

Don't Wait Until it's Too Late

Let us thoroughly review your new home, *before* your one-year builder warranty expires. As an objective third-party, we will document conditions that you need corrected. Along with a full report, we will also develop a "Punch List" for you to provide to your builder, *identifying the conditions that need their attention*.

The Importance of a Certified Home Inspection

Purchasing and maintaining a home is a major investment. Most people do not have the trained eye necessary to see all that a professional Inspector can see, much less the time to thoroughly go through a home from top to bottom. *Let the professionals at Barkee Inspection Services provide you with the information you need for your home's future.*

We are fully certified, licensed and experienced to perform Full Home Inspections, which include the discovery of Wood Destroying Organisms (structural insects and wet rot) and the conducive conditions which promote them.

Schedule your appointment today.

Barkee Inspection Services, Inc.
(360) 574-5600

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www.BarkeeInspect.com



3504 NW 113th Street
Vancouver, Washington 98685

www.BarkeeInspect.com

**We hope you are enjoying your
new home!**

***Before your
one-year builder
warranty expires . . .***

**Schedule your
New Home Warranty
Inspection.**



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What Our Home Warranty Inspection Includes

We take the time to do it right, throughout the entire process. Our thorough, 2-4 hour visual inspection and component assessment, computerized report preparation, and detailed, easy to understand explanations in the final report (with digital photographs) gives you the information you need. *We also provide a personal walk-through to answer questions and provide additional information.*

Home Warranty Inspection includes:

Lot Drainage • Driveway • Foundation
Crawl Space • Siding • Roof System
Attic • Heating & Cooling Systems
Plumbing • Electrical System • Kitchen
Interior Rooms • Appliances • Garage
Windows • Lighting • Fixtures • Bathrooms
Wood Destroying Organisms • *and More*

Common Issues Frequently Found in New Homes

- **Safety issues** - Fire hazards from improper clearance to combustibles, garage door opener auto-reverse and electric eye safety beam systems not properly set, and gas appliance venting and safety conditions.
- **Siding and trim details**, along with window and other exterior penetrations, needing caulking and painting to keep out moisture (and maintain the product manufacturer's warranties). Over 15-Years expertise as *The Exterior Specialists.*

- **Chimney** and other **roof penetrations**, including vents and skylights, not properly flashed and sealed.
- **Wood scraps** such as form boards left in the crawl space - food for termites, carpenter ants, and other wood destroying insects and organisms.
- Improper **decking** support, and inadequate wood-to-earth clearance, which is a conducive condition to wet rot and wood destroying insects.
- **Attics and Crawl Spaces** – Electrical hazards, incomplete insulation and fire separation walls, posts and beams not properly supported on piers, vents blocked by insulation, plumbing leaks, and moisture conditions from incomplete vapor barriers (*Moisture equals Mold*).
- **Electrical System** – Main panel review and electrical outlet testing, insuring that safety systems are functioning properly (such as GFCI's in bathrooms, kitchens, and exteriors).
- Final **bathroom, kitchen, and laundry room** caulking details, to prevent moisture damage to floors, cabinets, and walls.

The above conditions are usually not due to builder neglect. *There are literally thousands of components and steps involved in the construction of a new home.* Often many issues are not caught before the home is completed and the unsuspecting buyers move in. *Catch issues before they cause dangerous or costly conditions.*



Bring Us into Your New Home Ownership Process

Health & Safety emphasized throughout the entire inspection process. *Protect your family.*

16-Years experience AND education that sets us apart. Let us help you.

State of the Art Technology.

Washington State does not license or regulate Home Inspectors. *We believe in going above and beyond* – We are *Licensed and Certified* by the State of Oregon and complete semi-annual Continuing Education Classes.

Prompt, reliable service – *One of the Friendly Faces in the real estate and construction industries.*

Call us today for your appointment.



Licensed / Bonded / Insured

Degrees in Engineering and Business
Oregon Certified Home Inspector #503
Oregon Licensed Contractor CCB #153121
Washington State Dept. of Agriculture #64667
Oregon Dept. of Agriculture #167036 & 37
Member of the American Institute of Inspectors
Member of NWOCHI