate replacement, however budgeting for an upgrade or replacement would be advised.

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 pump.

Shakes

Hand-cut wood shingles.

Shear Wall

A general term for walls that are designed and constructed to resist racking from seismic and wind by use of masonry, concrete, cold-formed steel or wood framing in accordance to Chapter 6 of this code and the associated limitations in Section R301.2 of this code.

Sheathing

The structural covering. Consists of boards or prefabricated panels that are attached to the exterior wall studs or roof rafters of a structure.

Shingles

Pieces of wood, asbestos or other materials used as an overlapping covering on walls and roofs.

Shiplap

Boards with rabbeted edges overlapping.

Shut Down

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

Siding

Boards of special design nailed horizontally to vertical studs with or without intervening sheathing to form the exposed surface of the outside walls of frame buildings.

Significance Of Findings

An explanation of the reason the home inspector or the associate home inspector reported that a system of component designated for inspection pursuant to the rules in this subchapter contained a material defect, for the purpose of advising the client of the need for appropriate action.

Significantly Deficient

Unsafe or not functioning.

Sill Plate

The lowest member of the house framing resting on top of the foundation wall. Also called mud sill.

Single Ply Membrane

A roofing membrane that is applied using one layer of membrane material (either homogenous or composite) rather than multiple layers.

Skirtings

Narrow boards around the margin of the floor; baseboards.

Slab

Concrete floor placed directly on earth or a gravel base and usually about four inches thick.

Sleeper

Strip of wood laid over concrete floor to which the finished wood floor is nailed or glued.

Slope

The fall (pitch) of a line of pipe in reference to a horizontal plane. In drainage, the slope is expressed as the fall in units vertical per units horizontal (percent) for the length of pipe.

Soffit

The visible underside of structural members such as staircases, cornices, beams, a roof overhang or eave.

Soil Stack

Vertical plumbing pipe for waste water.

Solid Fuel Burning Appliances

A hearth and fire chamber or similar prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction.

Squash Block

A block of wood slightly taller than the depth of the joist that is used to transfer external loads created by walls above around the joist into the bearing. The squash blocks are placed in a vertical position tightly alongside the I-joist.

Stool

A molded interior trim member serving as a sash or window frame sill cap.

Stringer

A long, horizontal member which connects uprights in a frame or supports a floor or the like. One of the enclosed sides of a stair supporting the treads and the risers.

Structural Component

An integral part of a residential building, including the masonry structure and foundation, that supports the non-variable forces or weights, that is, dead loads, and variable forces or weights, that is live loads.

Studs

In wall framing, the vertical members to which horizontal pieces are nailed. Studs are spaced either 16 or 24 inches apart.

Subfloor

Usually plywood sheets that are nailed directly to the floor joists and that receive the finish flooring.

Sump

A pit in the basement in which water collects to be pumped out with a sump pump.

Sump Pump

A pump installed to empty a sump. The pump is chosen to handle the type of material to be pumped – either clear water waste or soil-type sewage. The pump is selected for the specific head and volume of the load and is usually operated by level controllers.

Swale

A wide shallow depression in the ground to form a channel for storm water drainage.

System

A combination of interacting or independent components, assembled together to carry out one or more functions.

Technically Exhaustive

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

Temperature- And Pressure- Relief (T And P) Valve

A combination relief valve designed to function as both a temperature-relief and pressure-relief valve.

Thermal Resistance (R-Value)

A measure of the ability to retard the flow of heat. The R value is the reciprocal of the thermal conductance expressed in units $h \cdot ft^2 \cdot ^\circ F/BTU$.

Tie

A wood member which bonds a pair of principle rafters at the bottom.

TJI's

Wooden "I" shaped beams that light weight structural components in a building. They are used as floor joists, rafters and other structural components.

Toenail

Driving nails at an angle into corners or other joints.

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 spaces on at least two sides.

Trap

A bend in a water pipe to hold water so gases will not escape from the plumbing system into the house.

Trap Seal

The maximum vertical depth of liquid that a trap will retain, measured between the crown weir and the top of the dip of the trap.

Tread

The horizontal part of a stair step.

Trim

Picture molds, chair rails, baseboards, handrails, door and window frames, and similar decorative or protective materials used in fixed applications.

Truss

A combination of structural members usually arranged in triangular units to form a rigid framework for spanning between load bearing walls.

Truss Design Drawing

The graphic depiction of an individual truss, which describes the design and physical characteristics of the truss.

Type L Vent

A listed and labeled vent conforming to the UL 641 for venting oil-burning appliances listed for use with Type L vents or with listed gas appliances.

Under Floor Crawl Space

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

Underlayment

One or more layers of felt, sheathing paper, nonbituminous saturated felt, or other approved material over which as a roof covering, with the slope of 2 to 12 (17% slope) or greater, is applied.

Unsafe

A condition or a readily accessible, installed component or system caused by obsolescence, damage, deterioration, improper installation or inherent defects which presents a significant risk of injury or property damage under normal day-to-day operation.

Vacuum Breakers

A device which prevents backsiphonage of water by admitting atmospheric pressure through ports to the discharge side of the device.

Valley

The depression at the meeting point of two roof slopes.

Valley Rafter

A rafter which forms the intersection of an internal roof angle.

Vapor Barrier

Material such as paper, plastics, film, metal or paint which is used to prevent vapor from passing from rooms into the outside walls.

Vent

A pipe or other conduit composed of factory-made components, containing a passageway for conveying combustion products and air to the atmosphere, listed and labeled for use with a specific type or class of appliance. Vents must be distinguished from chimneys and are usually constructed of factory-made and labeled components intended to function as a system.

Vent Pipe

A pipe which allows gas to escape from plumbing systems.

Ventilation

The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from any space.

Verge

The edge of tiles, slates or shingles projecting over the edge of a roof.

Wainscoting

The lower three or four feet of an interior wall when lined with paneling, tile or other material different from the rest of the wall.

Wall Sheathing

Sheets of plywood, gypsum board or other material nailed to the outside face of studs as a base for exterior siding.

Water Heater

Any heating appliance or equipment that heats potable water and supplies such water to the potable hot water distribution system. A water heater is a closed pressure vessel or heat exchanger that is provided with a heat source that provides potable (drinkable) water to the building's hot water distribution system. The parameters of volume, heat input, pressure and temperature do not, in themselves, determine what is or is not a water heater. The listing and labeling process determines if the appliance is a water heater or a boiler.

Water Table

Horizontal drip-edge that prevents water from running down a wall.

Weather Stripping

Metal wood, plastic or other material installed around the door window openings to prevent air infiltration.

Web-Stiffener

A small block of plywood that fits flush against the web of a wooden I-beam, attached with nails and used to transfer internal stresses through the beam.

Weep Hole

A small hole in a wall, which permits water to drain off.

Wiring Methods

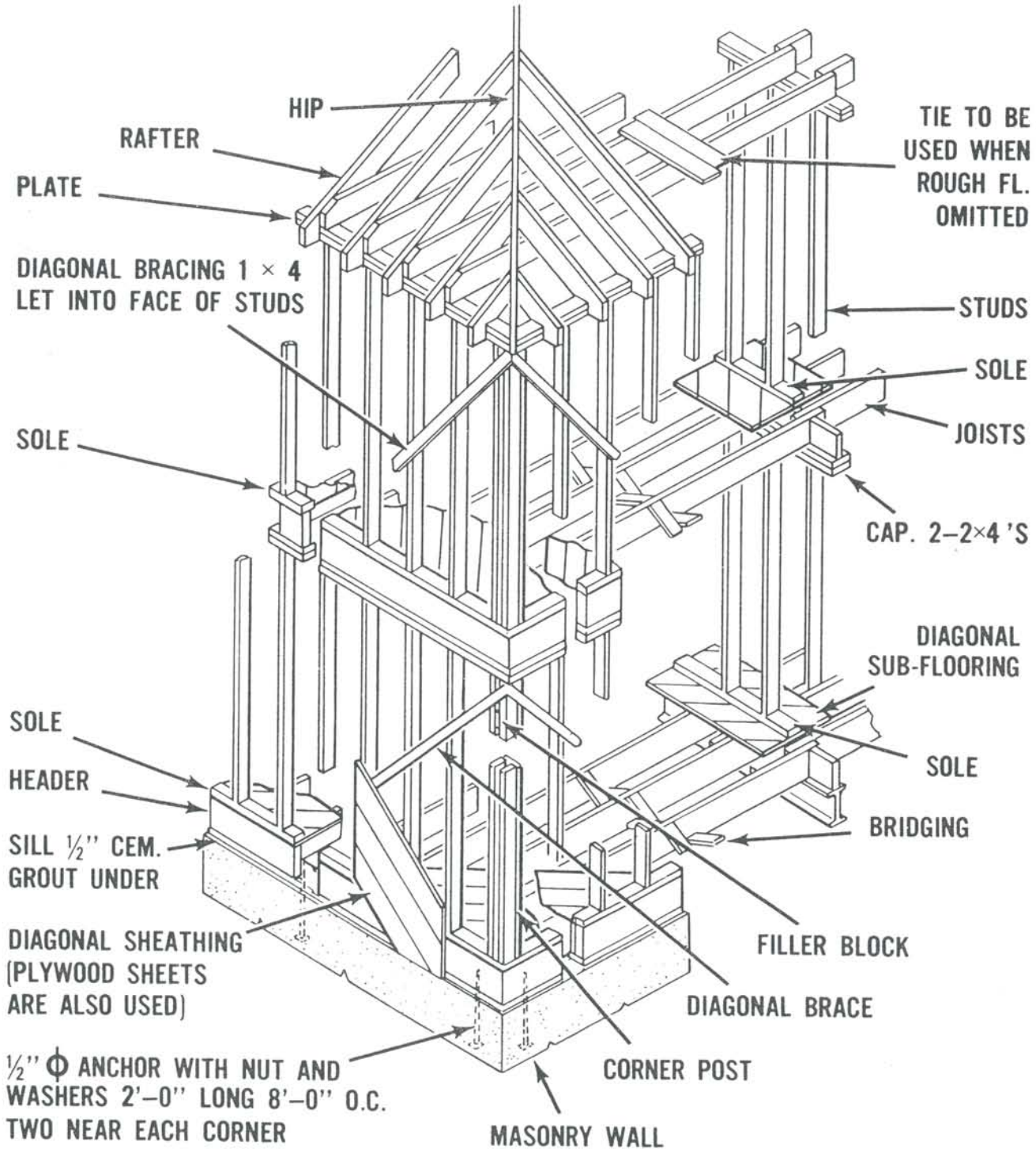
Identification of electrical conductors or wires by their general type, such as non-metallic sheath cable (Romex), armored cable (BX) or knob and tube etc...



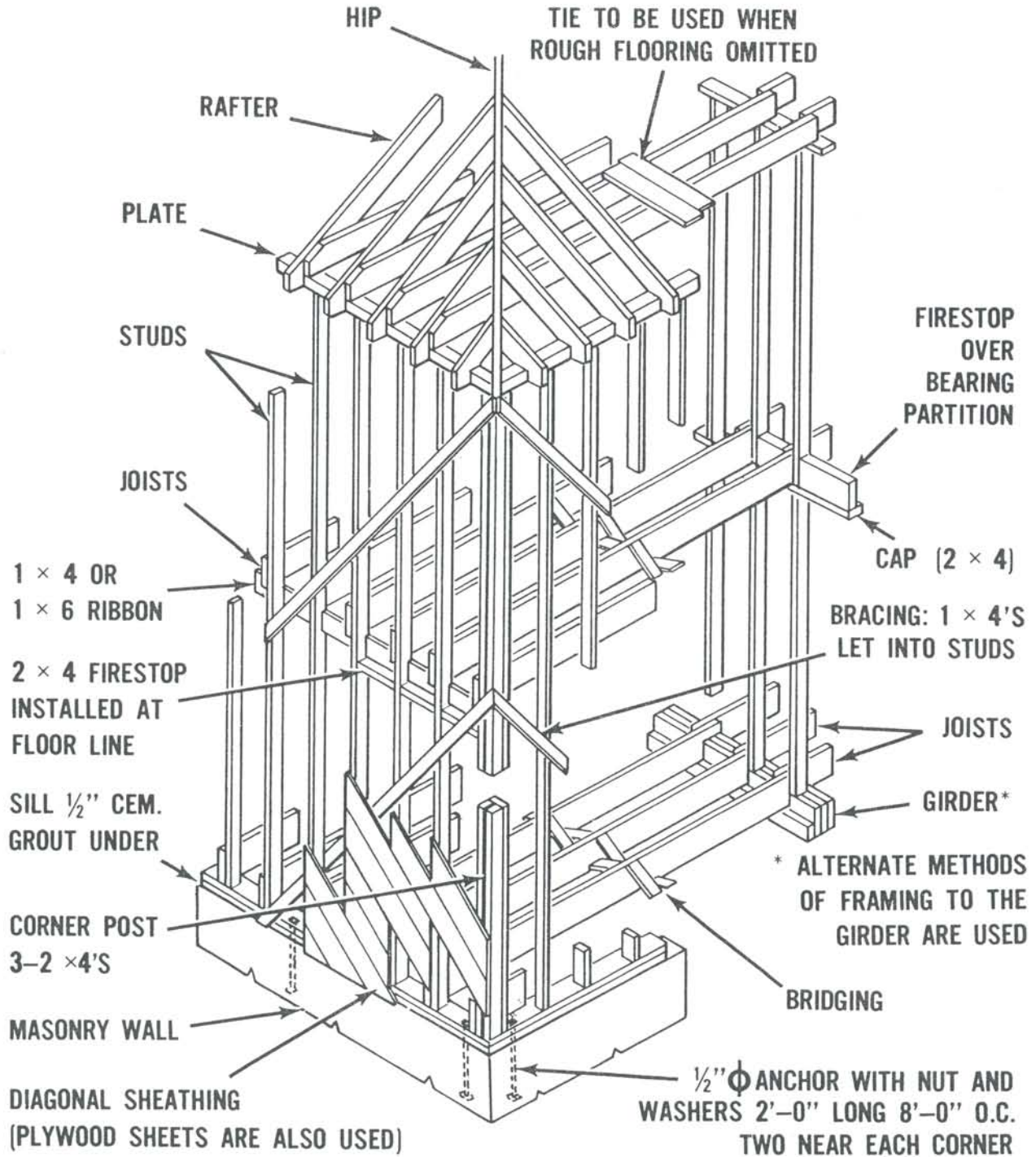
- | | | |
|--------------------------|---------------------------|--------------------|
| 1. Gable end | 15. Studs | 29. Gravel fill |
| 2. Louver | 16. Insulation | 30. Heating plant |
| 3. Interior trim | 17. Diagonal sheathing | 31. Footing |
| 4. Shingles | 18. Sheathing paper | 32. Drain tile |
| 5. Chimney cap | 19. Window frame and sash | 33. Girder |
| 6. Flue linings | 20. Corner board | 34. Stairway |
| 7. Flashing | 21. Siding | 35. Subfloor |
| 8. Roofing felt | 22. Shutters | 36. Hearth |
| 9. Roof sheathing | 23. Exterior trim | 37. Building paper |
| 10. Ridge board | 24. Waterproofing | 38. Finish floor |
| 11. Rafters | 25. Foundation wall | 39. Fireplace |
| 12. Roof valley | 26. Column | 40. Downspout |
| 13. Dormer window | 27. Joists | 41. Gutter |
| 14. Interior wall finish | 28. Basement floor | 42. Bridging |



WESTERN OR PLATFORM FRAMING

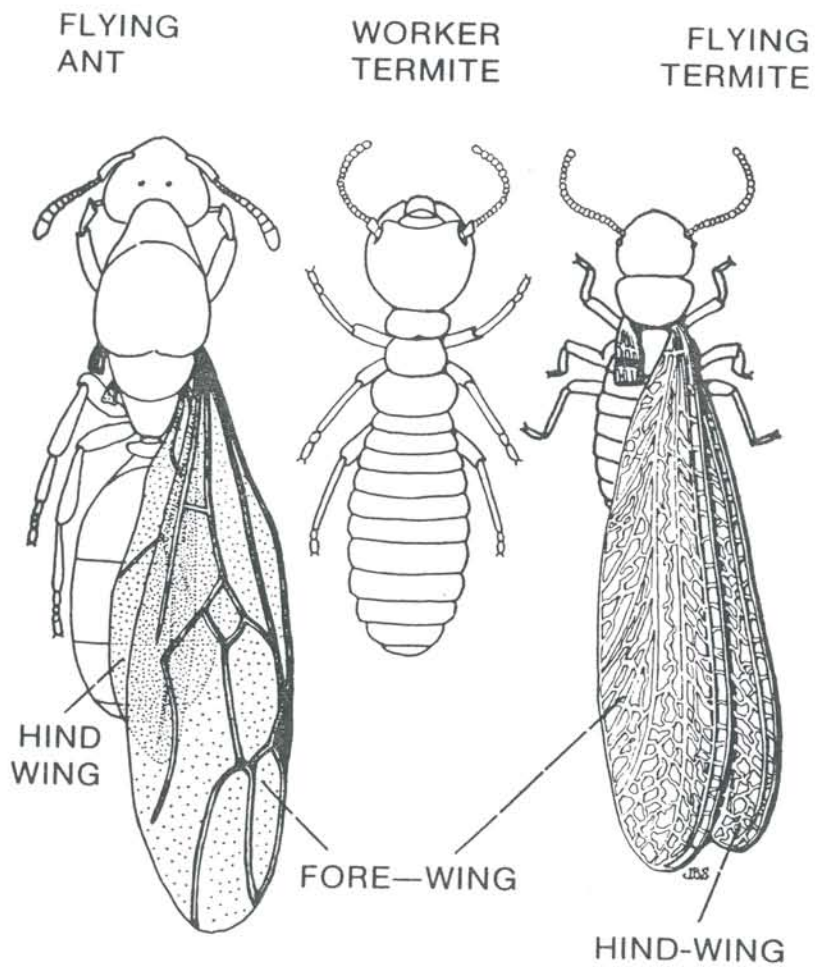


BALLOON FRAMING





*The Prevention
and
Control of
Termite Damage*



POINTS of DIFFERENCE
TERMITES & FLYING ANTS
