

PROFESSIONAL STANDARD
HOME INSPECTION

Common Terms in Your Report

Home Inspection Report Glossary (Plain English): Common Terms Explained

Inspection reports can feel technical at first. This glossary explains common terms in simple language so you can make confident decisions without unnecessary worry.

Glossary

GFCI (Ground-Fault Circuit Interrupter): A safety outlet that helps prevent shock, commonly required in kitchens, baths, garages, and exterior areas.

AFCI (Arc-Fault Circuit Interrupter): A breaker/outlet designed to reduce fire risk from arcing in wiring.

Bonding: A safety connection that helps ensure metal components are electrically connected to reduce shock risk.

Grounding: A pathway that helps safely direct electrical faults into the ground.

Double-tapped breaker: Two wires on one breaker (sometimes allowed, often not). Can cause loose connections and should be evaluated.

T&P relief valve (water heater): A safety valve that releases pressure/temperature if the water heater overheats.

Backdrafting: Exhaust gases flowing the wrong direction (a safety concern). Often related to venting or combustion air.

Efflorescence: White, chalky residue on masonry that can indicate moisture movement.

Spalling: Flaking or chipping of concrete/brick, often related to moisture and freeze-thaw cycles.

Settlement cracks: Small cracks from normal movement; significance depends on size, pattern, and displacement.

Flashing: Material that directs water away from roof/wall intersections. Missing/damaged flashing can lead to leaks.

Shingles (granule loss): Wear on roof shingles that can shorten roof life.

Sump pump: Pump that helps manage groundwater in basements/crawlspaces.

Grading: The slope of soil around the home. Poor grading can direct water toward the foundation.

R-value: Insulation effectiveness rating. Higher generally means better insulation.

How to view your report

At Professional Standard Home Inspection we stand by our name by performing a detailed and comprehensive inspection. There are three levels to the report. The first is Maintenance or DIY items, indicated in blue. The second level is Moderate or Corrective items, which include recommendations to improve safety or preserve the life of structural components. These items are indicated in orange. The third level is Major or Safety concerns, indicated in red.

Want help understanding your report? We're happy to answer questions after inspection day. Call/Text 316-303-4266