



Barkee Inspection Services, Inc.

"You've discovered a House: Let Us confirm it's Your Home."

3504 NW 113th Street Vancouver, WA 98685

office (360) 574-5600 www.BarkeeInspect.com fax (360) 258-8397
OCHI #503 / OR CCB #153121

#3 BATHROOM

LOCATION:	Upstairs, Middle, South.
WALL FINISH:	Good.
FLOORING:	General condition is Good.
WINDOWS:	None.
DOOR:	Good.
LIGHTING:	The room lighting is adequate and functioning.
OUTLETS:	Functioning as designed.
GFCI OUTLETS:	GFCI outlet is installed and working as designed.
HEATING DEVICE:	Heat register(s) noted.
BATH VENTILATION:	Exhaust fan is operational.
VANITY:	General condition is Good.
COUNTERTOPS:	General condition is Good.
SINK:	General condition is Good.(x2)
DRAIN CONDITION:	The drain flowed as designed.
FAUCET:	General condition is Good.
TOILET:	General condition is Good.
PLUMBING LEAKS:	None apparent at this time.
BATH FIXTURE:	Shower only.
SHOWER PAN/TUB:	Ceramic Tiles = Good Condition. Note: The waterproof integrity of ceramic shower pans is beyond the scope of this inspection.
TUB/SHOWER SURROUND:	Ceramic Tiles = General condition is Good. The waterproof integrity of the surround tile grouting is beyond the scope of this evaluation. Regular resealing and maintenance of tile grout is required to keep water from penetrating into the walls.
SHOWER ENCLOSURE:	Door - General condition is Good.
TUB/SHOWER PLUMBING:	Appears Good.
REMARKS:	This room has a skylight.

BEDROOMS

SCOPE: Sleeping rooms are evaluated for the Durability and Serviceability of the wall and ceiling finishes, floor coverings, windows, doors, accessible electrical outlets, closet storage, heating and smoke detectors.

#1 BEDROOM

LOCATION:	Upstairs, Master, Southeast.
CONDITION:	The components of this room appear both Durable and Serviceable. The room is equipped with the recommended smoke alarm.
SMOKE DETECTORS:	There is no battery installed in the unit = Replace the battery and verify that the unit is working.
FLOORING:	Wood flooring condition is Good.
WINDOWS:	Dual pane window(s) condition is Good.
WINDOW DAMAGE:	The left upper window pane has lost its dual pane thermo-seal (x1).
DOOR:	General condition is Good.
LIGHTING SWITCH:	This room has no permanent built in lighting. Outlets can be controlled with the light switch to take advantage of lamp lighting.
OUTLETS:	Functioning as designed.
CLOSET STORAGE:	Room has walk-in closet. The closet light is functional.
HEATING DEVICE:	Heat register(s) noted.