



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

ROOF SYSTEM

SCOPE: The following is an educated opinion of the general quality and condition of the roofing material and any roof penetrations such as vents. The inspector does not warranty the roof against current or future leakage.

GENERAL ROOFING CONDITION

ROOFING CONDITION:	Roofing repairs are needed to prolong the overall life of the roof and to prevent moisture entry = Recommend further evaluation/repair by a licensed Roofer.
RIDGES:	Good.
INSPECTION METHOD:	Walked upon the rooftop.
ROOF PITCH (slope):	4:12.
STYLE:	Gable.
ROOFING LAYERS:	One.
APPROXIMATE AGE:	This roof appears to be 6 to 9 years old.
ESTIMATED LIFESPAN:	The statistical life average of this roofing product is 15-18 years.
ROOFING MATERIAL:	Composition Shingles.
ROOF COVERING STATUS:	Serviceable and is still within useful lifespan.
SOME OF THE SHINGLES:	Some of the shingles showed the following conditions: moss growth, cracking.
EXPOSED ROOFING NAILS:	Roofing nail heads are exposed without the proper sealant covering: (10-20) = Recommend patching with appropriate sealer.



FLASHINGS & OTHER ITEMS

ROOF PENETRATIONS:	Plumbing vents were observed.
ATTIC VENTS:	Yes. Gable vents, Eave vents, Roof vents.
ROOF METAL:	Good.
DIVERTER KICK-OUT FLASHINGS:	The diverter kick-out flashings are inadequate. These flashings are used above the termination of a lower roof and a vertical wall. The flashing helps to divert water away from the wall to prevent moisture damage within the wall = Recommend the installation of diverter kick-out flashings by a licensed roofing contractor.
RAIN GUTTERS:	The general condition of the rain gutters is Good.
MAINTENANCE:	No. There did not appear to be any recent maintenance evidence.

CHIMNEY #1

CONDITION:	Good.
CHIMNEY LOCATION:	Rear. North.
MATERIAL:	Brick and Mortar.
SPARK ARRESTOR:	A spark arrestor is NOT installed. This safety device prevents hot embers from leaving the flue.
CHIMNEY CAP:	A cement chimney cap is installed.