



Inspection Report

Meagan Caswell

Property Address:
451 S School Street
Goodman MO 64843



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Date: 7/10/2017	Time: 09:00 AM	Report ID: 20170709-School
Property: 451 S School Street Goodman MO 64843	Customer: Meagan Caswell	Real Estate Professional: Keith Landrum Keller Williams

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Customer

Type of building:

Single Family (1 story)

Approximate age of building:

Over 25 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Styles & Materials

Roof Covering:

Metal

Viewed roof covering from:

Spectroscope

Sky Light(s):

None

Chimney (exterior):

Rock

		IN	NI	NP	RR
1.0	Roof Coverings	•			
1.1	Flashings	•			
1.2	Skylights, Chimneys and Roof Penetrations				•
1.3	Roof Drainage Systems				•

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IN NI NP RR

Comments:

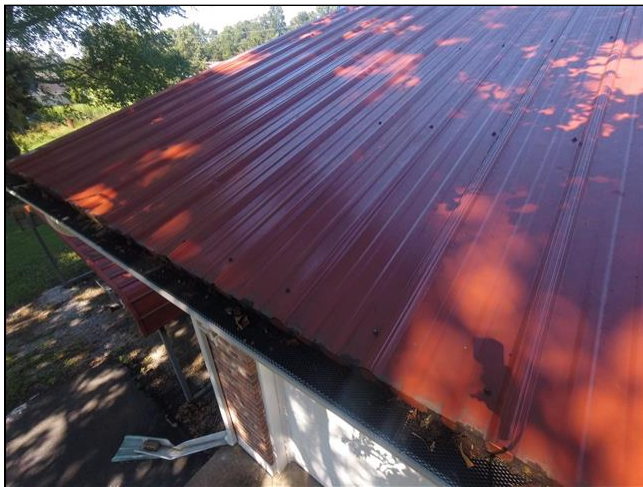
1.0 The metal roof coverings appeared to be alright at time of the inspection; however, rubber gasket seals around the screws may be near the end of their life expectancy. The caulking between the covered porch and the roof is deteriorated. Suggest contacting a roofing contractor for further evaluation.



1.0 Item 1(Video)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



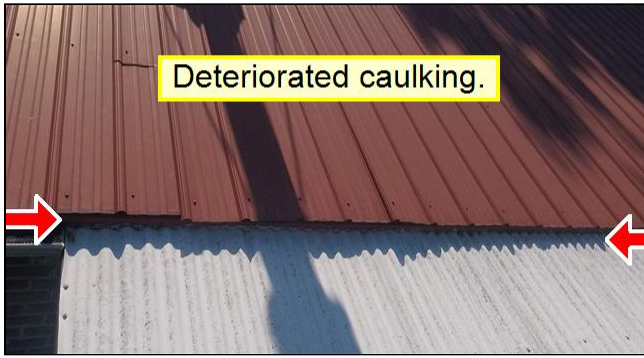
1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)

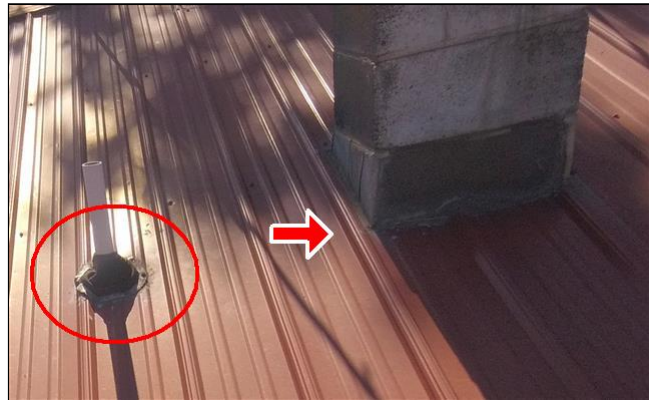


1.0 Item 7(Picture)

1.2 Deteriorated caulking around several roof penetrations as well as the chimney step-flashing. Suggest repairing and replacing as needed.



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)

1.3 Drainage system was clear of clutter at time of inspection but there were signs of apparent water leaks due to buildup near the front right corner of the front porch. The downspouts had homemade extensions that were in poor shape.



1.3 Item 1(Picture)

1.3 Item 2(Picture)



1.3 Item 3(Picture)

1.3 Item 4(Picture)



1.3 Item 5(Picture)

1.3 Item 6(Picture)



1.3 Item 7(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Styles & Materials

Siding Style:

Brick

Siding Material:

Vinyl

Exterior Entry Doors:

Wood

Insulated glass

Appurtenance:

Covered porch

Driveway:

Concrete

Asphalt

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim				•
2.1	Doors (Exterior)	•			
2.2	Windows				•
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings				•
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				•
2.5	Eaves, Soffits and Fascias	•			

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IN NI NP RR

Comments:

2.0 Throughout the exterior of the house, there are areas where the mortar has chipped out and needs to be re-pointed. Around several of the exterior hose bibs and crawspace vents, the bricks have cracked. Suggest contacting a licensed contractor for further evaluation.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)

2.2 Most of the shutters have loads of dry-rot and need to be replaced.



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)

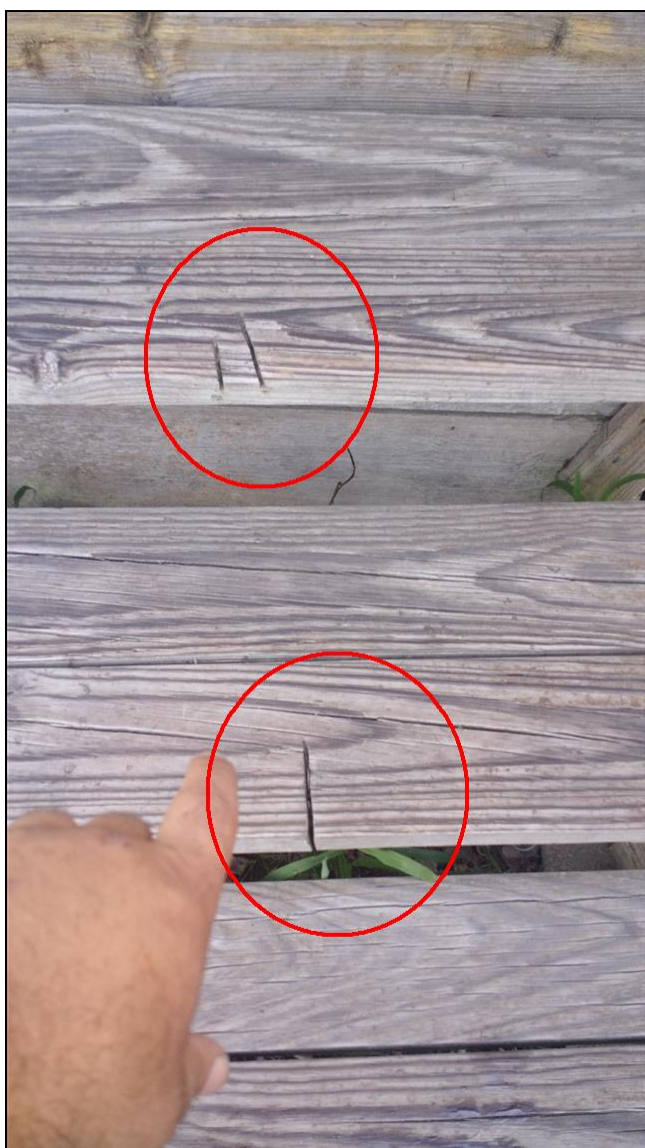
2.3 The covered deck needs to be power washed and stained. Suggest contacting a paint contractor. The handrails need vertical ballasts spaced every four inches. There are saw cuts in the center of the deck steps and could have possibly hindered their structural integrity. The wheelchair ramp showed sign of wear. The front porch handrails were not attached at the right of the front door. The handrail near the ramp is missing.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



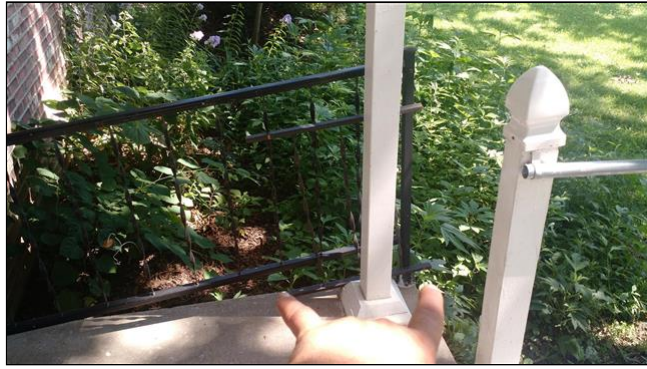
2.3 Item 3(Picture)



2.3 Item 4(Picture)



2.3 Item 5(Picture)



2.3 Item 6(Picture)

2.4 Portions of the driveway are cracked and need to be resurfaced.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage



Styles & Materials

Garage Door Type:
One automatic

Garage Door Material:
Metal

Auto-opener Manufacturer:
LIFT-MASTER

		IN	NI	NP	RR
3.0	Garage Ceilings	•			
3.1	Garage Walls (including Firewall Separation)				•
3.2	Garage Floor	•			
3.3	Garage Door (s)	•			
3.4	Occupant Door (from garage to inside of home)				•
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			
3.6	Garage window (s)	•			

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IN NI NP RR

Comments:

3.1 There is no firewall separation between the garage and living areas. This a major defect and could allow noxious gasses to enter the living areas of the home.



3.1 Item 1(Picture)

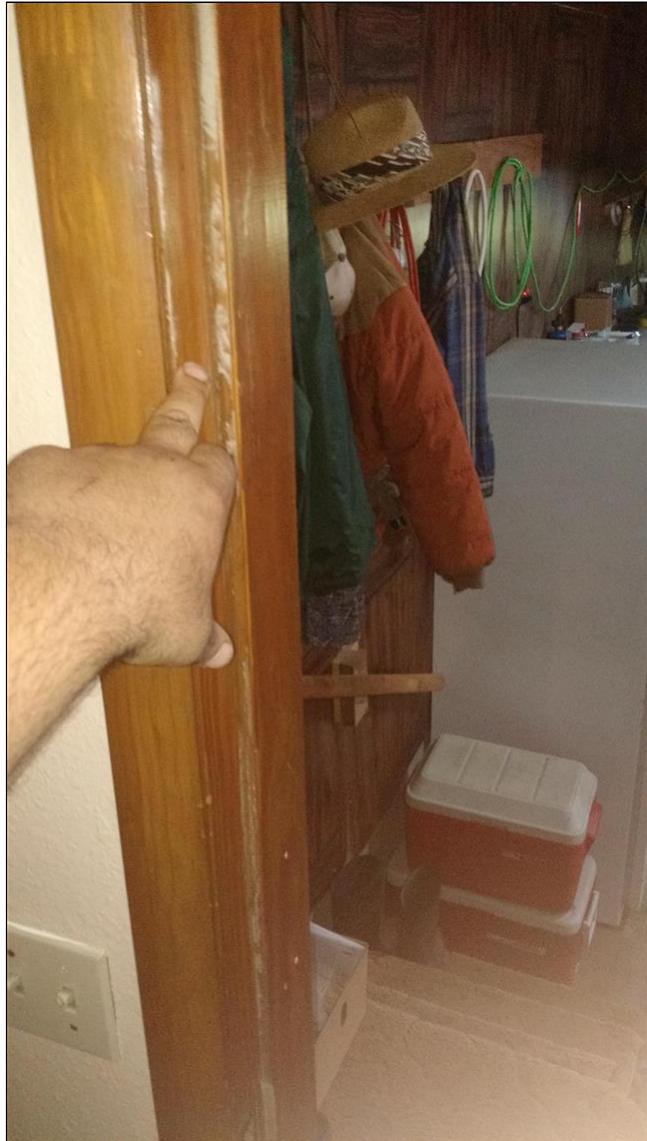


3.1 Item 2(Picture)

3.4 The interior garage door was hollow and not fire rated. The door also has no seals. This is a major defect because it allows noxious gasses to enter the living areas of the home. This needs to be replaced with a fire rated exterior door with seals.



3.4 Item 1(Picture)



3.4 Item 2(Picture)

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Carpet
Linoleum

Interior Doors:

Hollow core

Window Types:

Double-hung

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

Laminate

		IN	NI	NP	RR
4.0	Ceilings	•			
4.1	Walls	•			
4.2	Floors	•			
4.3	Steps, Stairways, Balconies and Railings				•
4.4	Counters and Cabinets (representative number)	•			
4.5	Doors (representative number)				•
4.6	Windows (representative number)	•			

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IN NI NP RR

Comments:

4.0 Several former drywall patches were observed in the second bedroom at the time of the inspection.



4.0 Item 1(Picture)

4.0 Item 2(Picture)

4.3 There was a make-shift handrail leading up the stairs from the garage. Suggest contacting a contractor to do any repairs necessary.



4.3 Item 1(Picture)

4.5 There was a whole knocked into the master bedroom door that needs to be replaced.



4.5 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Styles & Materials

Foundation: Masonry block	Method used to observe Crawlspace: Crawled	Floor Structure: 2 X 10
Wall Structure: 2 X 4 Wood	Columns or Piers: Masonry block	Ceiling Structure: 2X4
Roof Structure: 2 X 4 Rafters	Roof-Type: Gable	Method used to observe attic: Inaccessible
Attic info: No Access		

		IN	NI	NP	RR
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
5.1	Walls (Structural)	•			
5.2	Columns or Piers	•			
5.3	Floors (Structural)	•			
5.4	Ceilings (Structural)	•			
5.5	Roof Structure and Attic	•			

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IN NI NP RR

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Styles & Materials

Water Source:

Well or Spring

Water Filters:

Whole house conditioner

Plumbing Water Supply (into home):

PVC

Plumbing Water Distribution (inside home):

PVC

Washer Drain Size:

2" Diameter

Plumbing Waste:

PVC

Water Heater Power Source:

Electric

Water Heater Capacity:

Unknown

Water Heater Location:

Utility Room

WH Manufacturer:

STATE

		IN	NI	NP	RR
6.0	Plumbing Drain, Waste and Vent Systems	•			
6.1	Plumbing Water Supply, Distribution System and Fixtures	•			
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
6.3	Main Water Shut-off Device (Describe location)	•			
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
6.5	Main Fuel Shut-off (Describe Location)	•			
6.6	Sump Pump			•	

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IN NI NP RR

Comments:

6.3 The main shut-off valve is at the well.



6.3 Item 1(Picture)

6.5 Main propane shut-off valve is at the propane tank.



6.5 Item 1(Picture)

6.6 Didn't see a sump pump installed

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Styles & Materials

Electrical Service Conductors:

Overhead service

Panel Capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

CUTLER HAMMER

Branch wire 15 and 20 AMP:

Copper

Aluminum

Wiring Methods:

Romex

		IN	NI	NP	RR
7.0	Service Entrance Conductors	•			
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure				•
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)				•
7.6	Operation of AFCI (ARC Fault Circuit Interrupters)			•	
7.7	Location of Main and Distribution Panels	•			
7.8	Smoke Detectors			•	
7.9	Carbon Monoxide Detectors			•	

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IN NI NP RR

Comments:

7.0 Service entrance conductors and drip loops looked adequate at time of inspection.



7.0 Item 1(Picture)

7.2 200 amp service.



7.2 Item 1(Picture)

7.4 The outlet to the left of the sliding glass door has reversed polarity. This is a major defect. Suggest contacting a licensed electrician to for further evaluation and repairs.



7.4 Item 1(Picture)

7.5 None of the exterior outlets or outlets in the kitchens and bathrooms were GFCI protected at time of the inspection. All outlets within six feet of an interior water source and all exterior outlets need to be GFCI protected. Suggest having an electrician make any repairs necessary.



7.5 Item 1(Picture)



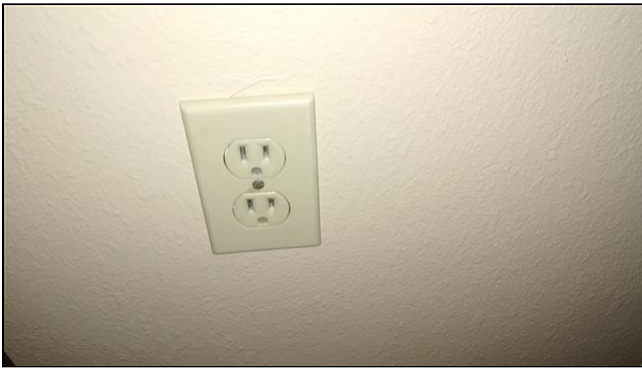
7.5 Item 2(Picture)



7.5 Item 3(Picture)



7.5 Item 4(Picture)



7.5 Item 5(Picture)



7.5 Item 6(Picture)



7.5 Item 7(Picture)

7.7 The main panel box is located at the utility room.

7.8 There were no smoke detectors present in the home. This is a major defect. Suggest installing them in every sleeping area of home, and on every level.

7.9 There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Styles & Materials

Heat Type: Heat Pump Forced Air (also provides cool air)	Energy Source: Propane	Number of Heat Systems (excluding wood): One
Heat System Brand: ARMSTRONG	Ductwork: Insulated	Filter Type: Disposable
Filter Size: N/A	Types of Fireplaces: None	Operable Fireplaces: None
Number of Woodstoves: One	Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)	Cooling Equipment Energy Source: Electricity
Number of AC Only Units: One	Central Air Brand: ARMSTRONG	

		IN	NI	NP	RR
8.0	Heating Equipment	•			
8.1	Normal Operating Controls	•			
8.2	Automatic Safety Controls	•			
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
8.4	Presence of Installed Heat Source in Each Room	•			
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)	•			
8.7	Gas/LP Firelogs and Fireplaces	•			

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IN NI NP RR

		IN	NI	NP	RR
8.8	Cooling and Air Handler Equipment	•			
8.9	Normal Operating Controls	•			
8.10	Presence of Installed Cooling Source in Each Room	•			

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IN NI NP RR

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



Styles & Materials

Attic Insulation:

Cellulose

Ventilation:

Gable vents

Exhaust Fans:

Fan with light

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

Floor System Insulation:

NONE

		IN	NI	NP	RR
9.0	Insulation in Attic	•			
9.1	Insulation Under Floor System			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

		IN	NI	NP	RR
9.2	Vapor Retarders (in Crawlspace or basement)	•			
9.3	Ventilation of Attic and Foundation Areas	•			
9.4	Venting Systems (Kitchens, Baths and Laundry)	•			
9.5	Ventilation Fans and Thermostatic Controls in Attic	•			

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IN NI NP RR

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Styles & Materials

Dishwasher Brand:
WHIRLPOOL

Disposer Brand:
UNKNOWN

Exhaust/Range hood:
UNKNOWN BRAND

Range/Oven:
WHIRLPOOL

Built in Microwave:
WHIRLPOOL

		IN	NI	NP	RR
10.0	Dishwasher	•			
10.1	Ranges/Ovens/Cooktops	•			
10.2	Range Hood (s)	•			
10.3	Trash Compactor			•	
10.4	Food Waste Disposer		•		
10.5	Microwave Cooking Equipment	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Summary



Coltrane Inspection and Handyman Service, LLC

180 Lake Club Drive, bldg #39 apt #21

Branson, MO 65616

417-699-1394

www.Coltraneinspects.com

wes@coltraneinspects.com

Customer

Meagan Caswell

Address

451 S School Street

Goodman MO 64843

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

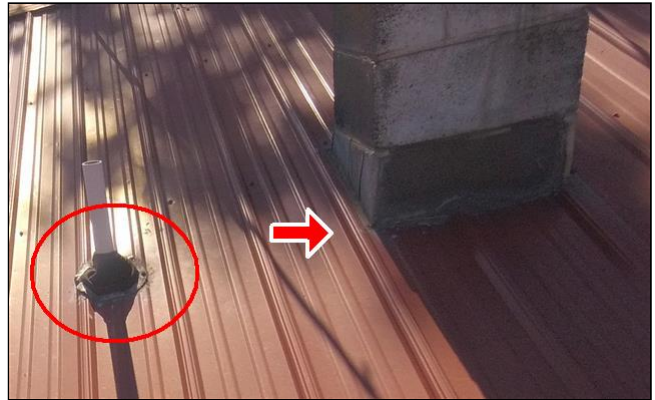
1.2 Skylights, Chimneys and Roof Penetrations

Repair or Replace

Deteriorated caulking around several roof penetrations as well as the chimney step-flashing. Suggest repairing and replacing as needed.



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)

1.3 Roof Drainage Systems

Repair or Replace

Drainage system was clear of clutter at time of inspection but there were signs of apparent water leaks due to buildup near the front right corner of the front porch. The downspouts had homemade extensions that were in poor shape.



1.3 Item 1(Picture)



1.3 Item 2(Picture)



1.3 Item 3(Picture)



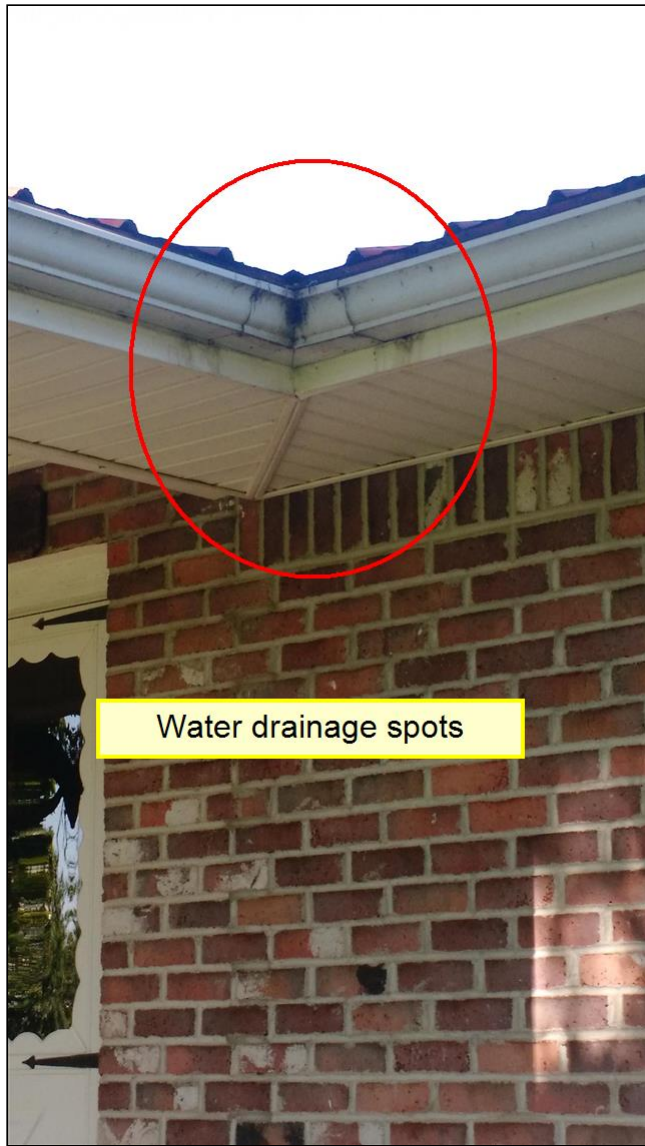
1.3 Item 4(Picture)



1.3 Item 5(Picture)



1.3 Item 6(Picture)



1.3 Item 7(Picture)

2. Exterior

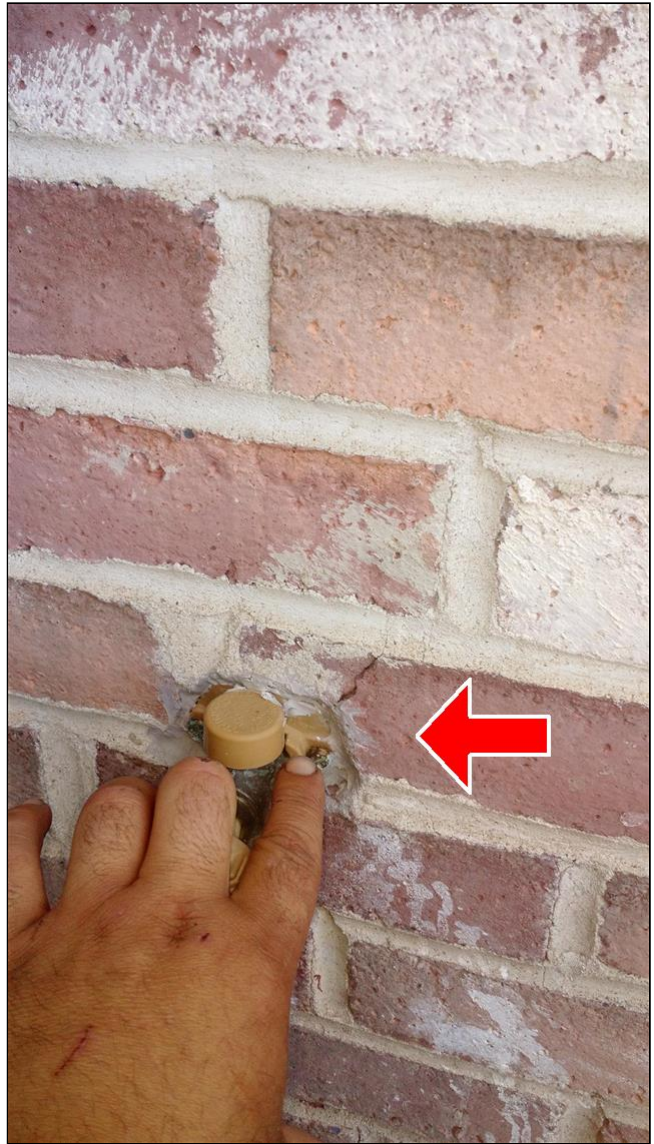
2.0 Wall Cladding Flashing and Trim

Repair or Replace

Throughout the exterior of the house, there are areas where the mortar has chipped out and needs to be re-pointed. Around several of the exterior hose bibs and crawlspace vents, the bricks have cracked. Suggest contacting a licensed contractor for further evaluation.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)

2.2 Windows

Repair or Replace

Most of the shutters have loads of dry-rot and need to be replaced.



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Repair or Replace

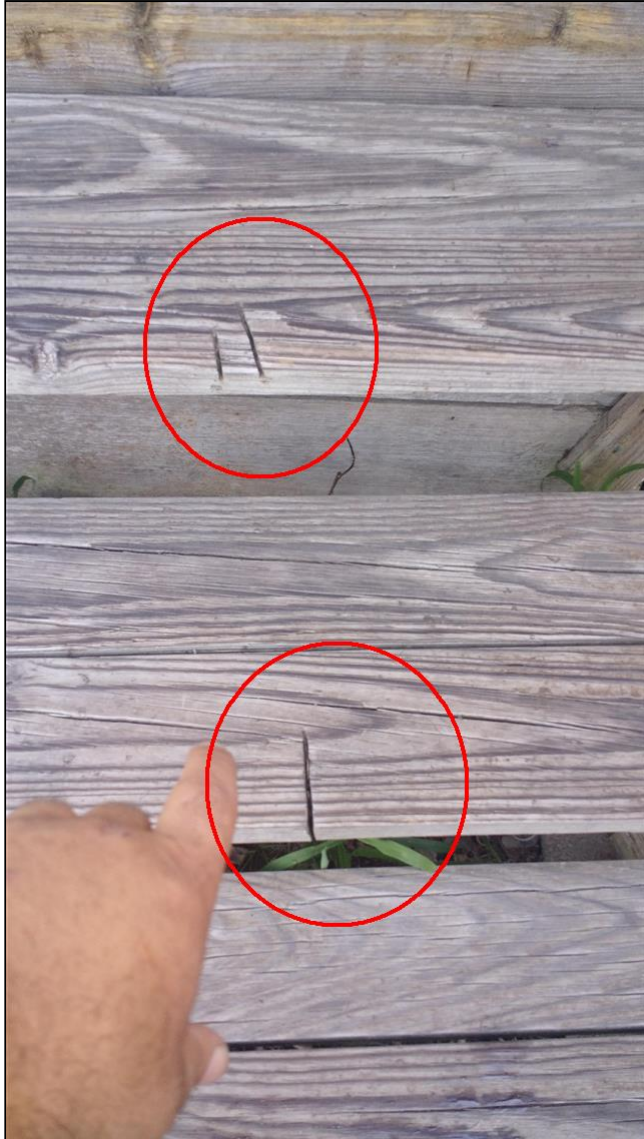
The covered deck needs to be power washed and stained. Suggest contacting a paint contractor. The handrails need vertical ballasts spaced every four inches. There are saw cuts in the center of the deck steps and could have possibly hindered their structural integrity. The wheelchair ramp showed sign of wear. The front porch handrails were not attached at the right of the front door. The handrail near the ramp is missing.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



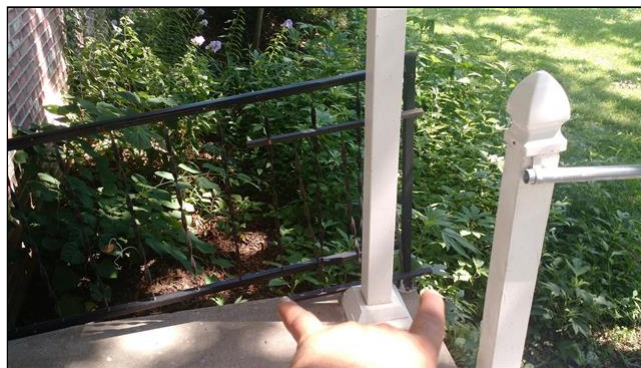
2.3 Item 3(Picture)



2.3 Item 4(Picture)



2.3 Item 5(Picture)



2.3 Item 6(Picture)

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace

Portions of the driveway are cracked and need to be resurfaced.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

3. Garage

3.1 Garage Walls (including Firewall Separation)

Repair or Replace

There is no firewall separation between the garage and living areas. This a major defect and could allow noxious gasses to enter the living areas of the home.



3.1 Item 1(Picture)

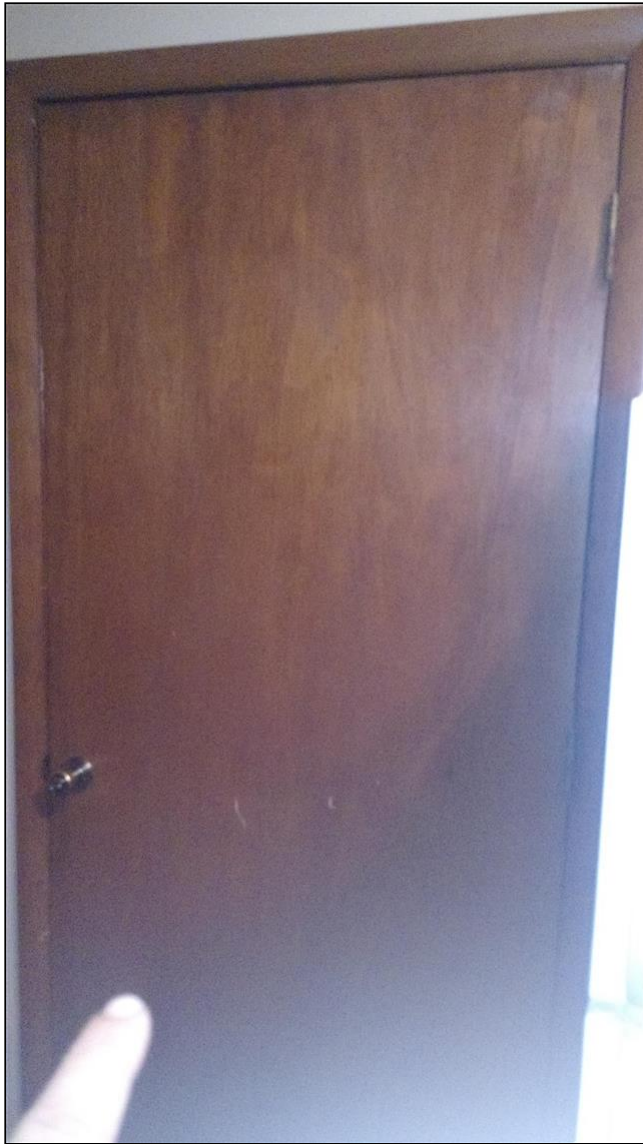


3.1 Item 2(Picture)

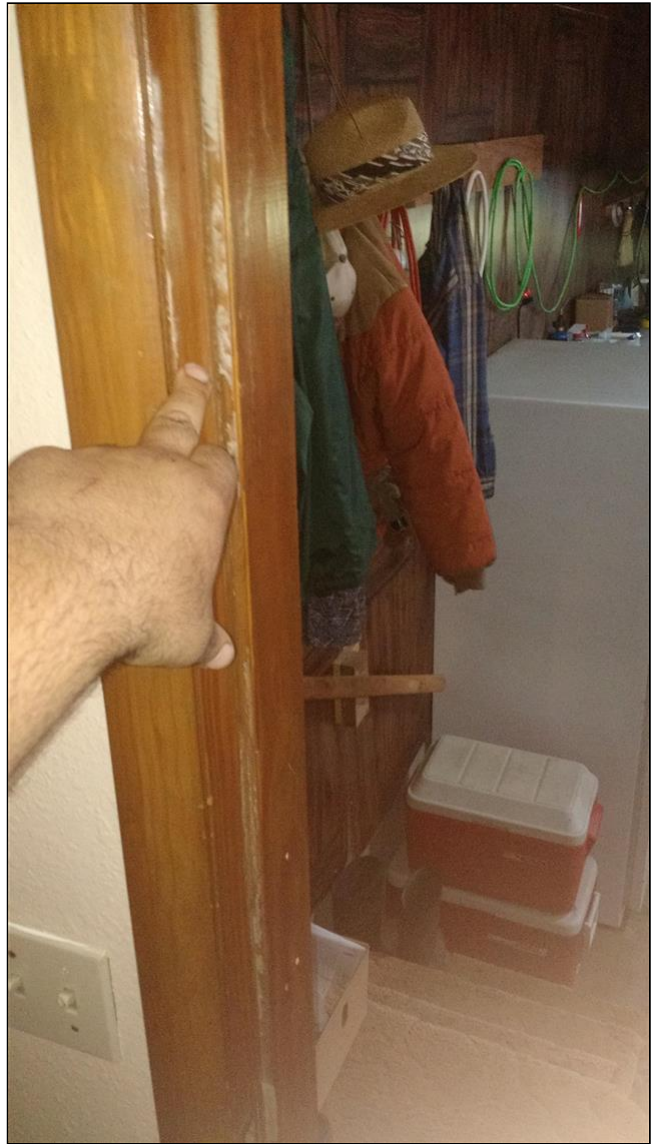
3.4 Occupant Door (from garage to inside of home)

Repair or Replace

The interior garage door was hollow and not fire rated. The door also has no seals. This is a major defect because it allows noxious gasses to enter the living areas of the home. This needs to be replaced with a fire rated exterior door with seals.



3.4 Item 1(Picture)



3.4 Item 2(Picture)

4. Interiors

4.3 Steps, Stairways, Balconies and Railings

Repair or Replace

There was a make-shift handrail leading up the stairs from the garage. Suggest contacting a contractor to do any repairs necessary.



4.3 Item 1(Picture)

4.5 Doors (representative number)**Repair or Replace**

There was a whole knocked into the master bedroom door that needs to be replaced.



4.5 Item 1(Picture)

7. Electrical System**7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure****Repair or Replace**

The outlet to the left of the sliding glass door has reversed polarity. This is a major defect. Suggest contacting a licensed electrician to for further evaluation and repairs.



7.4 Item 1(Picture)

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Repair or Replace

None of the exterior outlets or outlets in the kitchens and bathrooms were GFCI protected at time of the inspection. All outlets within six feet of an interior water source and all exterior outlets need to be GFCI protected. Suggest having an electrician make any repairs necessary.



7.5 Item 1(Picture)



7.5 Item 2(Picture)



7.5 Item 3(Picture)



7.5 Item 4(Picture)



7.5 Item 5(Picture)



7.5 Item 6(Picture)



7.5 Item 7(Picture)

7.8 Smoke Detectors

Not Present

There were no smoke detectors present in the home. This is a major defect. Suggest installing them in every sleeping area of home, and on every level.

7.9 Carbon Monoxide Detectors

Not Present

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

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LLC**

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Inspected By: Wesley Smith

Inspection Date: 7/10/2017

Report ID: 20170709-School

Customer Info:	Inspection Property:
Meagan Caswell	451 S School Street Goodman MO 64843
Customer's Real Estate Professional: Keith Landrum Keller Williams	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,501-2,000	325.00	1	325.00
Inspection Discount	-50.00	1	-50.00

Tax \$0.00

Total Price \$275.00

Payment Method: Cash

Payment Status: Paid At Time Of Inspection

Note: