



# INSPECTION REPORT .....

Report No. ....

Address: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Client: \_\_\_\_\_  
 Purpose: \_\_\_\_\_  
 Inspector: \_\_\_\_\_  
 Age of Property: \_\_\_\_\_  
 Special Conditions: \_\_\_\_\_  
 \_\_\_\_\_  
 Photos: \_\_\_\_\_  
 Attached Publications: \_\_\_\_\_  
 \_\_\_\_\_

## Table of Contents

Property Data ..... P. 1  
 Exterior ..... P. 2  
 Roof and Attic ..... P. 3  
 Foundation, Basement  
 and Structural ..... P. 4  
 Interior ..... P. 5  
 Central Heating and  
 Cooling Systems ..... P. 6  
 Plumbing System ..... P. 7  
 Electrical System ..... P. 8  
 Glossary ..... P. 9

## Exclusions and Limitations of a Home Inspection .....

- A home inspection is essentially a property condition assessment. The inspection is simply a limited visual inspection, and it's results based on observable conditions that exist at the time of the inspection only. The report is based on professional opinion and is not intended to be "technically exhaustive", or include latent and/or concealed defects. The inspection and report exclude all components, items, and conditions that are not observed, regardless of the reason they are not observed. Equipment and systems will not be dismantled nor will furniture, or items stored, be moved or removed to conduct the inspection. The home inspector assumes no liability for the cost of repairing or replacing any unreported defects or conditions.
- The inspection and report shall not be construed as a compliance inspection for zoning or other governmental or nongovernmental codes or regulations.
- The inspection and report exclude and do not intend to cover swimming pools, hot tubs, spas, saunas, whirlpools, fountains, ponds, playground equipment, fences, storm windows & doors, recreational & leisure appliances, household appliances, underground electric & plumbing systems, water conditioners, termite, insect, pest, or vermin infestation, security systems, security bars, energy saving devices, air purifiers, fireplace inserts and equipment, seasonal equipment, outdoor grilles, low voltage lighting, cable and telephone systems, systems which are shut off or otherwise secured, and all cosmetic items such as wall coverings window treatments, and carpeting. Also excluded are radon gas, or other radiation, lead, asbestos, carbon monoxide, urea formaldehyde, underground tanks, soil contamination, mold, fungus, EMF's, and all other hazardous or toxic substances, pollutants or other contamination. Any comments about excluded items are strictly for "informational" purposes only.
- The inspection and report are not intended to reflect the value of the property, or make any representation as to the advisability or inadvisability of purchase.
- **THE INSPECTION AND REPORT ARE NOT INTENDED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF THE MERCHANTABILITY, OR FITNESS FOR USE, REGARDING THE CONDITIONS OF THE PROPERTY.**
- The inspection and report are for the sole and exclusive use of the client and not intended for the use and/or benefit of any other person, party or other entity. The inspection and report are not transferrable, and there are no additional oral representations.

# EXTERIOR

This is a Report of conditions observed at the time of Inspection only. This is Not a Guarantee or Warranty.

Architectural Style:  Ranch  Colonial  Split/Bi-Level  Bungalow  Eclectic  Other \_\_\_\_\_

Exterior Coverings:  Wood Lap Siding  Aluminum Siding  Vinyl Siding  EIFS  Wood Drop Siding  
 Board & Batten Siding  Wood Shingles/Shakes  Asbestos Cement Shingles  
 Brick Veneer  Stone Veneer  Stucco  Fiberboard Siding  Plywood Siding

Window Types:  Single/Double-hung  Sliding  Casement  Awning/Hopper  Fixed  w/Storm windows

Grading around Foundation: \_\_\_\_\_ Wood to Ground Distance: \_\_\_\_\_ (approx.)

Storm Drainage:  Below Ground Drainage  Above Ground Drainage

General  Repair all Loose or Cracked Caulking  Weep Holes are not in all Storm Windows/Brick Veneer

Comments:  Repair all Damaged Exterior Covering/Trim  Replace all Loose Glazing Compound  
 Cut back Vegetation away from Buildings  Re-point all Loose/Cracked Mortar  
 Weatherproof all Openings/Penetrations  Replace all Damaged Door Weatherstripping  
 Paint/Stain all exposed Wood  Remove Rotted Wood/Firewood around Property or in Garage  
 Remove Insect/Vermin Nests  Regrade to Slope Soil/Slabs away from Foundation

\*Marginal - Needs Repair (See Glossary)  
 \*\*Unsatisfactory - Inadequate or Requires Immediate Repair

COMPONENT ITEMS	Acceptable			COMMENTS
	Acceptable	*Marginal	**Unsatisfactory	
<input type="checkbox"/> Siding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Shingles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Veneer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Stucco/EIFS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Trim Work	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Primary Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Exterior Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Front Porch/Steps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Side Porch/Steps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Rear Porch/Steps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Railings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Driveway/Carport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Attached Garage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Detached Garage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Garage Doors and Openers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Deck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Patio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Balcony	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Retaining Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**CONCLUSIONS AND RECOMMENDATIONS:** \_\_\_\_\_

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# ROOF AND ATTIC

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Type:  Gable  Hip  Shed  Gambrel  Mansard  Salt Box  Flat  
 w/Shed Dormers  w/Gable Dormers  w/Hip Dormers

Roofing Material:  Asphalt Shingles  Fiberglass Asphalt Shingles  Slate Shingles  Clay Tiles  
 Wood Shingles/Shakes  Built-up Roofing  Asphalt Rolls  Metal  Single Ply  
 Asphalt Interlocking Shingles  Asbestos/Cement Shingles  Cement Tiles  EPDM  
 No. of Layers: \_\_\_\_\_ Pitch: \_\_\_\_\_ in 12" (approx.) Color: \_\_\_\_\_

Observed from:  Ground  Ladder at Eaves  Window or Balcony  Roof  Attic

Condition:  Buckling or Curling  Cracked or Missing Shingles  Erosion  Ponding  Moss  
 Evidence of Prior Leakage or Repair  Mold/Mildew on Attic Decking/Framing  Algae

Attic Insulation: Thickness: \_\_\_\_\_ (approx.)  Batts or Blankets  Blown-in  Boards  w/Vapor Barrier  
 Glass/Mineral Fiber  Cellulose/Wood Fiber  Mineral Fills  Insulating Foams  
 Insulation Not Always on "House Side"  Pull Back Insulation where Touching Roof Deck

Building Exhausts:  Vented to Outside  Discharge into Roof/Soffit Vents  Discharge into Attic

Gutters/Downspouts:  Aluminum  Galvanized  Copper  Vinyl  Wood Box

\*Marginal - Needs Repair (See Glossary)  
 \*\*Unsatisfactory - Inadequate or Requires Immediate Repair

COMPONENT ITEMS	Acceptable			COMMENTS
	Acceptable	*Marginal	**Unsatisfactory	
<input type="checkbox"/> Roofing Material	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Flashing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Masonry Chimneys	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Metal Chimneys/Enclosures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Roof Vents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Powered Roof Vent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Whole House Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Soffit Vents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Soffits and Fascias	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Gutters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Downspouts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Wood Decking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Plywood Decking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> OSB Decking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Rafters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Trusses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Ventilation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Skylights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Garage Roofing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Garage Roof Deck/Framing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**CONCLUSIONS AND RECOMMENDATIONS:** \_\_\_\_\_  
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# FOUNDATION, BASEMENT AND STRUCTURAL

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Type of Structure:  Frame  Masonry  Balloon Frame

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Foundation Type:  Slab  Basement  Posts/Piers  Crawl Space  Entered Crawl Space

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Foundation Walls:  Block  Concrete  Brick  Clay Tile  Stone  
 Horizontal Cracks  Vertical Cracks  Step Cracks  
 Open Wall Penetrations  Loose Mortar  Excessive Movement  Mold/Mildew

Moisture/Staining:  Staining On Lower Portion of Walls Only  Moderate Staining  Excessive Staining  
 Walls Dry at this Time  Moderate Dampness in Walls  Excessive Dampness in Walls  
 Evidence of Prior Water Penetration/Seepage  Active Water Penetration/Seepage

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Floor Framing: Floor Joists Size: \_\_\_\_\_ x \_\_\_\_\_ on \_\_\_\_\_ centers  
 Excessive Deflection  Plumbing/Wiring Cut through Lower Third of Beams  Splitting  
 Mold/Fungus  Rot/Insect Damage  Excessive Dampness  Lack of Fire-stops

COMPONENT ITEMS	Acceptable				COMMENTS
	Acceptable	*Marginal	**Unsatisfactory	Not Fully Visible	
<input type="checkbox"/> Foundation Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Sill Anchors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Floor Slab	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Chimney Foundations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Wood Girders	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Steel Girders	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Floor Joists	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Wood Posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Steel Columns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Masonry Columns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Wood Sub Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Plywood Sub Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> OSB Sub Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Cross Bridging/Blocking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Basement Ventilation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Crawl Space Ventilation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Crawl Space Vapor Barrier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

\*Marginal - Needs Repair (See Glossary)  
 \*\*Unsatisfactory - Inadequate or Requires Immediate Repair

**CONCLUSIONS AND RECOMMENDATIONS:** \_\_\_\_\_

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# INTERIOR

This is a Report of conditions observed at the time of Inspection only. This is Not a Guarantee or Warranty.

Wall Coverings:     Drywall/Plaster     Paneling     Brick/Stone     Stucco

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Floors:     Hardwood     Plywood     Concrete     Waferboard/OSB     Wood Laminate

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Windows:     Wood     Metal     Vinyl     Double/Triple Glazing     Air/Gas Filled

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No. of Floor Levels: \_\_\_\_\_  Working Smoke Detectors are Not Installed on Each Level and Each Bedroom

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Bathroom Fans:     Vent to Outside     Vent to Inside     Vent to Attic

Kitchen Fan:     Vent to Outside     Vent to Inside     Vent to Attic

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Separation Wall:     Door to Attached Garage/Party may not be 1 HR. Fire Resistant     Acceptable  
 Walls/Ceiling of Attached Garage/Party may not be 1 HR. Fire Resistant  
 No Separation Wall above Attached Garage/Party

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 \*\*Unsatisfactory - Inadequate or Requires Immediate Repair

COMPONENT ITEMS	Acceptable			COMMENTS
	*Marginal	**Unsatisfactory		
<input type="checkbox"/> Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Stairways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Handrails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Balcony	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Interior Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Closet Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Bathroom Vanities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Bathroom Floor Coverings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Tub/Shower Surrounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Shower Stalls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Bathroom Fans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Kitchen Cabinets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Kitchen Countertops	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Kitchen Floor Covering	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Kitchen Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Fireplace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Woodburner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Dryer Vent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**CONCLUSIONS AND RECOMMENDATIONS:** \_\_\_\_\_

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# CENTRAL HEATING AND COOLING SYSTEMS

This is a Report of conditions observed at the time of Inspection only. This is Not a Guarantee or Warranty.

Heating Energy Source:  Gas  Electric  Fuel Oil  LP Gas

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Heating Equipment:  Forced Air Furnace  Heat Pump  Gravity Furnace  w/Humidifier  
 Steam Boiler  Water Boiler  w/Standing Pilot  w/Heat Saver Flue Damper

Manufacturer: \_\_\_\_\_ Capacity: \_\_\_\_\_ (approx.) Approximate Age: \_\_\_\_\_

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Cooling Equipment:  None  Direct Expansion Cooling  Heat Pump  Gas Absorption Chiller

Manufacturer: \_\_\_\_\_ Capacity: \_\_\_\_\_ (approx.) Approximate Age: \_\_\_\_\_

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Heating/Cooling Distribution:  Steel Ductwork  Plastic Ductwork  Cement/Asbestos Ductwork  Registers  
 Fin Tube/Baseboard  Water Circulation  Radiators  Steam/Condensate Piping  
 One Pipe Steam System  Zone Valves/Dampers  "Open Return" System

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Presence of Heating/Cooling Source in each Habitable Room:  Yes  No

\*Marginal - Needs Repair (See Glossary)  
 \*\*Unsatisfactory - Inadequate or Requires Immediate Repair

COMPONENT ITEMS					COMMENTS
	Acceptable	*Marginal	**Unsatisfactory	Not Operational	
<input type="checkbox"/> Controls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Burner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Flue and Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Pipe/Ductwork Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Fresh Air Vents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Water Based System:</b>					
<input type="checkbox"/> Boiler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Boiler Water Drain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Water Fill/Level Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Safety Relief Valve	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Expansion Tank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Air Vents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Circulating Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Supply/Return Piping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Radiators	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Fin Tube/Baseboard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Air Based System:</b>					
<input type="checkbox"/> Furnace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Heat Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Blower and Motor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Condensate Drain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Air Filter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Ductwork	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Supply Registers/Diffusers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Return Grilles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Outdoor A/C or Heat Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**CONCLUSIONS AND RECOMMENDATIONS:** \_\_\_\_\_

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# PLUMBING SYSTEM

This is a Report of conditions observed at the time of Inspection only. This is Not a Guarantee or Warranty.

Water Supply:  Municipal  Well  Private  w/Water Softener  w/Pressure Regulator

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Waste Disposal:  Municipal  Septic System (Have Local Health Officials Check for Compliance with Local Regulations)

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Water Piping:  Copper  Galvanized  PVC/CPVC  Brass  PB  PEX

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Water Pressure: \_\_\_\_\_ Psi (Static) - \_\_\_\_\_ Psi (Tub Flowing)  Not Measured

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DWV Piping:  Cast Iron  Copper  PVC  ABS  Lead  Galvanized

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Hot Water Heater - Type:  Gas  Electric  Fuel Oil  LP Gas  Integral w/ Heating System  
 Manufacturer: \_\_\_\_\_ Approximate Age: \_\_\_\_\_  
 Capacity: \_\_\_\_\_ Gallons  w/Expansion Tank

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Number of Bathrooms: \_\_\_\_\_  Functional Flow  Functional Drainage

\*Marginal - Needs Repair (See Glossary)  
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COMPONENT ITEMS	Acceptable				COMMENTS
	Acceptable	*Marginal	**Unsatisfactory	Not Operational	
<input type="checkbox"/> Interior Water Piping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> BFP/Vacuum Breakers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Piping Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Interior DWV Piping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Interior Gas Piping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Interior CSST Gas Lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Water Heater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> w/Safety Relief Valve	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Water Heater Flue	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Shut-off Valves	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Laundry Tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Floor Drains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Clean-outs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Bathroom Faucets/Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Tub and Shower Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Water Closets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Bidet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Kitchen Faucet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Garbage Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Bar Sink	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Sanitary Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Frost Proof Hose Bibs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**CONCLUSIONS AND RECOMMENDATIONS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

# ELECTRICAL SYSTEM

This is a Report of conditions observed at the time of Inspection only. This is Not a Guarantee or Warranty.

Main Service to Building:  Overhead  Underground  Copper  Aluminum

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Service Entrance Panel: \_\_\_\_\_ Amps Service  120/240 Volt  120 Volt  
 Circuit Breakers  Fuses  Grounded to Water Pipe/Ground Rod  
 Combination Service Entrance/Main Distribution Panel

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Main Distribution Panel: \_\_\_\_\_ Amps. (approx.)  120/240 Volt  120 Volt  
 Circuit Breakers  Fuses  Grounded to Water Pipe/Ground Rod

---

No. of Disconnects to Cut All Power: \_\_\_\_\_ No. of 120 Volt Branch Circuits (approx.): \_\_\_\_\_

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240 Volt Circuits:  Heating  Cooling  Water Heater  Dryer  Kitchen

---

Internal Wiring:  Copper  Copperclad  Aluminum  w/ Multiwire Branch Circuits  
 Conduit  Knob & Tube  Nonmetallic Cable  Armored Cable

---

General  Panel Knockouts not Protected  Wire Splices not Installed in Junction Boxes  
 Comments:  Double-Tapping of Fuses/Breakers  Wiring jury-rigged across Attic/Basement Joists  
 Oversized Fuses/Breakers  GFCI's are not Installed in all "Wet" Areas  
 Junction Boxes without Covers  Common Grounds/Neutrals in Sub-panels  
 Circuits are not all Labeled  Wiring is exposed along garage/basement/interior walls

\*Marginal - Needs Repair (See Glossary)  
 \*\*Unsatisfactory - Inadequate or Requires Immediate Repair

COMPONENT ITEMS	Acceptable *Marginal **Unsatisfactory Not Operational				COMMENTS
	Acceptable	*Marginal	**Unsatisfactory	Not Operational	
<input type="checkbox"/> Main Service to Building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Exterior Wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Garage Wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Service Entrance Panel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Main Distribution Panel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Interior Wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Light Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Wall Switches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Receptacles (3-prong)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Receptacles (2-prong)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Polarity/Proper Ground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Water Meter Ground Jumper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> GFCI's	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> AFCI's	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Sub-panel No. 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Sub-panel No. 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Sub-panel No. 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**CONCLUSIONS AND RECOMMENDATIONS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



# GLOSSARY

## Abbreviations:

ABS: Acrylonitrile butadiene styrene (Plastic drain pipe), @: at, ASAP: As soon as possible, BFP: Back Flow Preventer, CO: Carbon monoxide, C/O: Cleanout plug or cleanout door, CMU: Concrete masonry unit, CPVC: Chlorinated polyvinyl chloride (High temperature plastic pipe), CSST: Corrugated stainless steel tubing (Gas lines), EMF's: Electromagnetic fields, EPDM: Ethylene Propylene Diene Monomer (Synthetic rubber roofing), LP Gas: Liquefied Petroleum Gas (Propane), N/A: Not applicable, OSB: Oriented strand board, PB: Polybutylene (Plastic water pipe), PEX: Crosslinked Polyethylene (Plastic water pipe), PPM: Parts per million, PRV: Pressure Reducing Valve, PVC: Polyvinyl chloride (Plastic pipe), TDS: Total dissolved solids, T/A: Throw away, ΔT: Temperature difference (between room temperature and supply air temperature), W/: with, W/O: without.

## Acceptable:

A component marked "Acceptable" in this report DOES NOT mean free of repairs. The first task of an inspection is to identify the components that are part of this property. So if a component is marked "Acceptable", it simply means it is present. Because of the sampling nature of a general home inspection and the multiple quantities of some components, not all defects will be found. A representative number of multiple components will be inspected, and only those found to be defective will be reported.

## Adhered Concrete Masonry Veneer (ACMV):

A lightweight, architectural, non load-bearing product that is manufactured by wet cast blending cementitious material, aggregate, iron oxide pigments, and admixtures to simulate the appearance of natural stone. It is a facing material that is secured to a backing material by adhesive bonding. Applied to a variety of substrates including cast-in-place concrete, concrete masonry, wood stud walls with various sheathing materials. Common names include: manufactured stone, manufactured stone veneer (MSV), synthetic stone, and simulated stone. Exterior applications have been subject to water penetration problems in recent years, primarily the result of improper installations. The damage can be very costly from moisture accumulation behind the veneer.

## Air Conditioning (A/C):

A system which uses a refrigeration cycle (compressor, condensing coil, evaporator coil) with a forced air system to distribute cooled air to more than one room.

## Arc Fault Circuit Interrupter (AFCI):

Circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire. AFCI's are required on all bedroom circuits of a residential property.

## Balloon Frame:

Wood frame in which the studs are continuous from the sill to the top plate of the top floor. This type of framing usually lacks "Fire-stops" commonly found in conventional platform framing.

## Component:

A readily accessible and observable aspect of a system, such as a floor, or wall, but not individual pieces (such as boards or nails) that make up the component.

## Crawl Space:

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

## Cross Connection:

A physical connection or arrangement between potable water and any source of contamination.

## Desulfovibrio Bacterium:

The incidence of rotten egg odor or "brown water" in hot water lines is due to the reaction of sulfates and these micro-organisms in the water that create Hydrogen Sulfide. This bacterium thrives without oxygen, at high temperatures, and in the presence of magnesium (anode rod). If the hot water (and not the cold) smells of rotten eggs, it should be treated for this contamination.

## Drain, Waist, and Vent (DWV):

The system used to drain away liquid waste from plumbing fixtures. Traps to seal against the back flow of sewer gases. Vents to introduce air to prevent loss of trap water seals. The "Sanitary" portion of the plumbing system.

## Engineering:

Analysis or design work requiring extensive preparation and experience in the use of mathematics, chemistry, physics, and the engineering sciences.

## Excessive Movement:

Cracks, deflection, or other movement of a component where "immediate" structural repair is necessary.

## Exterior Insulation and Finish System (EIFS):

Sometimes referred to as "synthetic stucco". It has a outer layer of an acrylic finish coat, and a base coat with fiberglass mesh. The innermost layer is expanded polystyrene, one to four inches thick, which is the layer that adds the insulating factor and allows aesthetic joints and features to the siding. EIFS has been subject to water penetration problems in recent years, typically the result of improper installations. The damage can be very costly from moisture accumulation behind the siding.

## Fire-stop:

Framing member designed to block the spread of fire within a framing cavity.

## Fresh Air Vent:

Opening or ductwork designed to allow outside air into a building to provide "combustion air" for fuel burning appliances.

## Functional Drainage:

A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

## Functional Flow:

A reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

## Ground:

A conducting (noncurrent-carrying) connection, whether intentional or accidental, between an electrical circuit (or equipment) and the earth, or to some conducting body that serves in place of the earth.

## Ground Fault Circuit Interrupter (GFCI):

Circuit breaker that will trip on a very small leakage of current, thus preventing serious shock injury. GFCI's are required on receptacles in all "Wet" areas of a residential property.

## Heat Pump:

Device that uses a refrigeration cycle to extract heat from an "outside" medium and transfer it to an "inside" medium. Electric elements are used when the "outside" temperature is not warm enough. A reversing valve is used to change the direction of refrigerant so that heat can be extracted from the "inside" medium and transferred to the "outside" medium, such as in an air conditioner.

## Heat & Cool Pump:

Same as a "Heat Pump" but where a gas furnace is used in place of the electric elements.

## Household Appliance:

Kitchen or laundry room appliance, room air conditioner, or other similar appliances are not evaluated as part of the home inspection protocol.

## Inspector:

Any person who examines a building, through visual means, and through normal user controls.

## Installed:

Attached or connected such that the installed item requires tools for removal.

## Knob & Tube:

Wiring designed to be "open" and isolated from combustible material. Ceramic posts are used to change its direction, and ceramic tubes are used as wiring passes through wooden members.

## Marginal:

A component found to be in need of repair or replacement where "immediate" action is not necessary. A component in a state of disrepair, or lacking proper maintenance, or not installed in a professional manner, or a minor issue that can be monitored.

## Mold, Asbestos, or Lead:

Defined in this report "as a material that may contain mold, asbestos, or lead".

## "Multi-wire" Circuits:

Pairs of 120V house circuits that share the same Neutral wire.

## Non-approved:

Not acceptable to the authority having jurisdiction.

## Normal Operating Controls:

Homeowner operated devices such as a thermostat, wall switch, or safety switch.

## Observe:

The act of making a visual examination.

## "Open Return" System:

Cold air returns that do not directly connect to the return side of a Furnace. No return ductwork, or returns that are not "fully ducted".

## Operate:

To cause systems or equipment to function.

## Page Layout of this Report:

Each page represents a different system. The upper area of the page is for "informational data". The middle section is where comments are recorded regarding individual components. Comments are intentionally kept simple and to the point (brevity is indeed a virtue). The bottom of the page is where "overall" conclusions and recommendations are made regarding the entire system. When a "box" is not checked, the component is considered not present.

## R-value:

Thermal resistance. The larger the number, the slower the rate of heat transfer.  $R=1/U$  where  $U$ =Overall coefficient of heat transmission.

## Re-point:

To reestablish masonry wall mortar joints by removing the worn edge mortar (approx. 1/2") and filling with new mortar.

## Retaining Wall:

Masonry or wood structure designed to "hold back" the soil on a sloping lot or hill.

## Safety Glazing:

Tempered glass, laminated glass, or rigid plastic. Designed to cause less injury when broken. Placed in locations of greatest risk. Local requirements vary.

## Safety Railing:

Balustrade closely spaced, and/or railings high enough to lessen the risk of someone falling, or falling through. Local requirements vary.

## Safety Relief Valve:

Valve designed to open when the operating temperature, or pressure of a system exceeds a predetermined value.

## Shut Down:

A piece of equipment or system is shut down when it cannot be operated by the device or control which a homeowner would normally use to operate it. If a safety switch, or circuit breaker is in the "off" position, or a fuse is missing or blown, the inspector is not required to reestablish the circuit for the purpose of operating the equipment or system.

## Sill Anchor:

Bolt or strap that holds down the outside wall of a building to its foundation.

## Soffit Vent:

Opening in the "Soffit" to allow air to enter for ventilation of the roof and attic.

## Storm (Roof) Drainage System:

Gutters, downspouts, leaders, splash blocks, and similar components used to carry water off a roof and away from a building.

## Structural Component:

A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads). A component which is a part of the "Load Path".

## System:

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

## Technically Exhaustive:

An inspection is technically exhaustive when it involves the extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, or conclusions.

## Unprotected Wiring:

Electrical wiring that is not properly secured or otherwise protected from accidental damage or impact.

## Vapor barrier:

Material or surface designed to block diffusion of water vapor or moisture. In the attic the vapor barrier should always be on the "house side" of the insulation.

## Veneer:

Thin, non-structural, outer covering over the face of a wall.

## Ventilation:

Movement of air to prevent the buildup of heat, moisture, or other pollutants. Passive or Active. Manual or Automatic. Air space provided between a wood roof deck and the insulation. Building exhausts should always be vented to the outside. A crawl space should either be vented to the basement, or to the outside.

## Weep Hole:

A hole in a storm window (or veneer wall) to allow drainage of trapped water.