

# GEORGIA ASSOCIATION OF HOME INSPECTORS

## STANDARDS OF PRACTICE

REVISED 2005



Standards of Practice  
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# GEORGIA ASSOCIATION OF HOME INSPECTORS STANDARDS OF PRACTICE FOR INSPECTING HOMES

## **Introduction:**

The purpose of the Georgia Association of Home Inspectors (GAHI) Standards of Practice for Inspecting Homes (Standards) is to establish a uniform procedure for performing a professional home inspection.

The Standards are intended to set minimum requirements for conducting inspections and describing and reporting conditions observed.

The Standards define and clarify terms, procedures, scope, conditions and limitations as they relate to a GAHI Inspection and Report.

## **Terms:**

A glossary is located at the end of these Standards.

## **Purpose:**

The purpose of a GAHI Inspection is to disclose in writing the conditions of a given home, as they exist at the time of the inspection.

## **Scope:**

The scope of the inspection is limited to areas and systems identified as follows: grounds and appurtenances; roofing / guttering / other roof components; home exterior components; garage / carport; electrical; basement / crawl space / slab; plumbing; heating, ventilation and air conditioning, attic, general interior; and kitchen appliances.

## **General Limitations:**

A GAHI inspection is a visual inspection. A GAHI Inspection is limited to **visible and readily accessible** areas and components and is not intended to be technically exhaustive. No disassembly of equipment or activating of equipment that has been shut-down will be performed. No opening of walls, moving of furniture, appliances, stored items, or excavation is required. Walking on the roof is not required.

The inspector is not required to perform any tasks that may cause damage to the structure or contents or that may endanger the inspector or others. The inspector is not required to perform engineering services, provide cost estimates, determine the remaining life of any system or component or inspect any item or system not specifically required by these standards. The Inspector is not required to enter any area that the inspector considers to be unsafe or potentially hazardous. The inspector is not required to determine adequacy or efficiency of any system or component.

Latent, concealed, camouflaged and/or hidden conditions, defects and/or deficiencies are excluded from and beyond the scope of the inspection.

The inspector is not required to comment on the existence of class action lawsuits or product recalls.

Systems and conditions that are not within the scope of the inspection include, but are not necessarily limited to: Exterior Insulating Finish systems (EIFS), environmental hazards (e.g. lead paint, formaldehyde, toxic or flammable materials, asbestos, radon, mold or mildew, air quality); pest infestation; portable appliances (e.g. washers, dryers, window air-conditioners); security systems; communication/telephone or television systems, fire or lawn sprinklers; swimming pools; saunas; outdoor spas or jetted tubs; tennis courts; play ground or other recreational or leisure appliances or equipment; adequacy; efficiency or performance evaluation of equipment or systems; solar heating systems; intercoms, timers, or audio equipment; below ground septic or drainage systems; water wells; zoning ordinances; building code conformity; or any items considered cosmetic in nature. The inspector may, at his/her option, make general comments about these systems and conditions for informational purposes only.

#### **Enumeration of Codes:**

The inspector is not required to enumerate building codes except for new construction inspections. Codes required to be referenced in the Inspection Report are limited to the Mandatory Codes adopted by the State of Georgia and enforced at the time the dwelling was originally permitted. The Inspector is not required to determine the applicability of or to reference any locally adopted amendments to the Mandatory Codes of the State of Georgia. When required, the applicable code for the permit year of the dwelling being inspected must be cited by section.

#### **Warranties and Guarantees:**

The inspection report is not intended as a guarantee or warranty of any kind but is rather an opinion of a professional inspector of the conditions observed at the time of inspection.

The inspector does not make an estimation of value nor provide an opinion as to the advisability of purchase or suitability of use.

The following Standards of Practice provide guidelines as to what the GAHI Inspector should observe, identify, inspect and describe. The guidelines provide the minimum contents of a written report and are not intended to limit the GAHI Inspector from performing additional inspection services. Limitations or exclusions (systems or components not inspected, identified or reported) can be found at the end of each section.

Consult the Glossary for definitions of the intended use of words. If not in the Glossary, consult a Webster's Dictionary.

***NOTE: The items that are italicized and in bold type are standards that are applicable to new construction inspections.***

# GAHI STANDARDS OF PRACTICE

## A) GROUNDS AND APPURTENANCES

### a) GROUND COVER & VEGETATION:

- i) Inspect conditions of the ground cover and vegetation adjacent to the structure.
- ii) Report conditions that adversely affect the dwelling, mechanical and electrical system(s), or drainage.

### b) DRIVEWAY:

- i) Identify materials, inspect and report defects and/or deficiencies.
- ii) Report conditions that adversely affect the dwelling or drainage.

### c) WALKWAYS:

- i) Identify materials, inspect and report defects and/or deficiencies.
- ii) Report conditions that are hazardous to pedestrians, or affect the dwelling grading or drainage.

### d) STAIRS:

- i) Identify materials and report defects and/or deficiencies.

### e) PATIOS:

- i) Identify materials, inspect and report the condition of patios contiguous to the foundation.
- ii) Report conditions that adversely affect the dwelling, grading, or drainage.

### f) GRADING AND SURFACE DRAINAGE:

- i) Inspect and report defects and/or deficiencies of grading and surface drainage.
- ii) Report conditions that adversely affect the dwelling, detached structures that are a part of the inspection or mechanical systems.

### g) FOUNDATION DRAIN:

- i) *Report if foundation drain termination is not visible.*

### h) RETAINING WALLS:

- i) Identify materials, inspect and report defects and/or deficiencies of readily accessible retaining walls on the property.

### i) FENCES AT SWIMMING POOLS:

- i) Inspect and report defects and/or deficiencies.

### j) LIMITATIONS:

- i) The Inspector is NOT required to:
  - (A) Identify or report the observed condition of fences (except if around a swimming pool); playground or other recreational equipment; fire or lawn sprinklers; swimming pools; spas or jetted tubs; below ground drainage or septic systems; water wells; out buildings or storage buildings except detached garages.
  - (B) Determine property line boundaries, soil or geological conditions

## **B) ROOFING, GUTTERING AND OTHER ROOF COMPONENTS:**

- a) **ROOF STYLE:**
  - i) Identify and report the style roof (Example hip, gable, shed, mansard, etc.).
- b) **ROOF PITCH:**
  - i) Identify and report the pitch (Example steep, medium, low, flat, etc.).
- c) **ROOF COVERINGS:**
  - i) Identify the type materials (composition shingles, slate, cement asbestos, etc.).
  - ii) Inspect and report defects and/or deficiencies.
  - iii) Report how the roof was inspected (e.g. walked roof, from ground, with binoculars, from ladder, etc.).
  - iv) Report areas that could not be inspected (tops of flat roofs, valleys of compound roof designs, etc.).
- d) **VISIBLE FLASHING:**
  - i) Identify materials, inspect and report defects and/or deficiencies.
  - ii) Report if flashings are not present.
- e) **SKYLIGHTS:**
  - i) Inspect and report defects and/or deficiencies.
  - ii) Report any evidence of leaking.
- f) **ROOF PENETRATIONS: (plumbing stacks, gas vents, etc.)**
  - i) Inspect and report defects and/or deficiencies of all visible roof penetrations / flashings.
- g) **CHIMNEYS:**
  - i) Report type (e.g. factory built or masonry).
  - ii) Inspect and report defects and/or deficiencies of the chimney and its component elements.
- h) **GUTTERS AND DOWNSPOUTS:**
  - i) Report if not present.
  - ii) Report defects and/or deficiencies.
  - iii) Report conditions that adversely affect the dwelling, grounds or mechanical and electrical systems.
- i) **LIMITATIONS:**
  - i) The Inspector is NOT required to:
    - (A) Perform tasks that place him or her in danger or may cause property damage.
    - (B) Walk on roof.
    - (C) Inspect or report on accessory items not listed above (such as antennae, solar panels, etc.)
    - (D) Estimate the remaining life of roof covering, flashings, caulking materials, or other components.
    - (E) Handle or disturb materials suspected of containing hazardous material.

## **C) HOME EXTERIOR:**

- a) **TRIM:**
  - i) Inspect and report defects and/or deficiencies.

## HOME EXTERIOR Continued:

b) **SIDING / WALL COVERING:**

- i) Identify materials, inspect and report defects and/or deficiencies.

c) **PAINT / SEALANTS / CAULKING:**

- i) Inspect and report defects that are likely to adversely affect the dwelling.

d) **WINDOWS:**

- i) Identify material(s) (E.g. wood, metal, etc.), inspect and report defects and/or deficiencies.

e) **STORM DOORS AND WINDOWS:**

- i) Inspect and report defects and/or deficiencies.

f) **DOORS:**

- i) Inspect and report defects and/or deficiencies of all exterior doors.  
ii) Report any doors not inspected and the reason not inspected.

g) **PORCHES:**

- i) Identify materials, inspect and report defects and/or deficiencies.

h) **DECKS AND BALCONIES:**

- i) Identify materials, inspect and report defects and/or deficiencies.  
ii) Report if attachment method is not visible.

i) **LIMITATIONS:**

- i) The inspector is NOT required to:  
(A) Report on the adequacy of storm windows or storm doors.  
(B) Report on the quality or contents of the paint.  
(C) Inspect or report on decks or other structures that are not attached to the dwelling.  
(D) Report on the presence of screens.  
(E) Identify the method of treatment of any preservative treated lumber.  
(F) Identify the type/method of corrosion resistance of any fasteners or connectors and/or the suitability of use of any fasteners or connectors with any preservative treated lumber.

## D) GARAGE / CARPORT:

a) **TYPE:**

- i) Describe the type, and location (e.g. 2-car, attached, detached, basement etc.)  
ii) Inspect and report defects and/or deficiencies.  
iii) ***Inspect and report defects and/or deficiencies of the fire separation between the house and the garage.***

b) **DOORS AND OPENERS:**

- i) Inspect and operate doors and/or openers and report any defects and/or deficiencies.  
ii) Test safety return device(s) and report any defects and/or deficiencies.

c) **LIMITATIONS:**

- i) The Inspector is NOT required to:  
(A) Operate door openers that have been disconnected from the power source.  
(B) Operate doors if animals are loose in a garage.

## E) ELECTRICAL:

- a) **INCOMING SERVICE AND MAIN DISCONNECT:**
  - i) Identify (overhead or lateral/underground).
  - ii) Report the service disconnect location.
  - iii) Estimate service amperage and voltage.
  - iv) Inspect and report defects and/or deficiencies.
  
- b) **GROUNDING & BONDING:**
  - i) Report the presence and location of the electrical system ground.
  - ii) Report defects and/or deficiencies.
  
- c) **ELECTRICAL DISTRIBUTION:**
  - i) **PANELS:**
    - (A) Report the location of all panels.
    - (B) Identify and report the type of over-current protection devices. (e.g. fuses, breakers).
    - (C) Inspect and report defects and/or deficiencies of all panels
  - ii) **CONDUCTORS, MAIN AND BRANCH CIRCUITS:**
    - (A) Identify the wiring method of circuit conductors (BX, NM, SE etc.)
    - (B) Report the presence of visible solid aluminum wiring in branch circuit conductors.
    - (C) Inspect and report any defects and deficiencies.
  - iii) **ARC FAULT AND GROUND FAULT CIRCUIT INTERRUPTERS (AFCI & GFCI):**
    - (A) Test, inspect and report defects and/or deficiencies of all readily accessible AFCI & GFCI breakers.
  
- d) **FIXED APPLIANCE DISCONNECTS:**
  - i) Inspect and report defects and/or deficiencies of all fixed appliance disconnects.
  
- e) **FIXTURES AND OUTLETS:**
  - i) Inspect readily accessible light switches, receptacles, and light fixtures and report defects and/or deficiencies.
  
- f) **GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLES (GFCI):**
  - i) Report location(s).
  - ii) Test, inspect and report defects and/or deficiencies of all readily accessible GFCI devices.
  
- g) **SMOKE DETECTORS:**
  - i) Report location(s) (*Report if not present in required locations*).
  - ii) Test detectors and report any defects or deficiencies.
  
- h) **LIMITATIONS:**
  - i) The Inspector is not required to:
    - (A) Insert any tool, probe or testing device into the main or sub-panels.
    - (B) Activate electrical systems or branch circuits that are not energized.
    - (C) Operate overload protection devices except GFCI and AFCI breakers.
    - (D) Move objects to gain access to electrical outlets, switches or panels etc..
    - (E) Inspect equipment that is not readily accessible or dismantle equipment or components.
    - (F) Remove switch or receptacle covers nor unplug or disconnect electrical devices.
    - (G) Test GFCI or AFCI devices by any means other than that provided by the manufacturer.
    - (H) Test GFCI or AFCI devices when in the Inspector's opinion doing so could endanger persons or damage property.
    - (I) Test a smoke detector by any means other than that provided by the manufacturer.

## **F) FOUNDATION, BASEMENT, CRAWL SPACE, SLAB:**

### **a) FOUNDATION TYPE:**

- i) Report type of foundation (basement, crawl space, slab).

### **b) BASEMENT:**

- i) Inspect and report defects and/or deficiencies.

### **c) CRAWL SPACE:**

- i) Inspect and report defects and/or deficiencies.
- ii) Report entry location. Report if not entered and reason for not entering.
- iii) Inspect and report defects and/or deficiencies.
- iv) Inspect and report defects and/or deficiencies of crawl space ventilation.

### **d) SLAB:**

- i) Inspect and report defects and/or deficiencies.

### **e) FOUNDATION WALLS:**

- i) Report the type of construction material(s) (concrete, masonry, wood etc.).
- ii) Report if walls are not visible.
- iii) Inspect and report defects and/or deficiencies.

### **f) FRAMING:**

- i) Report type of floor and/or wall system materials (conventional, engineered etc).
- ii) Report if not visible.
- iii) Inspect and report defects and/or deficiencies.

### **g) PESTS AND WOOD DESTROYING ORGANISMS:**

- i) The inspector is not required to specifically inspect for pest activity or wood destroying organisms. However, if evidence of either is noted during the inspection, it should be reported.

### **h) EVIDENCE OF WATER SEEPAGE:**

- i) Report evidence and location of moisture intrusion in basement or crawl space areas.

### **i) SUMP PUMP SYSTEM:**

- i) Report if present.
- ii) Inspect and report defects and/or deficiencies.

### **j) INSULATION:**

- i) Inspect and report defects and/or deficiencies.

### **k) LIMITATIONS:**

- i) The Inspector is not required to:
  - (A) Enter crawl spaces with headroom less than two feet or where adverse conditions exist.
  - (B) Move stored items or debris.
  - (C) Enter areas that may contain hazardous materials.
  - (D) Determine the extent of damage caused by insects or water.
  - (E) Operate sump pumps or drainage systems.



## **G) PLUMBING:**

### **a) WATER SUPPLY SOURCE:**

- i) Identify and report the source (public/private/community/unknown).

### **b) WATER PRESSURE:**

- i) Test and report any inadequacy and/or excessive pressure (above 80 PSI).

### **c) WATER PIPING:**

- i) Identify and report the type of material used for the main incoming service line if visible.
- ii) Identify and report the type of material used for water distribution piping.
- iii) Inspect and report defects and/or deficiencies.

### **d) MAIN WATER SHUT-OFF:**

- i) Report the location.
- ii) Report if not found.
- iii) Inspect and report defects and/or deficiencies.

### **e) WASTE DISPOSAL:**

- i) Report type (private / public / unknown).
- ii) Inspect and report defects and/or deficiencies.
- iii) Report if sewage lift system is present.

### **f) DRAIN WASTE AND VENT PIPING:**

- i) Identify and report the type of material(s) used.
- ii) Inspect and report defects and/or deficiencies.

### **g) DRAINS:**

- i) Inspect and report defects and/or deficiencies.

### **h) PLUMBING FIXTURES:**

- i) Operate all readily accessible fixtures.
- ii) Inspect and report defects and/or deficiencies (including inadequate flow).
- iii) Inspect and report defects and/or deficiencies of all tub/shower surrounds and/or enclosures.

### **i) WATER HEATER(S):**

- i) Identify and report the fuel type, capacity, approximate age, and location of unit.
- ii) Observe and report apparent condition of temperature pressure relief valve.
- iii) Inspect and report defects and/or deficiencies of the water heater and its related components (TPR valve, Thermal Expansion Device, flues/vents, fuel piping, wiring etc.).

### **j) WASHER AND DRYER CONNECTIONS:**

- i) Report location.
- ii) Inspect and report defects and/or deficiencies.

### **k) OTHER EQUIPMENT:**

- i) Operate and report defects and/or deficiencies. (laundry tubs, jetted bathtubs etc.).
- ii) Operate waste ejection systems when possible; inspect and report defects and/or deficiencies .
- iii) Report any equipment not tested.

### **l) FUEL SUPPLY SYSTEM:**

- i) Report location of main fuel shut off valve.
- ii) Inspect and report defects and/or deficiencies.

## **PLUMBING Continued:**

### **m) LIMITATIONS:**

- i) The Inspector is not required to:
  - (A) Operate systems that have been shut-down or winterized.
  - (B) Operate temperature/pressure relief valves.
  - (C) Determine the adequacy of flow in more than one room at a time.
  - (D) Report on condition of septic tanks, related septic system components, and/or sewage lift systems.

## **H) HEATING, VENTILATION AND AIR CONDITIONING (HVAC):**

### **a) HEATING:**

#### **i) EQUIPMENT:**

(A) Report the type of equipment, location, fuel type, BTU/hr, and estimated or approximate age.

(B) Operate heating system(s); inspect and report defects and/or deficiencies.

#### **ii) VENTING FLUES AND COMBUSTION AIR:**

(A) Inspect all flues and vents and report defects and/or deficiencies.

(B) Report any apparent inadequacy of combustion air.

#### **iii) OTHER:**

(A) Inspect and report defects and/or deficiencies of fixed units used for supplementary heat.

### **b) FIREPLACES AND SOLID FUEL BURNING APPLIANCES:**

i) Describe the materials and type (e.g. masonry, prefab, wood stove, fireplace etc).

ii) Inspect and report defects and/or deficiencies of visible portions of the firebox, damper, flue, and vents.

### **c) COOLING:**

i) Report the type of equipment, location, energy type, capacity, & approximate age.

ii) Operate cooling system(s) (weather permitting).

iii) Inspect and report defects and/or deficiencies (including temperature differential).

### **d) FILTERS:**

i) Inspect and report defects and/or deficiencies.

### **e) AIR DISTRIBUTION:**

i) Inspect and report defects and/or deficiencies of air ducts and their components.

### **f) VENTILATION SYSTEMS:**

i) Inspect and report defects and/or deficiencies of ventilation systems including whole house fan, bathroom fans etc.

### **g) LIMITATIONS:**

i) The Inspector is NOT required to:

(A) Ignite or extinguish fires, disassemble flue piping, determine draft characteristics, or move fireplace inserts or stoves or firebox contents.

(B) Activate equipment that has been "shut-down" or will not respond to thermostat controls or otherwise deactivated.

(C) Operate cooling equipment when the ambient temperature has been less than 65°F within the previous 24 hrs

## HVAC Continued: LIMITATIONS

- (D) Access equipment by any means other than panels provided by the manufacturer for inspections and or service.
- (E) Determine the efficiency of the system or distribution or equipment.
- (F) Inspect or report on humidifiers or electronic air cleaners.
- (G) Inspect the interior of flues or chimneys that are not readily accessible.
- (H) Inspect fire screens or doors, seals or gaskets, mantles and surrounds, make up air devices, heat distribution assist systems.

### I) ATTIC:

#### a) ACCESS:

- i) Report location. If not entered, report the reason not entered.
- ii) Inspect and report defects and/or deficiencies.

#### b) INSULATION TYPE AND APPROXIMATE DEPTH:

- i) Identify and report the type and approximate thickness of the insulation.
- ii) Inspect and report defects and/or deficiencies.

#### c) VENTILATION:

- i) Report type (gable, ridge, eave etc.).
- ii) Operate accessible mechanical ventilation.
- iii) Inspect and report defects and/or deficiencies.
- iv) Report if mechanical ventilation controls are not accessible.

#### d) FRAMING:

- i) Identify the construction method (conventional, engineered etc).
- ii) Inspect and report defects and/or deficiencies.

#### e) LEAKS:

- i) Report evidence of leaking, both previous and existing.
- ii) Inspect and report any damage caused by leaking.

#### f) PEST ACTIVITY:

- i) The inspector is not required to specifically inspect for pest activity or wood destroying organisms. However, if evidence of either is noted during the inspection, it should be reported.

#### g) LIMITATIONS:

- i) The Inspector is NOT required to:
  - (A) Enter attic spaces where the headroom is less than 30 inches.
  - (B) Enter attic spaces where hazardous conditions exist.
  - (C) Evaluate ventilation adequacy by any means other than visual.
  - (D) Evaluate the efficiency of insulation.

## **J) GENERAL INTERIOR:**

- a) **WALLS:**
  - i) Inspect and report significant defects and/or deficiencies.
- b) **CEILINGS:**
  - i) Inspect and report significant defects and/or deficiencies.
- c) **FLOORS:**
  - i) Inspect and report significant defects and/or deficiencies.
- d) **DOORS:**
  - i) Operate accessible doors.
  - ii) Inspect and report defects and/or deficiencies.
- e) **WINDOWS:**
  - i) Operate readily accessible windows (windows that are blocked by unusual window treatments or other items subject to damage if moved are not considered accessible.)
  - ii) Inspect and report defects and/or deficiencies.
- f) **STAIRS, HANDRAILS AND GUARDRAILS:**
  - i) Inspect and report defects and/or deficiencies
- g) **LIMITATIONS:**
  - i) The Inspector is NOT required to:
    - (A) Move furniture or owners possessions.
    - (B) Enter rooms where pets are loose.

## **K) KITCHEN AND APPLIANCES:**

- a) **CABINETS:**
  - i) Operate doors and drawers.
  - ii) Inspect and report defects and/or deficiencies.
- b) **STOVE OR RANGE:**
  - i) Identify energy source, inspect, operate and report defects and/or deficiencies.
- c) **OVEN:**
  - i) Identify fuel source, inspect, operate and report defects and/or deficiencies.
- d) **GARBAGE DISPOSAL:**
  - i) Operate, inspect and report defects and/or deficiencies.
- e) **FAN/EXHAUST HOOD:**
  - i) Identify and report if vented or re-circulating.
  - ii) Operate, inspect and report defects and/or deficiencies.
- f) **DISHWASHER:**
  - i) Operate, inspect and report defects and/or deficiencies.
- g) **MICROWAVE OVEN (Built-In)**
  - i) Operate, inspect and report defects and/or deficiencies.

## KITCHEN AND APPLIANCES Continued:

### h) LIMITATIONS:

- i) The Inspector is NOT required to:
  - (A) Check calibration of temperatures or determine that the oven-heated temperature corresponds to the control setting.
  - (B) Determine the efficiency of any equipment.
  - (C) Determine the remaining life of any equipment.
  - (D) Test or operate any equipment other than that outlined above.
  - (E) Test or inspect timer and/or other accessory type controls
  - (F) Inspector is not required to check microwave ovens for radiation leaks
  - (G) Inspector is not required to operate or inspect trash compactors.
  - (H) Inspector is not required to inspect refrigerators.



## GLOSSARY:

For the purposes of the GAHI Standards, certain abbreviations, terms, phrases, words, and their derivatives shall be construed as defined in this Glossary of Terms. Words used in the present tense include the future. Words in the masculine gender include the feminine and neuter. Words in the feminine gender include the masculine and neuter. The singular number includes the plural and the plural number includes the singular.

Words, terms, or phrases not defined below shall have the meanings stated in the Mandatory Codes as currently adopted and enforced by the State of Georgia.

Words not defined below or in one of the Codes shall have the meanings in Webster's Ninth New Collegiate Dictionary, as revised.

**ACTIVATE:** To turn on equipment by normal control means such as a thermostat or control switch.

**ACCEPTABLE:** Functioning as designed, installed or intended.

**ACCESSIBLE:** Admitting close approach but which first may require the removal of a panel, door or similar covering of the item described, without damaging the building structure or finish. See **READILY ACCESSIBLE**.

**ADEQUATE OR ADEQUACY:** Equal to a requirement, sufficient.

**AMBIENT TEMPERATURE:** The temperature around equipment.

**AFCI** (arc-fault circuit interrupter) A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.

**ATTIC:** Accessible space between top of uppermost ceiling and the underside of the roof. Inaccessible spaces are considered structural cavities.

**BASEMENT:** A space of full story height below the first floor, wholly or partly below exterior grade.

**CHASE:** A groove or shaft in a wall provided for accommodation of pipes, ducts, or conduits.

**CIRCUIT:** The path of electricity away from, and back to, its source.

**CODE:** Refers to the local building codes.

**CONCEALED:** Rendered inaccessible.

**CONDITION:** (As applied to a building and structural components) Acceptable, deficient, defective, functional, or typical. (As applied to mechanical systems) Acceptable, deficient, defective, functional, inoperable, or operational. (As applied to appliances) inoperable, or operational.

**CRAWL SPACE:** An area within the confines of the foundation and between the ground and the underside of the lowest structural member, with minimum ventilation requirements.

**DEFECTIVE:** (As related to a GAHI Inspection) Not functioning as intended, faulty, flawed.

**DEFICIENT:** (As related to a GAHI Inspection) Sub-standard, indicates something is missing, not adequate.

**DISMANTLE:** To take apart or remove any component, device or piece of equipment that is bolted, screwed, or fastened by any other means, that would be dismantled by a homeowner in the course of normal household operations.

**EASY ACCESS:** Gaining access for inspection purposes into areas or openings that were specifically designed and installed for normal sized person to enter into or to pass through in a safe physical manner. See **READILY ACCESSIBLE**.

**FOUNDATION:** Construction, below or partly below grade, which provides support for exterior walls or structural parts of the building.

**FUNCTIONAL FLOW:** Sufficient flow to keep the highest fixture in a dwelling clean when two fixtures are operated simultaneously.

**GFCI:** (Ground Fault Circuit Interrupter) A type of device, e.g. circuit breaker or receptacle, which detects an abnormal current flow to ground and opens the circuit preventing a hazardous situation.

**GRADE:** A reference plane representing the average finish ground level adjoining the house at all exterior walls.

**INOPERABLE:** Not operable.

**INSPECT:** To look at carefully, to examine critically.

**INSPECTION (GAHI INSPECTION):** A careful investigation, critical examination.

**INSPECTOR (GAHI INSPECTOR):** A person who inspects, investigates, and examines.

**NEW CONSTRUCTION:** A building that has not been previously occupied.

**OPERATE:** To cause equipment to run or function, by turning on switches to equipment or appliances.

**READILY ACCESSIBLE:** To be readily accessible, a piece of equipment or an area to be inspected must be within the inspector's normal reach, and should not require him to remove or relocate household furniture, stored personal goods, unusual window treatments or other items subject to damage if moved. Also attic access panels and other inspection panels are considered readily accessible when they can be reached from a 4-foot high stepladder. "See easy Access".

**REPORT:** To communicate in writing.

**SHUT DOWN:** A piece of equipment or system is considered shut down when it can not be activated or operated by the device or control that normally operates it. Also if the safety switch or fuse is in the "off" position or if the circuit breaker is in the "off" position, the inspector is not required to activate it. It is the responsibility of the sellers or their agents to ensure that the systems to be tested are not shut down at the time of the inspection.

**STANDARDS:** The Mandatory Codes as currently adopted and enforced by the State of Georgia.

**VENT PIPE:** A pipe allowing gas to escape from plumbing waste system.

**VENTILATION:** Supply and removal of air.