



# National Property Inspections

Theophilus Punoval, 1234 Some Street, Morgantown, WV, 26508



Monday, December 25, 2006

**Inspector**

Joe Hartman

304-290-6741

[www.WVInspection.com](http://www.WVInspection.com)

HI96271047-0806

" Independently Owned and Operated "

Inspection Date :  
12/25/2006

Inspector: Joe Hartman  
Inspector Phone: 304-291-0432 - office  
304-291-0439 - fax

Email or Web Site: [www.WVInspection.com](http://www.WVInspection.com)  
HI96271047-0806



# National Property Inspections

**Theophelus Punoal, 1234 Some Street, Morgantown, WV, 26508**

## INVOICE # : 1713

Inspection Date : 12/25/2006 1:00 PM

Joe Hartman  
National Property Inspections  
187 Paradise Circle  
Morgantown WV 26508

Client Name : **Theophelus Punoal**  
Property Location : **1234 Some Street**  
Morgantown WV 26508

Billing Address :

Client Phone : (304)555-1212  
Client Email : your.name@someserver.com

### TYPE OF INSPECTIONS PERFORMED

	<b>Subtotal</b>	<b>\$0.00</b>
	<b>Total</b>	<b>\$0.00</b>
	<b>Grand Total</b> <i>(Due Upon Receipt)</i>	<b>\$0.00</b>

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Inspection Date : 12/25/2006	Inspector: Joe Hartman Inspector Phone: 304-291-0432 - office 304-291-0439 - fax	Email or Web Site: www.WVInspection.com HI96271047-0806
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## PRE-INSPECTION AGREEMENT

The client understands that this Home Inspection is only a visual review of readily accessible areas of the property and is limited to visual observations of apparent conditions existing at the time of the inspection only. The Standards of Practice used meet those prescribed by the West Virginia Association of Home Inspectors (WVAHI), in accordance with West Virginia legislative rule Title 87-5 (Certification of Home Inspectors). No excavation, disassembly or removal of obstructions is performed. Hidden or obstructed defects may not be observed. In addition, some property components are inspected on a random sampling of like items, i.e., electrical outlets, windows, doors, etc. Therefore, not every defect may be identified. LATENT AND/OR CONCEALED DEFECTS, CONDITIONS, AND/OR DEFICIENCIES ARE EXCLUDED FROM THE INSPECTION.

We encourage the client to be present at the inspection. This will enable the inspector to point out specific observations, as well as help the client understand any comments provided in the Home Inspection Report. This report is intended for use only by the party contracting for same. It is not intended to benefit any third party. If Customer is married, Customer's spouse is equally bound by all terms and conditions of this Agreement, even if spouse has not signed the Agreement.

The client understands, accepts and agrees that National Property Inspections does not, impliedly or expressly, warrant or guarantee its professional advice, conclusions and recommendations included in the Home Inspection, Home Inspection Report, Infrared Scan Inspection Report, or the condition of the subject property. INSPECTOR MAKES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE, OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEMS, COMPONENT, OR SYSTEM. CUSTOMER UNDERSTANDS AND AGREES THAT INSPECTOR AND IT'S REPRESENTATIVES ASSUME NO LIABILITY OR RESPONSIBILITY FOR COSTS OF REPAIRING OR REPLACING ANY UNREPORTED DEFECTS, CONDITIONS, OR DEFICIENCIES, EITHER CURRENT OR ARISING IN THE FUTURE, OR OF ANY PROPERTY DAMAGE, CONSEQUENTIAL DAMAGE, OR BODILY INJURY OF ANY NATURE. Damages or remedies for any claimed deficiency are subject to mandatory arbitration and are limited to a sum equivalent to the cost of the inspection.

In the event that any dispute arises out of, or relates to, the Home Inspection performed or Home Inspection Report issued under this Agreement, such dispute shall be submitted to arbitration for resolution in the State of West Virginia. The cost of the arbitration shall be borne by Customer, unless the arbitrator rules otherwise. Election to submit any claim to arbitration must be given, in writing, to National Property Inspections within ninety (90) days of the Home Inspection. The arbitration shall be conducted pursuant to , and administered by, the Construction Arbitration Services, Inc. In the event that a dispute is submitted to arbitration pursuant to this Paragraph, the decision of the arbitrator shall be final and binding on the parties and judgment on the award of the arbitrator may be entered in any court of competent jurisdiction. As a condition of the reduced fee incorporated herein, our liability shall in no case exceed five times the amount of the fee charged.

National Property Inspections expresses no opinion of the subject property beyond what is set forth in its Home Inspection Report and/or its Infrared Scan Inspection Report. The client may wish to obtain other types of inspections, such as mold, air quality or environmental inspections that are not addressed in the Home Inspection Report and/or its Infrared Scan Inspection Report. National Property Inspections does not inspect for compliance with building codes or regulations of any governmental body, entity or agency.

THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WITH MAY BE ENFORCED BY THE PARTIES.

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# National Property Inspections

**Theophelus Punoal, 1234 Some Street, Morgantown, WV, 26508**

CUSTOMER ACKNOWLEDGES THAT CUSTOMER HAS READ THIS INSPECTION AGREEMENT AND THE TERMS AND CONDITIONS SUPPLEMENTING THIS AGREEMENT. CUSTOMER FULLY UNDERSTANDS AND ACCEPTS ALL OF THE CONDITIONS OUTLINED HEREIN AND HEREBY ACKNOWLEDGES THIS BY SIGNING THE DOCUMENT BELOW.

## ADDITIONAL TERMS AND CONDITIONS

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1. LATENT AND CONCEALED DEFECTS AND DEFICIENCIES ARE EXCLUDED FROM THE INSPECTION. Items and systems will not be dismantled. The inspector is not required to move personal property, debris, furniture, equipment, carpeting, or like materials that may impede access or limit visibility. Crawl spaces will not be entered if there is less than three feet of clearance, or inspector feels endangered.
2. Inspector accepts no responsibility for use or misrepresentation of this report.
3. This inspection and report does not address and is not intended to address the possible presence of, or danger from, any potential harmful substances or environmental hazards, including, but not limited to, natural gas, radon gas, lead paint, asbestos, urea formaldehyde, carbon dioxide, carbon monoxide, toxic or flammable chemicals, water-related illnesses or disease, including lead or other harmful substance, or airborne-related illness or disease and all other similar or potentially harmful substances. customer is urged to contact a reputable/licensed specialist if information, identification, or testing for the above is desired. In addition, the presence or absence of rodents, termites, other insects, or other vermin is not covered by this inspection or the damage caused by rodents, termites, other insects, or vermin.
4. This inspection and report does not address, and is not intended to address, the presence or operability of swimming pools, window-model air conditioning units, security or alarm systems, irrigation systems, radon mitigation systems, or communications systems.
5. INSPECTOR ASSUMES NO LIABILITY AND SHALL NOT BE LIABLE FOR ANY MISTAKES, OMISSIONS, OR ERRORS IN JUDGEMENT OF IT'S EMPLOYEES, OR SUBCONTRACTORS, BEYOND THE COST OF THE INSPECTION REPORT. THIS LIMITATION OF LIABILITY SHALL INCLUDE AND APPLY TO ALL CONSEQUENTIAL DAMAGES, BODILY INJURY, AND PROPERTY DAMAGE OF ANY NATURE. INSPECTOR LIABILITY ARISING OUT OF PERFORMANCE OF SERVICES TO CUSTOMER WILL BE LIMITED TO NO MORE THAN THE CONTRACT AMOUNT INSPECTOR HAS AGREED TO CHARGE CUSTOMER FOR THE SERVICES IDENTIFIED HEREIN. CUSTOMER AGREES TO INDEMNIFY AND HOLD HARMLESS INSPECTOR FROM AND AGAINST ALL LIABILITIES IN EXCESS OF THE CONTRACT AMOUNT.
6. BOTH PARTIES AGREE THAT INSPECTOR AND IT'S EMPLOYEES, AGENTS, OR REPRESENTATIVES ASSUME NO LIABILITY OR RESPONSIBILITY FOR THE COST OF REPAIRING OR REPLACING ANY UNREPORTED DEFECTS OR DEFICIENCIES, EITHER CURRENT OR ARISING IN THE FUTURE, OR FOR ANY PROPERTY DAMAGE, CONSEQUENTIAL DAMAGE, OR BODILY INJURY OF ANY NATURE.
7. THE INSPECTION AND REPORT ARE NOT INTENDED OR TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE, LIFE EXPECTANCY, OR CONDITION OF ANY INSPECTED STRUCTURE, ITEMS, OR SYSTEM. THIS REPORT IS TO BE CONSIDERED A POINT-IN-TIME INSPECTION, MEANING, THE SYSTEMS AND ITEMS REPORTED ON ARE WORKING AS REPORTED AT THE TIME OF THE INSPECTION.

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## INFRARED SCAN ADDENDUM

Thermography is a "heat diagram" or a visible picture using the infrared spectrum. This technology reads thermal patterns due to insulation voids, air leakage, possible structural defects, poor workmanship and moisture presence. The Standards of Practice used meet those prescribed by the National Association of Certified Thermographers. No excavation, disassembly or removal of obstructions is performed.

THE INFRARED SCANNING DEVICE (CAMERA) WILL BE USED AT THE DISCRETION OF THE INSPECTOR.

The opinion expressed in the report will be based on visual observations, instrument readings and experience. As in most projects of this nature, conditions in the future may differ from the conditions at the time of the inspection. The professional services and evaluation performed on the subject property will be conducted in a manner consistent with current technical knowledge in the field of thermography. The report is intended for use only by the party contracting for same. It is not intended to benefit any third party.

In the event that any dispute arises out of, or relates to, the Infrared Scan Inspection or the Infrared Scan Inspection Report issued under this Agreement, such dispute shall be submitted to arbitration for resolution. Election to submit any claim to arbitration must be given, in writing, to National Property Inspections within ninety (90) days of the Infrared Scan. The arbitration shall be conducted pursuant to the applicable rules administered by Construction Arbitration Services, Inc. In the event that a dispute is submitted to arbitration pursuant to this Paragraph, the decision of the arbitrator shall be final and binding on the parties and judgment on the award of the arbitrator may be entered in any court of competent jurisdiction. As a condition of the reduced fee incorporated herein, our liability shall in no case exceed five times the amount of the fee charged.

### \*ACKNOWLEDGEMENT\*

Client acknowledges and agrees that Joe Hartman, dba National Property Inspections, is an independently-owned and operated franchise and not an employee, partner, or agent and cannot make any contract, agreement, warranty or representation on behalf of National Property Inspections, Inc., 9375 Burt Street, Suite 201, Omaha, NE 68114.

**THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.**

**Payment for the inspection services constitutes acceptance of this Pre-Inspection Agreement by Client.**

\_\_\_\_\_  
Inspector Signature

\_\_\_\_\_  
Client Signature

\_\_\_\_\_  
Date

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## GENERAL INFORMATION

### GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : No	Property Faces : <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West
Estimated Age Of Property :	Weather :
Type of Property : <input checked="" type="checkbox"/> Single <input type="checkbox"/> Multi	Soil Conditions : <input type="checkbox"/> Dry <input type="checkbox"/> Damp <input type="checkbox"/> Snow <input type="checkbox"/> Frozen
Primary Construction : <input type="checkbox"/> Wood <input type="checkbox"/> Block <input type="checkbox"/> Brick	Persons Present : <input type="checkbox"/> Buyer <input type="checkbox"/> Seller
	<input type="checkbox"/> Buyer's Agent <input type="checkbox"/> Seller's Agent

### DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

<b>ACC (ACCEPTABLE)</b>	The item/system was performing its intended function at the time of the inspection.
<b>MAR (MARGINAL)</b>	The item/system was marginally acceptable. <i>(It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.)</i>
<b>NI (NOT INSPECTED)</b>	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions.
<b>NP (NOT PRESENT)</b>	The item/system does not exist or was visually concealed at the time of the inspection.
<b>DEF (DEFECTIVE)</b>	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

### SCOPE OF THE INSPECTION :

National Property Inspections wishes to remind you, every property requires a certain amount of ongoing maintenance, such as, unclogging drains, servicing of furnaces, air conditioners, water heaters, etc. This property will be no exception. It is suggested that you budget for regular maintenance/repairs.

The following report is based on visual inspection only of the accessible areas of this property. Please read and study the entire report carefully. The following items may be of special interest.

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## GRADING / DRAINAGE

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Recommend Repairs

- Near Level       Positive Slope       Negative Slope       Ponding

Comments :

## DRIVEWAY

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Recommend Repairs

- Concrete       Asphalt       Brick       Gravel  
 General Deterioration       Cracks       Settlement

Comments :

## WALKS / STEPS

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Recommend Repairs

- Concrete       Flagstone       Brick       Wood  
 General Deterioration       Handrail Loose / Missing       Cracks / Settlement       Tripping Hazard  
 Poor Earth / Wood Clearance

Comments :

## PORCHES / STOOPS

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Recommend Repairs

- Enclosed       Open  
 General Deterioration       Settlement       Poor Earth / Wood Clearance       Handrail Loose / Missing

Comments :

## DECKS / BALCONY

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Recommend Repairs

- Wood  
 General Deterioration       Defective Posts / Boards       No Footings Evident       Poor Earth / Wood Clearance  
 Needs Joist Hangers       Not Bolted To House       Railing / Handrail Loose       Rail Opening Unsafe

Comments :

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## PATIO

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Recommend Repairs

- |  |                                    |                                     |  |
|--|------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> Concrete              | <input type="checkbox"/> Flagstone | <input type="checkbox"/> Brick      |  |
| <input type="checkbox"/> General Deterioration | <input type="checkbox"/> Cracks    | <input type="checkbox"/> Settlement | <input type="checkbox"/> Slopes Toward House |

Comments :

## FENCES / GATES

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Recommend Repairs

- |  |  |                                     |   |
|--|--|-------------------------------------|---|
| <input type="checkbox"/> Wood                  | <input type="checkbox"/> Plastic / PVC | <input type="checkbox"/> Chain Link | <input type="checkbox"/> Masonry            |
| <input type="checkbox"/> Wrought Iron          |  |                                     |   |
| <input type="checkbox"/> General Deterioration | <input type="checkbox"/> Leaning       | <input type="checkbox"/> Rotting    | <input type="checkbox"/> Portion(s) Missing |
| <input type="checkbox"/> Needs Repairs         |  |                                     |   |

Comments :

## RETAINING WALLS

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Recommend Repairs

- |  |  |                                 |                                  |
|--|--|---------------------------------|----------------------------------|
| <input type="checkbox"/> Sides                 | <input type="checkbox"/> Driveway          | <input type="checkbox"/> Front  | <input type="checkbox"/> Rear    |
| <input type="checkbox"/> Concrete              | <input type="checkbox"/> Block             | <input type="checkbox"/> Timber | <input type="checkbox"/> Stone   |
| <input type="checkbox"/> Brick                 |  |                                 |                                  |
| <input type="checkbox"/> General Deterioration | <input type="checkbox"/> Weep Holes Needed | <input type="checkbox"/> Cracks | <input type="checkbox"/> Leaning |

Comments :

## ROOFING

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Recommend Repairs

Age :

Design Life :

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> Visual From Ground      | <input type="checkbox"/> Walked On          | <input type="checkbox"/> Ladder at Eaves                 | <input type="checkbox"/> Snow Covered           |
| <input type="checkbox"/> Asphalt / Composition   | <input type="checkbox"/> Wood Shake         | <input type="checkbox"/> Wood Shingle                    | <input type="checkbox"/> Tile                   |
| <input type="checkbox"/> Tar and Gravel          | <input type="checkbox"/> Metal              | <input type="checkbox"/> Rolled Composition              | <input type="checkbox"/> Slate                  |
| <input type="checkbox"/> Membrane                |   |  |   |
| <input type="checkbox"/> Suspected Leak(s)       | <input type="checkbox"/> Missing Shingle(s) | <input type="checkbox"/> Cupping/Curling/Lifting/Brittle | <input type="checkbox"/> Previous Repairs Noted |
| <input type="checkbox"/> Excessive Granular Loss | <input type="checkbox"/> Bubbling           | <input type="checkbox"/> Trim Trees / Branches           | <input type="checkbox"/> Improper Installation  |

Comments : **Leaks not always detectable.**

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## FLASHING/VALLEYS

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Metal
- General Deterioration
- Exposed Nails
- Composition / Membrane
- Rust
- Previous Repairs Noted
- Improper Installation
- Filled with Debris
- Suspected Leak(s)

Comments :

## SKYLIGHTS

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Fixed / Stationary
- Suspected Leak(s)
- Operable
- Caulking Needed
- Fogged
- Cracked

Comments :

## CHIMNEY

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Brick / Masonry
- General Deterioration
- Separated from House
- Framed
- Suspected Leak(s)
- Unlined
- Metal
- Deteriorated / Missing Cap
- Deteriorated Brick / Mortar
- Improper Height
- Out of Plumb

Comments : Flue not inspected. Annual cleaning is recommended.

## GUTTERS/DOWN SPOUTS

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Aluminum
- Missing
- Filled with Debris
- Copper
- Rust / Corroded
- Misaligned
- Steel
- Leaking
- Missing Extension / Splash Block
- Vinyl
- Loose

Comments :

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## EXTERIOR SURFACE

Monitor Condition  Recommend Repairs

	ACC	MAR	NI	NP	DEF
<b>SIDING/TRIM</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>EXTERIOR FAUCETS</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>EXTERIOR ELECTRICAL OUTLETS</b> <input type="checkbox"/> NO GFCI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>EXTERIOR LIGHTING</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- |  |  |  |                                  |
|--|--|--|----------------------------------|
| <input type="checkbox"/> Wood                  | <input type="checkbox"/> Metal                         | <input type="checkbox"/> Vinyl           | <input type="checkbox"/> Stucco  |
| <input type="checkbox"/> Synthetic Stucco      | <input type="checkbox"/> Composite                     | <input type="checkbox"/> Veneer          | <input type="checkbox"/> Brick   |
| <input type="checkbox"/> General Deterioration | <input type="checkbox"/> Needs Paint                   | <input type="checkbox"/> Missing / Loose | <input type="checkbox"/> Cracked |
| <input type="checkbox"/> Needs Caulk / Seal    | <input type="checkbox"/> Poor Earth / Siding Clearance |  |                                  |

Comments :

## WINDOWS

Monitor Condition

Recommend Repairs

	ACC	MAR	NI	NP	DEF
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Wood                  | <input type="checkbox"/> Vinyl              | <input type="checkbox"/> Metal                             |
| <input type="checkbox"/> Insulated Panes       | <input type="checkbox"/> Single Pane        | <input type="checkbox"/> Window Wells                      |
| <input type="checkbox"/> General Deterioration | <input type="checkbox"/> Needs Caulk / Seal | <input type="checkbox"/> Defective / Damaged Storm Windows |
| <input type="checkbox"/> Needs Paint / Finish  | <input type="checkbox"/> Fogged             | <input type="checkbox"/> Painted Shut                      |

Comments :

## EXTERIOR DOORS

Monitor Condition

Recommend Repairs

	ACC	MAR	NI	NP	DEF
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- |  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> Wood                        | <input type="checkbox"/> Metal                 | <input type="checkbox"/> Vinyl                        | <input type="checkbox"/> Fiberglass           |
| <input type="checkbox"/> General Deterioration       | <input type="checkbox"/> Delaminated / Damaged | <input type="checkbox"/> Missing / Damaged Hardware   | <input type="checkbox"/> Doorbell Inoperative |
| <input type="checkbox"/> Screen / Storm Door Damaged | <input type="checkbox"/> Evidence of Leak(s)   | <input type="checkbox"/> Repair/Replace Weather-Strip | <input type="checkbox"/> Needs Caulk / Seal   |

Comments :

## FOUNDATION

Monitor Condition

Recommend Repairs

	ACC	MAR	NI	NP	DEF
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> Concrete Block        | <input type="checkbox"/> Concrete           | <input type="checkbox"/> Slab            | <input type="checkbox"/> Post / Pier        |
| <input type="checkbox"/> Brick                 | <input type="checkbox"/> Stone              | <input type="checkbox"/> Wood            | <input type="checkbox"/> Sub-Grade Entryway |
| <input type="checkbox"/> General Deterioration | <input type="checkbox"/> Horizontal Cracks  | <input type="checkbox"/> Step Cracks     | <input type="checkbox"/> Vertical Cracks    |
| <input type="checkbox"/> Limited Observation   | <input type="checkbox"/> Needs Caulk / Seal | <input type="checkbox"/> Trim Vegetation |   |

Comments :

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## GARAGE/CARPORT

Monitor Condition  Recommend Repairs

Attached  Detached  Carport

One Car  Two Cars  Three or More Cars

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### FLOOR/WALLS/CEILING/ELECTRICAL

### ROOF

### SIDING/TRIM

General Deterioration  Settlement / Movement  Obscured / Limited View  Cracked

Outlets NOT GFCI Protected  Electrical Deficiencies

Comments :

## OVERHEAD GARAGE DOORS

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Recommend Repairs

Wood  Metal  Fiberglass

General Deterioration  Loose Track  Repair / Replace Weather-Stripping

Missing / Damaged Hardware  Damaged / Inoperative  Repair / Adjust Automatic Reverse

Comments :

## GARAGE PEDESTRIAN DOOR INTO HOUSE

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Recommend Repairs

Solid Core  Hollow Core  Metal

General Deterioration  Repair / Replace Weather-Stripping / Seal

Non-Fire Rated Assembly

Comments :

## Attic / Roof

### Method of Inspection

Physical Entry  Visual from Access  No Access / Limited View

## ATTIC / ROOF FRAMING/SHEATHING

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Recommend Repairs

Trusses  Rafters  Plywood / Panel Board / Boards

Broken Rafters / Trusses  Deflection  Water Stains / Suspected Leak(s)  Delaminated

Comments : Leaks not always detectable.

" Independently Owned and Operated "

Inspection Date :  
12/25/2006

Inspector: Joe Hartman  
Inspector Phone: 304-291-0432 - office  
304-291-0439 - fax

Email or Web Site: www.WVInspection.com  
HI96271047-0806



# National Property Inspections

Theophelus Punoval, 1234 Some Street, Morgantown, WV, 26508

## ATTIC / ROOF VENTILATION

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Gable
- Ridge
- Soffit
- Static Vent
- Turbine
- Powered Vent
- Attic Fan
- Whole House Fan
- No Venting
- Additional Vents Needed
- Obstructed Air Flow
- Clothes Dryer / Exhaust Fans Vented Into Attic

Comments :

## ATTIC / ROOF INSULATION

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Loose Fill
- Blanket
- Missing
- Uneven Distribution

Comments :

## ATTIC ELECTRICAL

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Open Splices / Junction Boxes

Comments : Limited visibility due to obstructions. See Electrical Section for additional information.

## Foundation

- Foundation Type**       Basement       Crawl Space       Slab On Grade

## FOUNDATION FRAMING SUPPORT

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- General Deterioration
- Horizontal Cracks
- Step Cracks
- Vertical Cracks
- Limited Observation
- Leaning / Bowing
- Inadequate Ventilation
- Efflorescence / Suspected Leak(s)

Comments :

## FOUNDATION FLOOR/SLAB

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Concrete
- Wood
- Settlement
- Cracks
- Differential
- Obscured / Covered

Comments :

" Independently Owned and Operated "

Inspection Date : 12/25/2006      Inspector: Joe Hartman      Inspector Phone: 304-291-0432 - office  
 304-291-0439 - fax      Email or Web Site: www.WVInspection.com      HI96271047-0806



# National Property Inspections

**Theophelus Punoal, 1234 Some Street, Morgantown, WV, 26508**

## CRAWL SPACE

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- |  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> Physical Entry              | <input type="checkbox"/> Visual From Access      | <input type="checkbox"/> No Access                        | <input type="checkbox"/> Limited Access           |
| <input type="checkbox"/> Standing Water              | <input type="checkbox"/> Inadequate Ventilation  | <input type="checkbox"/> Suspected Water Intrusion        | <input type="checkbox"/> Tree / Shrub Penetration |
| <input type="checkbox"/> Damaged / Deteriorated Wood | <input type="checkbox"/> Suspected Plumbing Leak | <input type="checkbox"/> Missing / Improper Vapor Barrier |   |

Comments :

## SUMP/SUMP PUMP

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- |                                  |  |  |
|----------------------------------|--|--|
| <input type="checkbox"/> Covered | <input type="checkbox"/> No Pump Present | <input type="checkbox"/> Dry at Time of Inspection |
|----------------------------------|--|--|

Comments :

## ELECTRICAL

Monitor Condition     Recommend Repairs

### SERVICE SIZE (Main Panel)

- |   |   |   |                                       |                                  |
|---|---|---|---------------------------------------|----------------------------------|
| <input type="checkbox"/> 110 Volt (Nominal) | <input type="checkbox"/> 110 / 220 Volt (Nominal) | <input type="checkbox"/> 120 / 240 Volt (Nominal) | <input type="checkbox"/> 60 Amp       | <input type="checkbox"/> 100 Amp |
| <input type="checkbox"/> 125 Amp            | <input type="checkbox"/> 150 Amp                  | <input type="checkbox"/> 200 Amp                  | <input type="checkbox"/> Undetermined |                                  |

### SERVICE SIZE (Sub Panel)

- |                                 |                                 |                                  |                                       |
|---------------------------------|---------------------------------|----------------------------------|---------------------------------------|
| <input type="checkbox"/> 40 Amp | <input type="checkbox"/> 60 Amp | <input type="checkbox"/> 100 Amp | <input type="checkbox"/> Undetermined |
|---------------------------------|---------------------------------|----------------------------------|---------------------------------------|

<b>SERVICE</b>	<input type="checkbox"/> Overhead	<input type="checkbox"/> Underground	ACC	MAR	NI	NP	DEF
<b>ENTRANCE CABLE</b>	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Copper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>PANEL</b>	<input type="checkbox"/> Breaker(s)	<input type="checkbox"/> Fuse(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>SUB-PANEL</b>	<input type="checkbox"/> Breaker(s)	<input type="checkbox"/> Fuse(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>BRANCH CIRCUITS</b>	<input type="checkbox"/> Solid Aluminum	<input type="checkbox"/> Copper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>BONDING/GROUNDING</b>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>GFCI(IN PANEL)*</b>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ARC FAULT</b>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>SMOKE DETECTORS*</b>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Overfused	<input type="checkbox"/> Double Tapping	<input type="checkbox"/> Rust / Corrosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Loose Connections	<input type="checkbox"/> No Main Disconnect	<input type="checkbox"/> Fuse / Breakers Incorrectly Sized	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Improper Splices	<input type="checkbox"/> Open Knockouts	<input type="checkbox"/> Water Meter Not Jumpered	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments : \*Smoke Detectors / GFCI's checked with test button only. Monthly Test Recommended.

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Inspection Date :	Inspector: Joe Hartman	Email or Web Site: www.WVInspection.com
12/25/2006	Inspector Phone: 304-291-0432 - office 304-291-0439 - fax	HI96271047-0806



# National Property Inspections

**Theophelus Punoal, 1234 Some Street, Morgantown, WV, 26508**

## PLUMBING

Monitor Condition  Recommend Repairs

**Water Service :**  Water Public  Water Private  Water Off

**Sewage Service :**  Sewage Public  Sewage Private  Fuel Off

	ACC	MAR	NI	NP	DEF
<b>SUPPLY</b> <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Plastic <input type="checkbox"/> Polybutylene <input type="checkbox"/> PEX	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>DRAINS</b> <input type="checkbox"/> PVC <input type="checkbox"/> Cast Iron <input type="checkbox"/> Copper <input type="checkbox"/> ABS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>EJECTOR PUMP</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>VENTS</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- General Deterioration       Improper Connections       Low Flow       Water Conditioner Not Part of Insp.  
 Missing / Improper Cleanouts       Suspected Leak(s)       Improper Venting       Water Hammer / Noise

Comments : **Main utility line, septic systems and gray water systems are excluded from this Inspection.**

## WATER HEATER

Monitor Condition

Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand :

Model :

Size :

Age :

Design Life :

- Gas       Electric       Oil       Solar       Integral with Boiler  
 Leaks       Rust / Corrosion       Improper Elevation       Insulation Blanket Obstructs View  
 Gas Leak       Faulty Flue Connection       At or Near Design Life       Beyond Design Life  
 Missing / Improper Pressure Relief Valve / Extension       Seismically Strapped

Comments :

## LAUNDRY FACILITIES

Monitor Condition  Recommend Repairs

	ACC	MAR	NI	NP	DEF
<b>UTILITY HOOKUPS</b> <input type="checkbox"/> Gas (Dryer) <input type="checkbox"/> Electric (Dryer)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>DRYER VENTS</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>LAUNDRY TUB</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>DRAIN</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments :

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12/25/2006

Inspector: Joe Hartman  
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304-291-0439 - fax

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# National Property Inspections

**Theophelus Punoal, 1234 Some Street, Morgantown, WV, 26508**

## HEATING

Monitor Condition     Recommend Repairs

Brand : \_\_\_\_\_ Model : \_\_\_\_\_ BTUs : \_\_\_\_\_

Age : _____ Design Life : _____	ACC	MAR	NI	NP	DEF
---------------------------------	-----	-----	----	----	-----

<b>OPERATION</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

<b>ABOVE GROUND STORAGE TANKS</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-----------------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

<b>HUMIDIFIER</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

- |   |  |   |   |
|---|--|---|---|
| <input type="checkbox"/> Forced Air                                     | <input type="checkbox"/> Heat Pump                                       | <input type="checkbox"/> Boiler / Hot Water | <input type="checkbox"/> Steam                |
| <input type="checkbox"/> Baseboard / Radiant                            | <input type="checkbox"/> Gravity   |   |   |
| <input type="checkbox"/> Gas  | <input type="checkbox"/> Electric  | <input type="checkbox"/> Oil                | <input type="checkbox"/> Propane              |
| <input type="checkbox"/> Air Source                                     | <input type="checkbox"/> Water Source                                    |   |   |
| <input type="checkbox"/> Rusted Heat Exchanger                          | <input type="checkbox"/> Unusual Flame Pattern                           | <input type="checkbox"/> Too Warm to Test   | <input type="checkbox"/> Shut Down For Season |
| <input type="checkbox"/> Corroded / Leaking                             | <input type="checkbox"/> At or Near Design Life                          | <input type="checkbox"/> Beyond Design Life |   |
| <input type="checkbox"/> Improper Temperature Rise                      | <input type="checkbox"/> Needs Normal Maintenance / Cleaning             |   |   |
| <input type="checkbox"/> Missing / Improper Pressure Relief Valve Leaks | <input type="checkbox"/> Underground Storage Tank Not Part of Inspection |   |   |

Comments : Heat Exchanger - Unable to detect cracks/holes without dismantling unit.

## DRAFT CONTROL/VENT

Monitor Condition  
 Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Metal Pipe     | <input type="checkbox"/> PVC                 |   |
| <input type="checkbox"/> Negative Slope | <input type="checkbox"/> Improper Size       | <input type="checkbox"/> Inadequate Flue Clearance            |
| <input type="checkbox"/> Obstruction    | <input type="checkbox"/> Loose Connection    | <input type="checkbox"/> Inadequate / Marginal Combustion Air |
| <input type="checkbox"/> Leaks          | <input type="checkbox"/> Improper Connection | <input type="checkbox"/> Excessive Corrosion / Perforation    |

Comments :

## HEATING DISTRIBUTION

Monitor Condition     Recommend Repairs

	ACC	MAR	NI	NP	DEF
--	-----	-----	----	----	-----

<b>DISTRIBUTION</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

<b>BLOWER</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

<b>CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

<b>CIRCULATOR PUMP</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Ductwork                                | <input type="checkbox"/> Radiators                                    | <input type="checkbox"/> Baseboard  |
| <input type="checkbox"/> Rusted                                  | <input type="checkbox"/> Dirty Filter                                 | <input type="checkbox"/> Crushed / Disconnected Ducts <input type="checkbox"/> Noisy Blower |
| <input type="checkbox"/> Air Leaks Noted at Plenum / Duct Joints | <input type="checkbox"/> Circulator Pump Leaking / Noisy / Inoperable |   |

Comments :

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# National Property Inspections

**Theophelus Punoal, 1234 Some Street, Morgantown, WV, 26508**

## FAMILY ROOM

Monitor Condition     Recommend Repairs

				ACC	MAR	NI	NP	DEF
<b>CEILING(S)</b>	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>WALL(S)</b>	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>WINDOWS/TRIM</b>	<input type="checkbox"/> Evidence of Leak(s)	<input type="checkbox"/> Inoperative	<input type="checkbox"/> Fogged	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>WINDOW SCREENS</b>	<input type="checkbox"/> Missing	<input type="checkbox"/> Damaged		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>FLOOR/FINISH</b>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>INTERIOR DOORS/HARDWARE</b>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ELECTRICAL (RANDOM)</b>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>CLOSET/STORAGE</b>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>HEAT/AIR DISTRIBUTION</b>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>BUILT IN SHELVING</b>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>WET BAR</b>	<input type="checkbox"/> No GFCI Protection			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>MISCELLANEOUS</b>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments :

## FIREPLACE

Monitor Condition  
 Recommend Repairs

				ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Wood Burning	<input type="checkbox"/> Gas Log	<input type="checkbox"/> Gas Starter	<input type="checkbox"/> Fireplace Insert	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Masonry Firebox	<input type="checkbox"/> Metal Firebox	<input type="checkbox"/> Clean Out Trap		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Damper Bent / Inoperable	<input type="checkbox"/> Poor Drafting	<input type="checkbox"/> Damaged Mortar / Firebrick		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Damaged / Defective Doors	<input type="checkbox"/> Missing Damper Stopper	<input type="checkbox"/> Recommend Cleaning		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments : Recommend annual cleaning - Fireplace design and soot / creosote buildup, in most cases, prevents view of chimney liner / cracks.

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12/25/2006	Inspector Phone: 304-291-0432 - office 304-291-0439 - fax	HI96271047-0806



# National Property Inspections

Theophilus Punoval, 1234 Some Street, Morgantown, WV, 26508

## BATHROOM

Monitor Condition  Recommend Repairs

				ACC	MAR	NI	NP	DEF
<b>CEILINGS</b>	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>WALL(S)</b>	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>WINDOWS/TRIM</b>	<input type="checkbox"/> Evidence of Leak(s)	<input type="checkbox"/> Inoperative	<input type="checkbox"/> Fogged	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>WINDOW SCREENS</b>	<input type="checkbox"/> Missing	<input type="checkbox"/> Damaged		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>FLOOR/FINISH</b>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>INTERIOR DOORS/HARDWARE</b>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)</b>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)</b>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>HEAT/AIR DISTRIBUTION</b>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>COUNTERTOPS/CABINETS</b>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>SINK/FAUCET</b>	<input type="checkbox"/> Leaking	<input type="checkbox"/> Cracked / Damaged		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>TOILET</b>	<input type="checkbox"/> Loose at Base	<input type="checkbox"/> Runs Continuously		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>TUB/SHOWER</b>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>JETTED TUB</b>	<input type="checkbox"/> No Service Access	<input type="checkbox"/> No GFCI		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>TILE WORK/ENCLOSURE</b>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>EXHAUST FAN</b>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>WATER PRESSURE/FLOW/DRAINAGE</b>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments :

## INTERIOR ROOM

Monitor Condition  Recommend Repairs

				ACC	MAR	NI	NP	DEF
<b>CEILINGS</b>	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>WALLS</b>	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>WINDOWS/TRIM</b>	<input type="checkbox"/> Evidence of Leak(s)	<input type="checkbox"/> Inoperative	<input type="checkbox"/> Fogged	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>WINDOW SCREENS</b>	<input type="checkbox"/> Missing	<input type="checkbox"/> Damaged		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>FLOOR/FINISH</b>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>INTERIOR DOORS/HARDWARE</b>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>CLOSET</b>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)</b>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>HEAT/AIR DISTRIBUTION</b>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments :

" Independently Owned and Operated "

Inspection Date :  
12/25/2006

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HI96271047-0806



# National Property Inspections

**Theophelus Punoval, 1234 Some Street, Morgantown, WV, 26508**

## STAIRS / RAILINGS

Monitor Condition

Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Missing Hand Rail

Rail Opening Unsafe

Railing / Handrail Loose

Tripping Hazard

Loose / Damaged Tread Riser

Comments :

**" Independently Owned and Operated "**

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# National Property Inspections

**Theophelus Punoval, 1234 Some Street, Morgantown, WV, 26508**

## Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

<b>MAR (MARGINAL)</b>	The item/system was marginally acceptable. (It performed its designed function as of the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.)
<b>DEF (DEFECTIVE)</b>	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

**" Independently Owned and Operated "**

Inspection Date :	Inspector: Joe Hartman	Email or Web Site: <a href="http://www.WVInspection.com">www.WVInspection.com</a>
12/25/2006	Inspector Phone: 304-291-0432 - office 304-291-0439 - fax	HI96271047-0806