



**I-Beam:** A steel beam with a cross section resembling the letter "I." It is used for long spans as basement beams or over wide wall openings, such as a double garage door, when wall and roof loads are imposed on the opening.

**I-Joist:** Manufactured structural building component resembling the letter "I." Used as floor joists and rafters. I-joists include two key parts: flanges and webs. The flange of the I joist may be made of laminated veneer lumber or dimensional lumber, usually formed into a 1 1/2" width. The web or center of the I-joist is commonly made of plywood or oriented strand board (OSB). Large holes can be cut in the web to accommodate duct work and plumbing waste lines. I-joists are available in lengths up to 60 feet long.

**ID (Inside Diameter):** The diameter measurement taken from the inside of a pipe. A common method for sizing pipe.

**IIC:** A new system utilized in the Federal Housing Administration recommended criteria for impact sound insulation.

**Immediate Cost:** Estimated cost of remedying an existing safety hazard or repairing a system or component that will likely fail within a year.

**Imminent Danger:** A condition which could cause serious or life-threatening injury or death.

**Incandescent Lamp:** A lamp employing an electrically charged metal filament that glows at white heat. A typical light bulb.

**Incompatibility:** Descriptive of two or more materials which are not suitable to be used together.

**Indemnification Clause:** Provision in a contract in which one party agrees to be financially responsible for specified types of damages, claims, or losses.

**Index:** The interest rate or adjustment standard that determines the changes in monthly payments for an adjustable rate loan.

**Infestation:** The presence of insects, rats, vermin, or other pests.

**Infill:** Area of the railing system bounded by the railing posts, cap, rail, and the deck.

**Infiltration:** The process by which air leaks into a building. To find the infiltration heating load factor (HLF), the formula to account for the extra BTUs needed to heat the infiltrated air is  $BTU/HR = \text{building volume} \times \text{air changes} \times BTU/cu.ft/hr \times TD$  (temperature difference).

**Inlet:** An opening providing a means of entrance or intake.

**INR (Impact Noise Rating):** A single figure rating which provides an estimate of the impact sound insulating performance of a floor-ceiling assembly.

**Inside Corner:** The point at which two walls form an internal angle, as in the corner of a room.

**Inside Drain:** In roofing, a drain positioned on a roof at some location other than the perimeter. It drains surface water inside the building through closed pipes to a drainage system.

**Inspected Property:** The readily accessible areas of the buildings, site, items, components, and systems included in the inspection.

**Inspection:** The process of an inspector collecting information through visual observation during a walk-through survey of the subject property, conducting research about the property, and then generating a meaningful report about the condition of the property based on the observations made and research conducted by the inspector. A commercial inspection requires the inspector to make observations, conduct research, and report findings.

**Inspector:** One who performs the commercial property inspection.

**Installed:** Attached or connected such that the installed item requires tool for removal.

**Insulating Glass:** Window or door in which two panes of glass are used with a sealed air space between. Also known as Double Glass.

**Insulating Glass Unit:** Two or more lights of glass spaced apart and hermetically sealed to form a single-glazed unit with an air space between each light. Commonly called IG units.

**Insulation:** Generally, any material which slows down or retards the flow or transfer of heat. Building insulation types are classified according to form as loose-fill, flexible, rigid, reflective, and foamed-in-place. All types are rated according to their ability to resist heat flow (R-Value). In electrical contracting, rubber, thermoplastic, or asbestos wire covering. The thickness of insulation varies with wire size and type of material, application or other code limitations.

**Insulation Board:** A rigid structural building board made of coarse wood or cane fiber in 1/2 and 25/32 inch thickness. It can be obtained in various size sheets, in various densities, and with several treatments.

**Insulation Fasteners:** Any of several specialized mechanical fasteners designed to hold insulation down to a steel or a nailable deck.

**Interest:** The cost paid to a lender for borrowed money.

**Interior Finish:** Material used to cover the interior framed areas, or materials of walls and ceilings.

**Interior Glazed:** Glazing infills set from the interior of the building.

**Interlayer:** In glazing, any material used to bond two lights of glass and/or plastic together to form a laminate.

**Interlocking Shingles:** Individual shingles that mechanically fasten to each other to provide wind resistance.

**Interply:** Between two layers of roofing felts that have been laminated together.

**Interview:** To discuss with those who have knowledge about the subject property.

**Intrusive:** Destructive.

**IPS (Iron Pipe Size):** Pipe thread sizing system. Also measurement of the outside diameter of a pipe.

**IRMA [Insulated (or Inverted) Roof Membrane Assembly]:** In this system the roof membrane is laid directly on the roof deck, covered with extruded foam insulation and ballasted with stone, minimum of 1000 lbs. per square.

**Irrigation:** Lawn sprinkler system.