Bright Light Inspections LLC

(316) 250-5221
www.BLInspections.com
josh@blinspections.com
Inspected By: Josh Counce

Inspection Report

Prepared For:

Daniel Gentry

Property Address:

12220 N Seneca St
Sedgwick, KS 67135

Inspected on Wed, Aug 20 2025 at 08:30

Table of Contents

Report Summary

This is a quick summary of the most important items needing to be addressed. Please be sure to read through the entire report to gain a better understanding of the home.

Flashing

1) Comment 2: The home had no kick-out flashing installed where walls extended past roof edges. Kick-out flashing diverts water from behind the exterior wall covering at areas of the home where a sidewall extends out past a roof eve. The Inspector recommends consulting with a qualified roofing contractor to discuss options and costs for replacement.

Exterior Electrical

2) Comment 10: One or more exterior electric receptacles were not GFCI protected. The inspector recommends repair by a licensed electrician where necessary.

Attachment To Home

3) Comment 12: The deck was attached to the home with a ledger board that was not flashed properly. This can trap moisture and cause wood rot on the back side of the ledger board. The inspector recommends evaluation and repair by a qualified contractor.

Foundation

4) Comment 14: Foundation piers for deck support posts were not present or did not extend high enough above grade to prevent wood post contact with soil. This condition will cause eventual decay of post bases. The Inspector recommends correction by a qualified contractor.

Exterior: Deck

5) Comment 16: The deck had unconventional framing practices and had experienced some settlement and movement. The joists were over-spanned, were in the wrong orientation and had no joist hangers or band joist. This should be further evaluated by a qualified contractor to determine options and costs for any necessary repairs.

(Report Summary continued)

Exterior: Patio

6) Comment 17: Support posts for the back patio overhang were not resting on metal post bases which has caused deterioration to the bottom of the posts. The inspector recommends having a qualified contractor install metal post bases as needed.

Garage Electrical

7) Comment 22: Electrical receptacles in the garage had no Ground Fault Circuit Interrupter (GFCI) protection or it would not trip. Although this was considered safe or acceptable at the time the home was originally constructed, building standards have changed. Consider having GFCI protection installed as a safety precaution.

Fireplace

8) Comment 24: The inspector could not get the downstairs fireplace to light. This should be further evaluated by a qualified fireplace repair contractor.

The hearth extension also had tiles that were not secured and should be repaired.

9) Comment 25: A flexible gas line was observed routed through the metal fireplace box. This installation can expose the gas line to physical damage, creating a potential safety hazard. A qualified HVAC or gas contractor should evaluate and correct as needed for safe operation.

Entry Doors

10) Comment 26: The rear sliding door did not lock and was held shut by a baseball bat. This should be evaluated and repaired by a licensed contractor.

Plumbing: Drain, Waste & Vent (DWV)

11) Comment 43: There were loose or missing fasteners and stretched couplings for the sewage ejector pump. The inspector recommends having a licensed plumber to evaluate and repair the ejector pump and pipe system as needed.

TPRV Valve

12) Comment 44: The water heater temperature/pressure relief (TPR) valve had no discharge pipe installed. The Inspector recommends that a properly-configured TPR discharge pipe be installed by a qualified plumbing contractor.

Inspection Details

Approximate Temperature:	80 Degrees F
Weather-Related Soil Condition:	Damp from recent rain

Roof

Inspection Method:	Walked the roof
Roof Design:	Gable
Roof Covering Materials:	Asphalt shingles
	Condition: Satisfactory

Comment 1:
There were a few shingles on the east side that have been re-sealed likely from wind damage.

Figure 1-1

Figure 1-2

Flashing:	Galvanized steel, Aluminum
	Condition: Repair or Replace

(Roof continued)

Comment 2:
The home had no kick-out flashing installed where walls extended past roof edges. Kick-out flashing diverts water from behind the exterior wall covering at areas of the home where a sidewall extends out past a roof eve. The Inspector recommends consulting with a qualified roofing contractor to discuss options and costs for replacement.

Figure 2-1

Figure 2-2

Vents:	Roof, Plumbing, Combustion exhaust Condition: Satisfactory
Gutters & Downspouts:	Inspected Condition: Functional

Comment 3:
One or more downspouts discharged roof drainage next to the foundation. The inspector recommends installing downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.

Homesite

Inspection/Site Grading: Mostly Level, Sloped Away From Structure
Condition: Functional

Comment 4:
The property had areas where the ground slopes toward the foundation, creating neutral or negative drainage. This condition can lead to water pooling near the home and may contribute to foundation issues over time. The inspector recommends regrading these areas so the soil slopes away from the foundation for at least six feet to promote proper drainage and to help protect the structure.

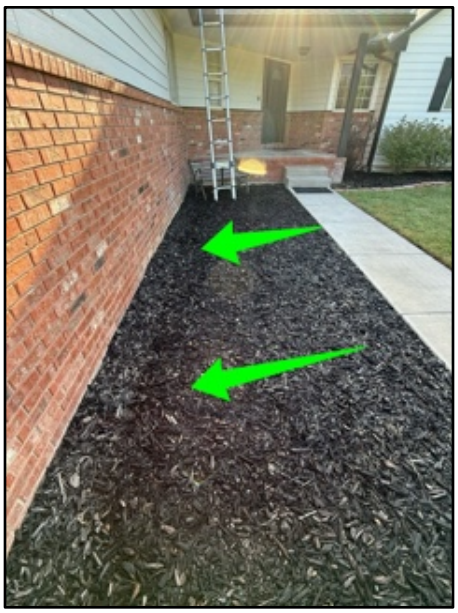

Figure 4-1

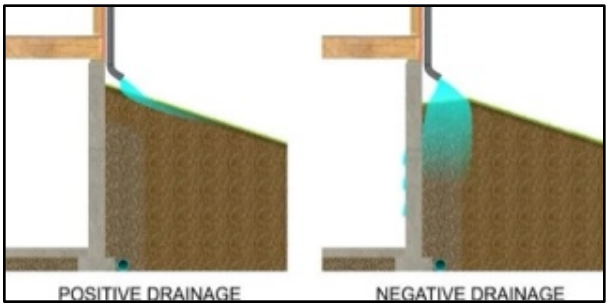

Figure 4-2

Vegetation: Growing Against Structure
Condition: Marginal

Comment 5:
Vegetation around the exterior walls was in contact with the home and siding. Inspector recommends trimming back or removing vegetation near walls to avoid damage to home.

Exterior

Driveway:	Concrete, Gravel Condition: Satisfactory
Walkways:	Concrete Condition: Satisfactory
Porch:	Concrete, Brick Condition: Satisfactory
Window Exteriors:	Vinyl Condition: Functional

Comment 6:
The windows were installed without flashing above and were protected by sealant alone. This sealant will need to be maintained to prevent damage to the siding. Flashing is recommended above windows and doors to help reduce the chance of leaks.

Window Screens:	Inspected Condition: Repair or Replace

Comment 7:
Multiple window screens were damaged or missing. Recommend repair or replace where needed.

Figure 7-1

Figure 7-2

(Exterior continued)

Exterior Covering: Brick, Engineered Wood Lap
Condition: Functional

Comment 8:
There were no weep holes installed in the masonry siding to allow trapped moisture to drain away. The inspector recommends having a qualified masonry professional install weep holes as needed.
(This is a common issue in Wichita and surrounding areas.)

Figure 8-1

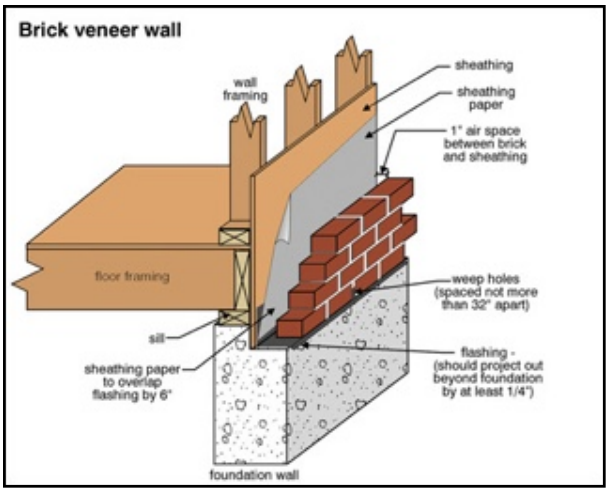

Figure 8-2

Exterior Trim: Wood, Engineered Wood
Condition: Functional

Comment 9:
The caulking/sealant around the windows, siding & trim of the home needed maintenance at the time of the inspection. Have all work performed by a qualified professional.

(Exterior continued)

Figure 9-1

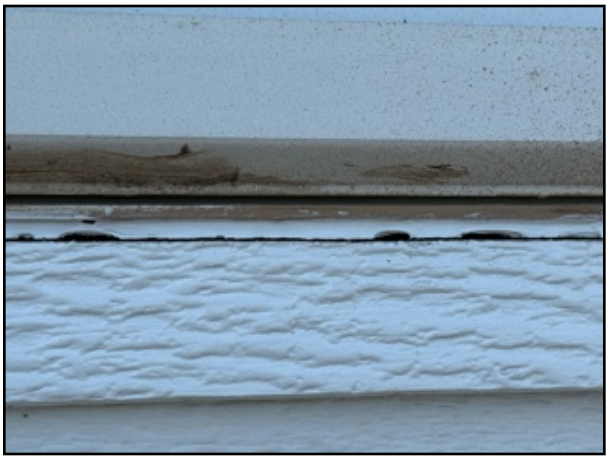

Figure 9-2

Figure 9-3

Figure 9-4

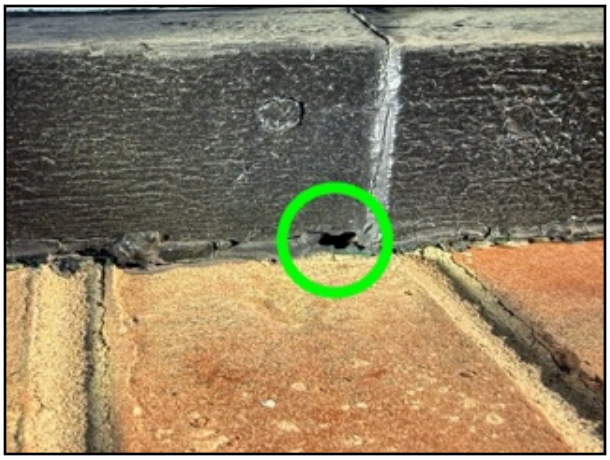

Figure 9-5

Figure 9-6

(Exterior continued)

Figure 9-7

Soffit Vents:	Inspected Condition: Satisfactory
Exterior Electrical:	Inspected, Outdoor Rated Condition: Repair or Replace

Comment 10:
One or more exterior electric receptacles were not GFCI protected. The inspector recommends repair by a licensed electrician where necessary.

(Exterior continued)

Figure 10-1

Comment 11:
The exterior hose bibs were not secured to the home at the time of the inspection.

Figure 11-1

Figure 11-2

(Exterior continued)

Deck

Attachment To Home: Ledger Board

Comment 12:
The deck was attached to the home with a ledger board that was not flashed properly. This can trap moisture and cause wood rot on the back side of the ledger board. The inspector recommends evaluation and repair by a qualified contractor.

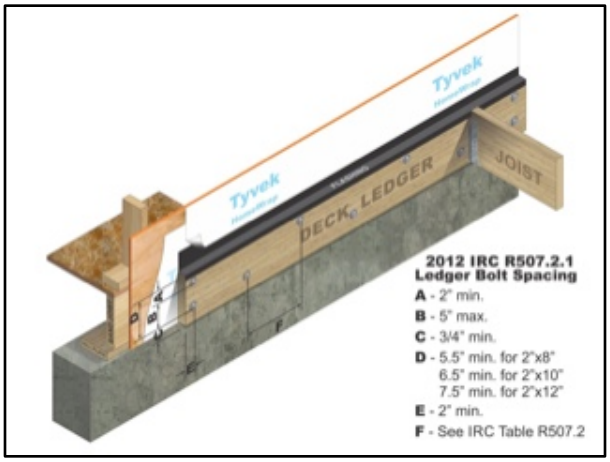

Figure 12-1

Deck Material: Wood
Condition: Satisfactory

Deck Guardrail: Wood
Condition: Safety Concern

Comment 13:
Posts supporting deck guardrail assemblies were placed too far apart. The over-spanned guardrail assemblies appeared to be structurally inadequate as fall protection. The Inspector recommends correction by a qualified contractor.

(Deck continued)

Figure 13-1

Deck Floor Material:	Wood board Condition: Functional
Foundation:	Inspected Condition: Repair or Replace

Comment 14:
Foundation piers for deck support posts were not present or did not extend high enough above grade to prevent wood post contact with soil. This condition will cause eventual decay of post bases. The Inspector recommends correction by a qualified contractor.

Figure 14-1

Figure 14-2

(Deck continued)

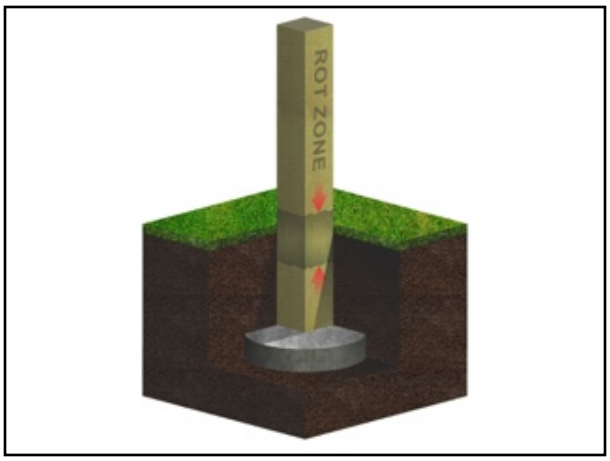

Figure 14-3

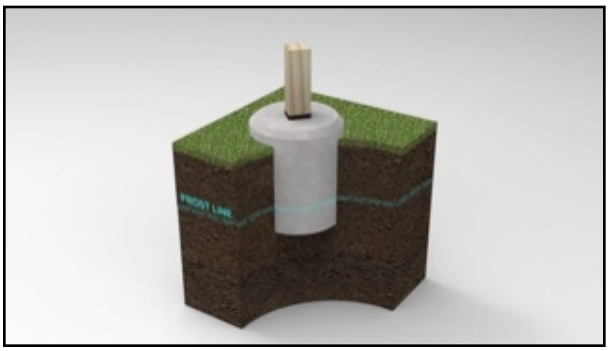

Figure 14-4

Comment 15:
The deck was built with 4x4 support posts which are no longer allowed because of the tendency to twist, warp & split. These should be monitored over time for changes, or replaced with 6x6 posts.

Figure 15-1

(Deck continued)

Comment 16:
The deck had unconventional framing practices and had experienced some settlement and movement. The joists were over-spanned, were in the wrong orientation and had no joist hangers or band joist. This should be further evaluated by a qualified contractor to determine options and costs for any necessary repairs.

Figure 16-1

Patio

Patio Location:	Rear of home Condition: Satisfactory
Patio Materials:	Poured concrete Condition: Satisfactory

Comment 17:
Support posts for the back patio overhang were not resting on metal post bases which has caused deterioration to the bottom of the posts. The inspector recommends having a qualified contractor install metal post bases as needed.

(Patio continued)

Figure 17-1

Figure 17-2

Figure 17-3

Figure 17-4

Attic

Attic Access:	Garage
Attic Insulation:	Blown-in, Wool, R-30 Condition: Satisfactory

Comment 18:
Insulation was installed up to an R-30 in the attic at the time of the inspection. Current standards recommend an insulation value of R-38 or roughly 2-3 more inches of additional insulation.

Attic Ventilation:	Soffit vents Condition: Satisfactory
Roof Structure:	Roof Trusses Condition: Satisfactory
Roof Sheathing:	OSB (Oriented Strand Board) Condition: Satisfactory
Attic Electrical, Plumbing And Hvac:	Inspected, Limited Visibility Condition: Satisfactory

Comment 19:
Exhaust fan ducts from one or more bathrooms discharge into the attic space. Best practice is to discharge to the home exterior because the high moisture content of the air may cause the development of microbial growth. Another option is to move the discharge to up high near a roof vent.

Comment 20:
Energized electrical splices not contained within a junction box and exposed to touch were visible in the attic at the time of the inspection. Electrical splices should be contained within a junction box with a cover plate installed.

(Attic continued)

Figure 20-1

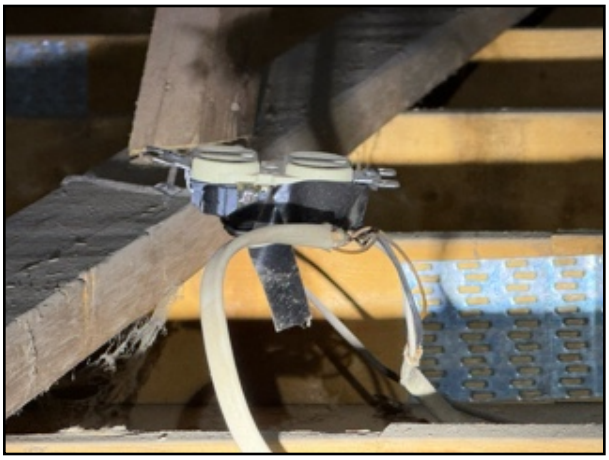

Figure 20-2

Garage

Garage Description:	Attached
Garage Size:	2 Car
Vehicle Door Type:	Automatic, Overhead
Opener Safety Features:	Motion Sensor Condition: Satisfactory
Man Doors:	Fire Rated, Metal Condition: Satisfactory
Floors, Walls, & Ceiling:	Inspected, Limited Visibility Condition: Satisfactory

Comment 21:
A few small holes in the ceiling should be repaired by a qualified contractor.

Garage Electrical:	Inspected Condition: Repair or Replace

(Garage continued)

Comment 22:
Electrical receptacles in the garage had no Ground Fault Circuit Interrupter (GFCI) protection or it would not trip. Although this was considered safe or acceptable at the time the home was originally constructed, building standards have changed. Consider having GFCI protection installed as a safety precaution.

Figure 22-1

Interior

Stairs:	U-Shaped, Handrail Condition: Satisfactory
Fireplace:	Gas-fired, Metal Condition: Satisfactory

(Interior continued)

Comment 23:
The home contained a gas-burning fireplace. The inspector found no problems with the firebox, however full inspection of gas-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the flue and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector near you at http://www.csia.org/search

Comment 24:
The inspector could not get the downstairs fireplace to light. This should be further evaluated by a qualified fireplace repair contractor.

The hearth extension also had tiles that were not secured and should be repaired.

Figure 24-1

Figure 24-2

(Interior continued)

Comment 25:
A flexible gas line was observed routed through the metal fireplace box. This installation can expose the gas line to physical damage, creating a potential safety hazard. A qualified HVAC or gas contractor should evaluate and correct as needed for safe operation.

Figure 25-1

Figure 25-2

General Interior

Entry Doors: Metal, Vinyl, Hinged, Sliding
Condition: Repair or Replace

~~Comment 26:~~
~~The rear sliding door did not lock and was held shut by a baseball bat. This should be evaluated and repaired by a licensed contractor.~~

FIXED

(General Interior continued)

Figure 26-1

Figure 26-2

FIXED

Window Types:	Single Hung, Sliding, Fixed
Window Frame Materials:	Vinyl Condition: Satisfactory
Window Glazing Type:	Double-pane, Thermal-pane Condition: Functional
Smoke Alarm & CO Detector:	Inspected Condition: Satisfactory

Kitchen

Floor, Walls & Ceiling:	Inspected Condition: Satisfactory
Cabinets:	Inspected Condition: Satisfactory

Comment 27:
The cabinet underneath the sink was damaged from a previous leak and needs to be repaired. No active leaks were found at the time of the inspection.

(Kitchen continued)

Comment 28:
The "lazy Susan" corner rotating cabinet had a cracked shelf that should be replaced.

Figure 28-1

Figure 28-2

Countertops:	Inspected Condition: Satisfactory

Comment 29:
Sealant along the countertop and wall joint needed repaired. Have work performed by a qualified contractor.

Sink & Plumbing:	Inspected Condition: Satisfactory
Oven/Cooktop Type:	Electric Condition: Satisfactory
Exhaust Hood:	Re-circulating Condition: Functional
Built-In Microwave:	Inspected Condition: Satisfactory
Dishwasher:	Whirlpool, Inspected Condition: Functional

(Kitchen continued)

Comment 30:
The dishwasher drain line was improperly configured and may experience problems related to siphoning. The drain line should attach to the underside of countertop or have an air gap device installed. Some newer dishwashers have this loop built into the side, but this is not visible to the inspector.

Figure 30-1

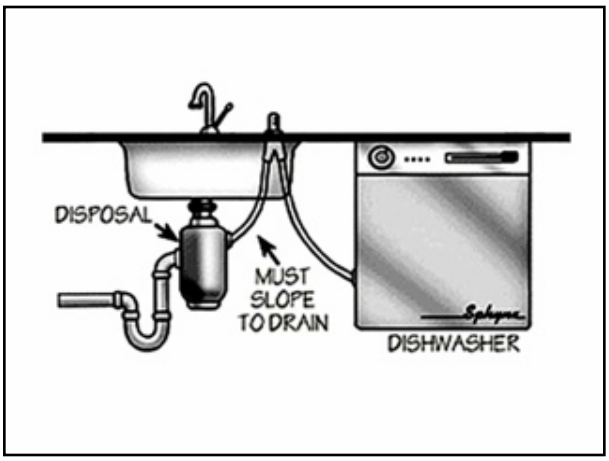

Figure 30-2

Garbage Disposal:	Inspected Condition: Satisfactory
Refrigerator:	Inspected Condition: Satisfactory

Comment 31:
The electric receptacle beneath the sink was not secured and was hanging in the bottom of the cabinet. This should be secured by a qualified electrician.

(Kitchen continued)

Figure 31-1

Living Room #1

Location:	Upstairs, Front Entry
Floor, Walls & Ceiling:	Inspected
	Condition: Satisfactory
HVAC:	Supply & Return
	Condition: Satisfactory

Living Room #2

Location:	Upstairs, Downstairs
Floor, Walls & Ceiling:	Inspected
	Condition: Marginal

(Living Room #2 continued)

Comment 32:
The carpet in this room needed to be stretched to prevent trip hazards.

Figure 32-1

Figure 32-2

HVAC: Supply & Return
Condition: Satisfactory

Laundry Room

Laundry Hookups: Visually Inspected
Condition: Satisfactory

Dryer Venting: To Exterior
Condition: Satisfactory

Bedrooms

Bedroom inspections include: floors, walls, ceilings, electrical, windows, doors & HVAC. All items will be deemed satisfactory unless otherwise noted.

(Bedrooms continued)

Bedroom #1

Location: Upstairs, South, East

Bedroom #2

Location: Upstairs, South, West

Bedroom #3

Location: Upstairs, North, West

Bedroom #4

Location: Downstairs

Comment 33:
The door to this room was missing a throw plate.

Figure 33-1

Bathrooms

Bathroom inspections include: floors, walls, ceilings, cabinets, countertops, sinks, faucets, plumbing, functional flow & drainage, toilets, showers, tubs, electrical, GFCI, ventilation & HVAC. (Tub overflows are not tested due to the high likelihood the gaskets may leak. Care should be exercised in filling tubs to not allow water into the overflow.)

Bathroom #1

Location: Master Bedroom, Upstairs

Comment 34:
Flexible drain lines like the one used underneath this sink can sometimes hold debris and develop odors. Smooth-walled drain lines are best used for this purpose.

Figure 34-1

Figure 34-2

Bathroom #2

Location: Hallway, Upstairs

(Bathroom #2 continued)

Comment 35:
The diverter valve was inoperable or did not operate correctly (the diverter is the valve that diverts water from the tub faucet to the shower head). The Inspector recommends maintenance/repair be performed by a qualified contractor.

Figure 35-1

Comment 36:
There was a slow leak from the water shut off in the bathtub that should be repaired.

(Bathroom #2 continued)

Figure 36-1

Bathroom #3

Location: Downstairs

Comment 37:
The diverter valve was inoperable or did not operate correctly (the diverter is the valve that diverts water from the tub faucet to the shower head). The Inspector recommends maintenance/repair be performed by a qualified contractor.

(Bathroom #3 continued)

Figure 37-1

Comment 38:
The door in this bathroom was difficult to close and should be adjusted by a qualified contractor.

Electrical

Service Drop & Meter

Service Entrance Type:	Underground
Type of Attachment:	Side of structure
Service Voltage:	240 volts
Electric Meter Location:	Utility pole

(Electrical continued)

Service Panel

Service Panel Location:	Garage
Service Panel Ampacity:	200 amps
Main Disconnect Type:	Breaker
Main Disconnect Ampacity:	200 amps
Service Panel Ground:	Ground Rod

Comment 39:
In the service panel, 2 or more neutral wires terminated under the same lug. This is improper. An individual terminal should be provided for each branch-circuit neutral conductor. Recommend repair by a licensed electrical contractor.

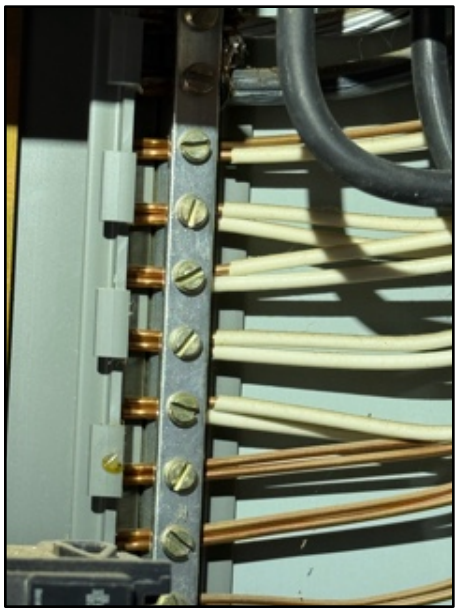

Figure 39-1

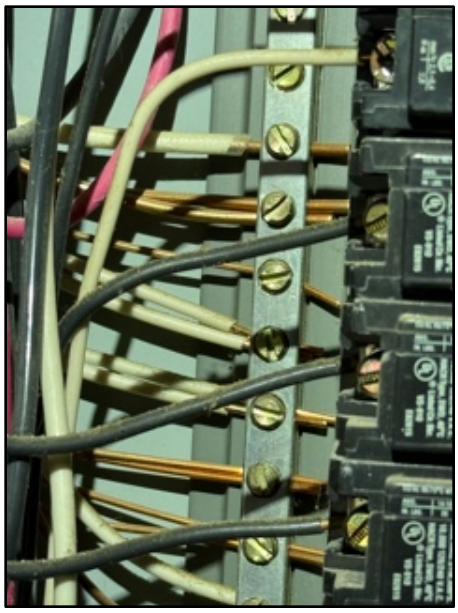

Figure 39-2

(Electrical continued)

Branch Circuits

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to those components that are readily visible, and to evaluating for proper response to testing of switches and a representative number of electrical receptacles.

Branch Circuit Conductor Type:	Copper, Non-metallic sheathed, Solid, Stranded
Overcurrent Protection Type:	Circuit breakers, GFCI
	Condition: Satisfactory

Comment 40:
There were electric receptacles in various areas around the home without cover plates installed. These should be properly covered with new cover plates.

Figure 40-1

Plumbing

Sump Pump: Basement, Inspected
Condition: Functional

Comment 41:
The inspector recommends installation of a battery backup or water pressure siphon system in case of a power outage, the sump pump would still be able to operate.

Comment 42:
The sump pump discharge pipe routed underground without an air gap device installed. This is improper and can lead to pump damage in the event of an ice blockage within the discharge pipe. This should be corrected by a qualified plumber.

Figure 42-1

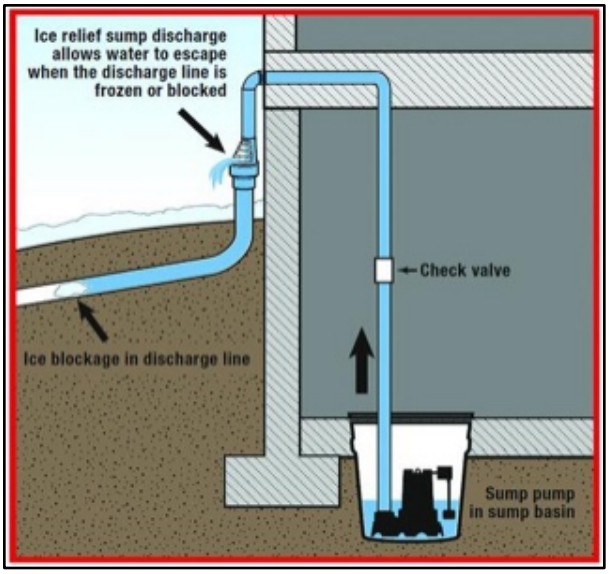

Figure 42-2

Water Supply

Water Source: Private
Water Service Pipe Material: Polyethylene (PE)
Distribution Pipe Material: Copper, Crosslinked polyethylene (PEX)
Distribution Pipe Bonding: Cold bonded

(Water Supply continued)

Main Water Shutoff Location: Basement

Drain, Waste & Vent (DWV)

Sewer System: Private

Drain, Waste, & Vent Pipe Materials: Polyvinyl Chloride (PVC), 2-inch, 3-inch, 4-inch

---

Comment 43:
There were loose or missing fasteners and stretched couplings for the sewage ejector pump. The inspector recommends having a licensed plumber to evaluate and repair the ejector pump and pipe system as needed.

(Drain, Waste & Vent (DWV) continued)

Figure 43-1

Figure 43-2

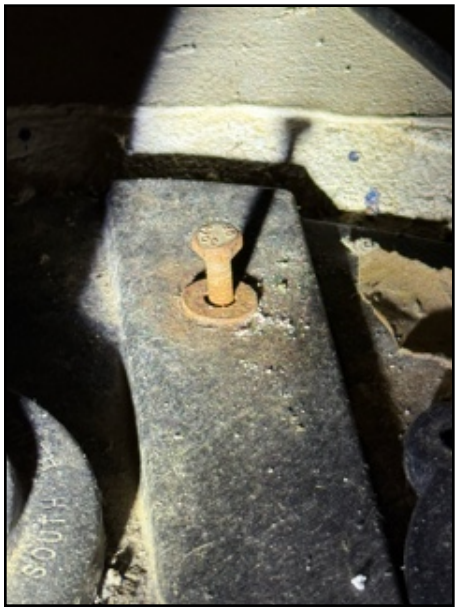

Figure 43-3

Figure 43-4

(Drain, Waste & Vent (DWV) continued)

Figure 43-5

Figure 43-6

Gas System

Type of Gas:	Propane
Gas Pipe Material (interior installation):	Black steel
Main Gas Shut-off Location:	At the propane tank

Water Heater

Water Heater Location:	Mechanical room, Basement
Water Heater Brand:	Rheem
Water Heater Type:	Gas-fired, Conventional storage tank
Water Heater Tank Capacity:	40 gallons
Approximate Age:	7 years old
Gas Water Heater Efficiency:	Medium
TPRV Valve:	Present without drain piping Condition: Repair or Replace

(Water Heater continued)

Comment 44:
The water heater temperature/pressure relief (TPR) valve had no discharge pipe installed. The Inspector recommends that a properly-configured TPR discharge pipe be installed by a qualified plumbing contractor.

Figure 44-1

Fuel Shut Off:	Within sight

Comment 45:
Although this water heater was installed in a location in which a leak could cause significant damage, no drip pan was installed. A proper drip pan should be installed by a qualified plumbing contractor to prevent possible water damage.

HVAC

Thermostat:	Inspected Condition: Satisfactory

Heating

Furnace Location:	Mechanical room, Basement
Furnace Brand:	Trane
Approximate Age:	5 years old
Energy Source:	Propane
Furnace Efficiency:	Medium

(Heating continued)

Annual Fuel Utilization Efficiency (AFUE) Rating:	Medium (80%-83%)
Filter Type:	Fiberglass/synthetic

Comment 46:
Filter location.

Figure 46-1

Figure 46-2

Duct Type:	Sheet metal, Flexible duct, Uninsulated Condition: Satisfactory
Fuel Shut-off:	Within sight
Power Disconnect:	Within sight

Cooling

Type:	Central A/C
Manufacturer:	Trane
Approximate Age:	5 years old
Refrigerant Lines:	Inspected Condition: Satisfactory
Condensate Drain:	Catch pan, PVC pipe Condition: Satisfactory
Power Disconnect:	Exterior wall

(Cooling continued)

Comment 47:
Airflow to the air-conditioner compressor unit coils was restricted by dirt and/or debris on the exterior which may limit the system ability to dissipate heat. The cabinet should be cleaned in order to maintain cooling system efficiency and avoid problems from overheating of the compressor. The inspector recommends having the unit serviced by a qualified professional.

Figure 47-1

Figure 47-2

Structure

Foundation

Foundation Type: Basement
Foundation Material: Concrete
Condition: Satisfactory

(Structure continued)

Basement

Basement Condition:	Finished
Signs Of Water Penetration:	None Found
	Condition: Satisfactory
Floor Structure:	Wood Truss
	Condition: Satisfactory