



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

SUMMARY & TIPS

REPORT SUMMARY

STRUCTURAL CONDITION:	The overall structural systems appear to be in Good condition.
ROOF CONDITION:	Some roofing repairs are needed to prolong the roof's overall lifespan = Please see the Roofing section of the report.
MECHANICAL CONDITION:	There are some normal maintenance repairs needed to the mechanical systems that are consistent with the age of the home.
ELECTRICAL CONDITION:	There are some needed repairs = Please review the Mechanical areas of this report.
HEATING CONDITION:	The heating system appears to be in Good condition.
COOLING CONDITION:	The cooling system appears to be in Good condition.
PLUMBING CONDITION:	There are some needed repairs = Please review the plumbing areas of this report and have a licensed Plumber repair as needed.
HEALTH & SAFETY ITEMS:	The various Health & Safety systems appear to be in Good working order.
GAS APPLIANCE WARNING:	We recommend before closing on the home that, for your safety, a maintenance inspection be performed on all gas appliances by the Utility Company. This is usually a free service and should be performed the week before the home's closing.
INSPECTION LIMITATIONS:	<u>Hazardous materials and indoor air quality are beyond the scope of this Home Inspection Report.</u>
REMARKS:	This home appears to be in Good overall condition for its age. Please refer to the report in its entirety. Good Luck in your new home!

BUYER'S PROTECTION TIPS

HOME WARRANTY:	If the future operation of the mechanical components of the home is of concern, we strongly recommend that you invest in a home warranty policy designed for repair/replacement of mechanical systems of the home. Our service is NOT a home warranty. Home warranties are offered by several different companies.
FINAL INSPECTION:	It is important for home buyers to take advantage of the final "Walkthrough Inspection" described in the Real Estate Purchase Contract (Section 11). This is best performed in "Vacant Home" condition before the final funding of the home. According to the Real Estate Purchase Contract, declining to have a final "Walkthrough Inspection" does not forfeit your rights against the seller.
FURTHER CONDITIONS:	After the final walkthrough and/or after you have taken possession of the property, if further conditions are identified please call Barkee Inspection Services at (360) 574-5600. Your Inspector can return to the property and help further document the conditions to aide you in your transaction with the Seller. PLEASE NOTE: According to the Real Estate Purchase Contract (Section 10.2), the Seller agrees, unless otherwise negotiated, to deliver the property to the Buyer with all major components "in working order and fit for their intended purposes" as well as the roof and foundation to be "free of leaks known to Seller." Therefore, all claims for obscure, non-visible, undisclosed or concealed items must be made against the Seller of the property.

PLEASE REMEMBER: Our service is established to help you identify and document most of the conditions of the property. This inspection report is not intended to be an "all inclusive" list of every condition, but rather, to identify the major challenges that were visible on the day of the inspection. (Please remember that cosmetic items are subjective and beyond the scope of our evaluations).

THIS REPORT IS INTENDED AS A "CHECKLIST" OF PERTINENT QUESTIONS REGARDING THE CONDITIONS OF THE ITEMS INCLUDED IN THE REPORT. ALL EVALUATIONS HAVE BEEN FACTORED BY THE AGE OF THE PROPERTY AND OTHER RELEVANT CONDITIONS, SUCH AS WEATHER, ON THE DAY OF THE INSPECTION. THOSE AREAS NOT VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION WERE NOT INSPECTED.

Our service is **NOT** a warranty of the integrity of the systems of the property. No maintenance services, removal of cowlings, or destructive discovery have been performed.