



785.341.7934

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FOLLOW-UP INSPECTION REPAIR REPORT

7207 Laurel Canyon Rd
07/15/2025

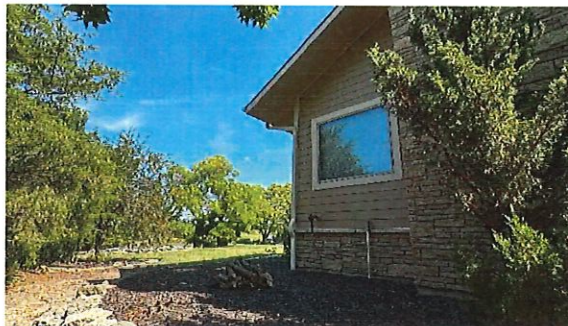
The following items were noted on the May 26, 2025 inspection report. This follow-up inspection report documents work performed on the items noted below.

2.7.1 - Grounds: Vegetation Trim Tree Branches

Maintenance Item

Tree has been removed so branches don't rub on the roof and cause damage when blown in the wind.

Location
Exterior Southwest



8.3.1 - Basement HVAC System: AC Evaporator Coil Insufficient Cooling

Recommendation

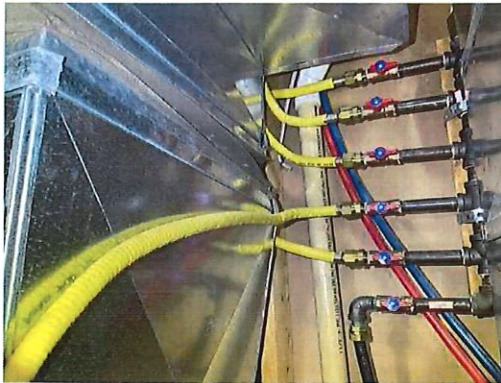
The basement AC unit is now cooling within specifications

Location
Basement Unit

10.1.1 - Fuel Systems: Fuel Systems Yellow CSST

Recommendation

Manufacturers recommend direct bonding of gas piping systems incorporating standard (yellow) or uncoated corrugated stainless steel tubing (CSST) to reduce the risk of fire from lightning strikes. Gas line is now properly bonded and grounded.



11.4.1 - Plumbing: Water Heater Water Heater Maintenance

Maintenance Item

Annual service for water heaters should include checking for leaks and flushing the tank to reduce sediment build-up. Water temperature should be at least 120° F to kill microbes but not higher than 130° F to prevent scalding.

12.4.1 - Electrical: Exterior Service Panel Open Breaker Slots

Safety Hazard

Recommended cover has been installed over open breaker slot in electrical panel.

Location

Exterior Service Entry Panel NW of boathouse



12.7.1 - Electrical: Lighting Fixtures, Switches & Receptacles
Cover Plates Broken/Missing

Safety Hazard

Cover plates have been installed over all outlet and switch receptacles.

Location

Basement Hallway, Master Bedroom, Basement Master Bathroom, Kitchen

15.1.1 - Laundry Room: Laundry Room
Plastic Dryer Vent

Recommendation

Metal duct has been installed to replace the plastic dryer vent.



17.4.1 - Master Bathroom: Floors, Walls & Ceiling
Stain(s) on Ceiling

Maintenance Item

Basement master bathroom ceiling has been painted. Staining is no longer visible.



23.8.1 - Kitchen: Dishwasher
Dishwasher Leaked

Recommendation

A new dishwasher has been installed with proper drainage provided.

23.11.1 - Kitchen: Hood Vent
Improperly Vented

Recommendation

The microwave hood vent fan is now properly configured to recirculate.



25.1.1 - Radon System: Radon System
Recommend Sealing Sump Pit

Recommendation

The sump pit is now properly sealed and a new radon mitigation has been installed in an alternate location. A verification test to confirm efficacy of the new system was being run by the installers at the time of this follow up inspection.

Location

Basement Mechanical Room



27.6.1 - Detached Garage/Boathouse: Electrical
GFCI's Recommended

Safety Hazard

The installation of a ground fault circuit interrupter (GFCI) outlets is recommended to protect from shock or electrocution. No change has been made but may not be required by Geary County building codes.

28.2.1 - Boathouse HVAC: AC Condenser Condenser Lifespan

Maintenance Item

The average lifespan of an outdoor air conditioning condenser is around 15 years. Based on the age of this system at 17 years old, recommend being prepared for eventual replacement.

28.3.1 - Boathouse HVAC: AC Evaporator Coil AC System Lifespan

Maintenance Item

The average lifespan of an air conditioning system is around 15 years. Based on the age of this system at 17 years old, recommend being prepared for eventual replacement.

28.3.2 - Boathouse HVAC: AC Evaporator Coil Insufficient Cooling

Recommendation

The AC for the boathouse was cooling within desired specifications.

31.1.1 - Boathouse Bathroom: Bathroom HVAC Source Not Present

Maintenance Item

There was not an HVAC vent visible/present in the bathroom.



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HOME INSPECTION REPORT - FOLLOW UP 5/26/2025

7207 Laurel Canyon Rd
Junction City, KS 66441

Kara Davis
05/26/2025



Inspector

Justin Wiebers

Certified Master Inspector®

7853417934

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A home inspection is a non-invasive, visual examination of the accessible areas of a residential property. An inspection will not identify concealed or latent defects. All components designated for inspection in the [InterNACHI Standards of Practice](#) are inspected, except as disclosed in any limitations noted. It is the goal of the inspection to put the client in a better informed position for conducting this real estate transaction at this time. Not all deficiencies, issues, or problems will be identified during this inspection. Systems such as plumbing, sewer, or electrical cannot be tested to the same levels as a fully occupied property during the brief timeframe of an inspection. Unanticipated maintenance and repairs will still be required. This inspection is not a guarantee or warranty of any kind. Acceptance of this report constitutes acceptance of these limitations.

Informational items listed in this report document the type, materials, age, locations, etc. of specific items.

 Maintenance Item	 Recommendation	 Safety Hazard	LIMITATIONS
Notable but low priority and/or proactive maintenance items are denoted with blue.	Higher priority, more urgent recommendations are highlighted with orange.	The highest priority, potential safety hazards are identified with red.	Please also note the tab with any limitations which may affect the scope of the inspection.

Check out the In View Inspection [Home Maintenance Guide](#).

You can also subscribe to a [Google Calendar version of the Maintenance Guide](#) with additional tips and reminders to help maintain your home.



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SUMMARY

Please review the entire report for a complete list of items observed and documented during the inspection.

- 🔧 2.7.1 Grounds - Vegetation: Trim Tree Branches
- ⚠️ 8.3.1 Basement HVAC System - AC Evaporator Coil: Insufficient Cooling
- ⚠️ 10.1.1 Fuel Systems - Fuel Systems: Yellow CSST
- 🔧 11.4.1 Plumbing - Water Heater: Water Heater Maintenance
- ⚠️ 12.4.1 Electrical - Exterior Service Panel: Open Breaker Slots
- ⚠️ 12.7.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Broken/Missing
- ⚠️ 15.1.1 Laundry Room - Laundry Room: Plastic Dryer Vent
- 🔧 17.4.1 Master Bathroom - Floors, Walls & Ceiling: Stain(s) on Ceiling
- ⚠️ 23.8.1 Kitchen - Dishwasher: Dishwasher Leaked
- ⚠️ 23.11.1 Kitchen - Hood Vent: Improperly Vented
- ⚠️ 25.1.1 Radon System - Radon System: Recommend Sealing Sump Pit
- ⚠️ 27.6.1 Detached Garage/Boathouse - Electrical: GFCI's Recommended
- 🔧 28.2.1 Boathouse HVAC - AC Condenser: Condenser Lifespan
- 🔧 28.3.1 Boathouse HVAC - AC Evaporator Coil: AC System Lifespan
- ⚠️ 28.3.2 Boathouse HVAC - AC Evaporator Coil: Insufficient Cooling
- 🔧 31.1.1 Boathouse Bathroom - Bathroom: HVAC Source Not Present

1: INSPECTION DETAILS

Information

Main Entrance Primarily Faces West	State of Occupancy Vacant, Furnished	Approximate Temperature 56 °F
Weather Conditions Overcast, Light Rain	Type of Building Single Family	Year Built 2003
Square Footage 2649		

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2: GROUNDS

Information

Driveways & Walkways: Driveway Material Concrete, Gravel	Driveways & Walkways: Walkway Material Concrete	Front Porch/Entryway: Steps Concrete Steps
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Front Porch/Entryway: Front Porch/Entryway

Concrete Floor, Stone, Wood

Decks, Balconies, Porches & Steps: Finish

Composite

Grading, Drainage : Acceptable Grading

Front Yard, Side Yard(s), Back Yard

Vegetation: Vegetation Present

Grass, Bushes, Shade Trees, Evergreen Trees, Ornamental Trees

Decks, Balconies, Porches & Steps: Material(s)

Wood, Composite

**Patio(s): Patio Material(s)**

Concrete

**Fences, Retaining Walls, Walls: Retaining Wall/Wall Material(s)**

Concrete, Stone Masonry



Deficiencies

2.7.1 Vegetation

TRIM TREE BRANCHES

EXTERIOR SOUTHWEST

Recommend trimming or removing trees so branches don't rub on the roof and cause damage when blown in the wind.

Maintenance Item



3: EXTERIOR

Information

Siding, Trim, & Flashing: Siding Material Fiber Cement, Stone Veneer	Siding, Trim, & Flashing: Trim Material Wood	Siding, Trim, & Flashing: Flashing Material Metal
Eaves, Soffits & Fascia: Soffit Material Fiber Cement	Eaves, Soffits & Fascia: Soffit Venting None	Eaves, Soffits & Fascia: Fascia Material Fiber Cement
Gutters: Gutter Material Metal	Exterior Doors: Exterior Doors Main Entrance, Sliding Glass Door to Deck, Glass Door to Deck, Glass Door to Patio, Sliding Glass Door to Patio, Side Garage Access Door, Boathouse Access Door	Windows: Window Type Vinyl/Fiberglass
Windows: Window Wells Basement Windows Above Grade		

4: STRUCTURE

Information

Foundation: Foundation Material Poured Concrete	Foundation: Foundation Type Basement	Basement: Basement Floor Concrete, Typical Cracks
Main Level Floor Structure: Girders/Beams Wood Framed Walls	Main Level Floor Structure: Columns/Supports Wood Framed Walls	

Main Level Floor Structure: Joists Engineered Floor Trusses



Main Level Floor Structure: Sub-Floor Strand Board

Wall Structure: Construction Type Wood Post & Beam, Framed Lumber



Limitations

Wall Structure

STRUCTURAL FRAMING NOT VISIBLE

The structural framing of the exterior walls was not accessible/visible for inspection.

Basement

FOUNDATION WALLS & FLOORS PARTIALLY VISIBLE

Foundation walls & floors were partially covered and were not fully visible for inspection.

5: ROOF

Information

Roof: Inspection Method
On Roof

Roof: Roof Design/Style
Gable

Roof: Roof Pitch
Medium

Coverings: Number of Layers
1 Layer

Flashings: Flashing Material
Metal

Roof Penetrations: Plumbing Vents
PVC Pipe



Roof: Roof Photos



Coverings: Estimated Roof Age
5-7 Years

The estimated age of the roof is based on a visual inspection and available data such as the type of roof and age of the home. There could be a significant margin of error in this estimate which is only provided to give the client an idea of the age and condition of the roof covering.

Coverings: Architectural Shingles

Architectural shingles in our area generally have a life expectancy of 20-25 years depending on weather, ventilation, and other factors.

**Flashings: Valley Type**

Closed (Shingles Extend Across Valley)

**Roof Penetrations: Ventilation Types**

Gable Vents, Box Vents



6: GARAGE ATTIC

Information

Attic Access: Means of Access

Garage

Ceiling Panel

**Attic Access: Flooring**

None

Attic Structure: Sheathing

OSB

**Attic Structure: Ceiling Structure**

Wood, Truss - Bottom Chord

Attic Insulation: Garage Attic

Insulation Depth

8-10 Inches

Attic Insulation: Vapor Barrier

None Visible

Attic Insulation: Insulation

Locations

Around Joists

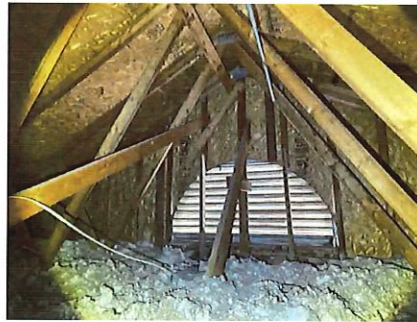
Ventilation/Ductwork: Ventilation

Types

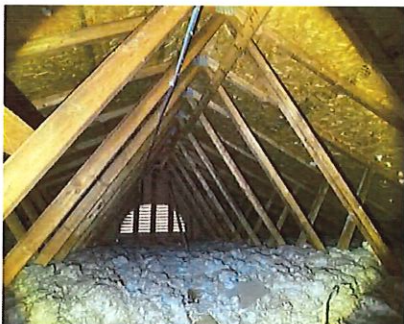
Gable Vents, Box Vents

Ventilation/Ductwork: Ductwork

None Present

**Attic Structure: Roof Structure**

Wood, Trusses



Attic Insulation: Insulation Type(s)
Fiberglass - Loose



Limitations

Attic Access
INSPECTED FROM ACCESS OPENING

7: UPSTAIRS HVAC

Information

HVAC System: Thermostat Location(s) Living Room	HVAC System: Distribution System Insulated Flex Ducts, Flexible Ducts, Metal Ducts	HVAC System: Return Air Central Air Return
HVAC System: Filter Type Standard	HVAC System: Filter Size 16 x 25 x 1 Inches	AC Condenser: Brand ComfortMaker
AC Condenser: Manufacture Date August 2020	AC Condenser: Refrigerant Type R-410A (Puron)	AC Condenser: AC Condenser Photo Exterior Northwest - North Unit
AC Evaporator Coil: Brand Int. Comfort Products	AC Evaporator Coil: Manufacture Date July 2020	AC Evaporator Coil: Refrigerant Type R-410A (Puron)



AC Evaporator Coil: Cooling Temperature Differential
17 Degrees

The target range for air to cool down is at least 14° but not more than 22°

AC Evaporator Coil: Condensate Line Drains to:
Sump Pump

AC Evaporator Coil: Evaporator Coil Photo
Basement Mechanical Room West Unit



Heating System: Brand
ComfortMaker

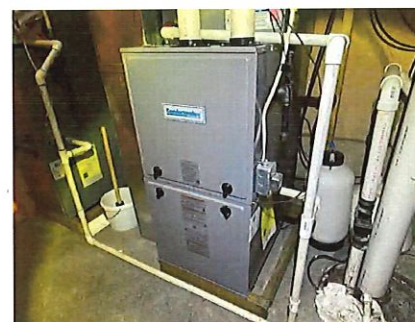
Heating System: Manufacture Date
January 2020

Heating System: Energy Source
Propane

Heating System: Heating Method
Forced Air

Heating System: Combustion Air Source
Exterior

Heating System: Heating System Photo



PTAC System: Brand
GE

PTAC System: Manufacture Date
April 2003

PTAC System: Energy Source
Heat Pump, Electric

PTAC System: Filter
Screen

PTAC System: Heating Method
Forced Air

PTAC System: Refrigerant Type
R-22 (Freon)

HVAC System: Annual Service

To improve efficiency and extend the life of the HVAC system, recommend installing clean filters regularly, having heating system cleaned and serviced each fall prior to heating season, and having the air conditioning systems cleaned and serviced in late June (after Cottonwood season).

[Here's a brief video on changing furnace filters.](#)

Heating System: AFUE Rating
95

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

8: BASEMENT HVAC SYSTEM

Information

HVAC System: Thermostat Location(s)

Basement Hallway
Hallway

HVAC System: Filter Type
Standard**HVAC System: Distribution System**

Metal Ducts, Insulated Flex Ducts

HVAC System: Return Air
Central Air Return**AC Condenser: Manufacture Date**
July 2019**AC Condenser: Refrigerant Type**
R-410A (Puron)**AC Condenser: Brand**
ComfortMaker**AC Condenser: AC Condenser Photo**

Exterior Northwest - South Unit

**AC Evaporator Coil: Brand**
Int. Comfort Products**AC Evaporator Coil: Manufacture Date**
December 2019**AC Evaporator Coil: Refrigerant Type**
R-410A (Puron)**AC Evaporator Coil: Cooling Temperature Differential**
11 Degrees

The target range for air to cool down is at least 14° but not more than 22°

AC Evaporator Coil: Condensate Line Drains to:
Sump Pump**AC Evaporator Coil: Evaporator Coil Photo**
Basement Mechanical Room**Heating System: Brand**
ComfortMaker**Heating System: Manufacture Date**
January 2020**Heating System: Energy Source**
Propane**Heating System: Heating Method**
Forced Air**Heating System: Combustion Air Source**
Exterior

Heating System: Heating System**Photo****HVAC System: Annual Service**

To improve efficiency and extend the life of the HVAC system, recommend installing clean filters regularly, having heating system cleaned and serviced each fall prior to heating season, and having the air conditioning systems cleaned and serviced in late June (after Cottonwood season).

[Here's a brief video on changing furnace filters.](#)

Heating System: AFUE Rating

95 %

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Deficiencies

8.3.1 AC Evaporator Coil

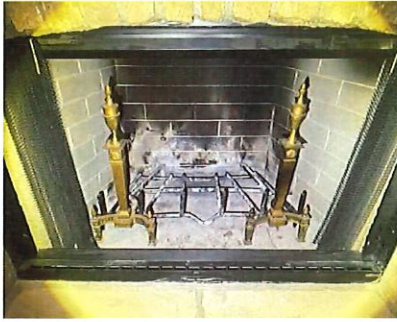
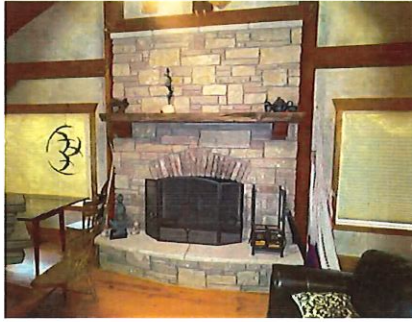
INSUFFICIENT COOLING

BASEMENT UNIT

— Recommendation

The AC was only cooling the conditioned air down 11 degrees. The desired temperature differential range is normally 14-22 degrees although the high humidity from the rain likely made it harder for the AC system to achieve this target. Recommend consulting an HVAC technician.

9: FIREPLACE(S)**Information**

Great Room Fireplace: Fuel Type
Gas, Wood**Great Room Fireplace: Materials**
Masonry, Metal Insert**Great Room Fireplace: Annual Service**

Recommend having this unit cleaned and inspected before using.

Master Bedroom Fireplace: Fuel Type
Wood, Gas**Master Bedroom Fireplace: Materials**
Masonry, Metal Insert**Master Bedroom Fireplace: Circulation Fan**
None Present**Master Bedroom Fireplace: Annual Service**

Recommend having this unit cleaned and inspected before using.

House Chimney: Chimney Chase Type
Stone**House Chimney: Chimney Flue Type**
Metal (Flue Pipe)**Boathouse Heating Stove: Fuel Type**
Wood

Boathouse Heating Stove:**Materials**

Cast Iron

**Boathouse Heating Stove: Annual****Service**

Recommend having this unit cleaned and serviced before next season's use.

Boathouse Chimney: Chimney Chase Type

Metal (Flue Pipe)

**Boathouse Chimney: Chimney Flue Type**

Metal (Flue Pipe)

Boathouse Chimney: Chimney Flue Type

Metal (Flue Pipe)

Limitations

House Chimney

CHIMNEY FLUE NOT INSPECTED

The chimney flue was not accessible/visible and consequently not inspected. Recommend having a chimney specialist clean and inspect the chimney before using.

10: FUEL SYSTEMS

Information

Fuel Systems: Fuel Type

Propane

**Fuel Systems: Fuel Line Type**Corrugated Stainless Steel
Tubing, Yellow CSST, Black CSST**Fuel Systems: Main Fuel Shut-off Location**

Exterior Southwest

Propane Tank, Gas Line

**Fuel Systems: Pre-Pay for Propane**

Home owners can save money by pre-paying for propane during the summer months when prices are generally lower and take delivery throughout the year as it is needed. Contact the previous supplier to learn how much propane was used in previous years to estimate an appropriate pre-paid amount.

Deficiencies

10.1.1 Fuel Systems

YELLOW CSST

Manufacturers recommend direct bonding of gas piping systems incorporating standard (yellow) or uncoated corrugated stainless steel tubing (CSST) to reduce the risk of fire from lightning strikes. Recommend having an electrician or plumber assure gas line is properly bonded and grounded.



Recommendation



11: PLUMBING

Information**Plumbing - Supply: Water Source**

Rural

Plumbing - Supply: WaterPressure
52 P.S.I.

Plumbing - Supply: Water Main Shut-Off Location
Mechanical Room
Basement



Plumbing - Supply: Water Service Supply Pipe
PEX

Boathouse Water Heater: Manufacturer/Brand
State Select

Boathouse Water Heater: Energy Source
Electric

Plumbing - Supply: Water Distribution Lines & Fittings
PEX, *CPVC

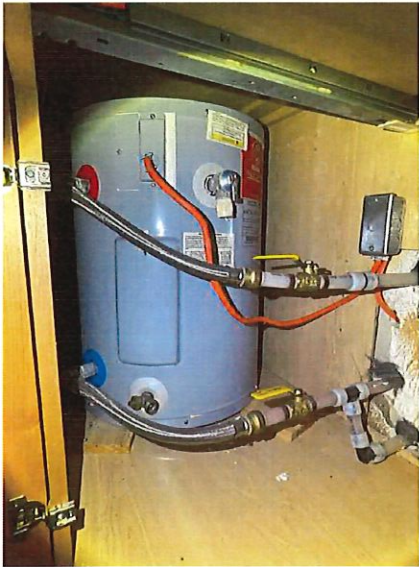
Boathouse Water Heater: Manufacture Date
47th week of 2008

Boathouse Water Heater: Water Heater Photo
Boathouse Kitchen Cabinets

Drain, Waste, & Vent System: Material(s)
PVC

Boathouse Water Heater: Tank Capacity
19

Water Heater: Manufacturer/Brand
AO Smith



Water Heater: Manufacture Date
50th week of 2019

Water Heater: Tank Capacity
50 gallons

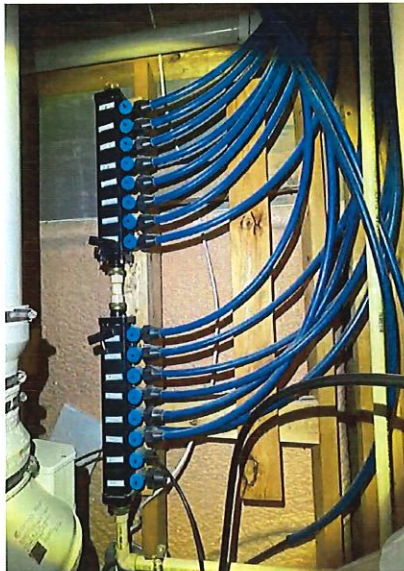
Water Heater: Energy Source
Propane

Water Heater: Water Heater Photo



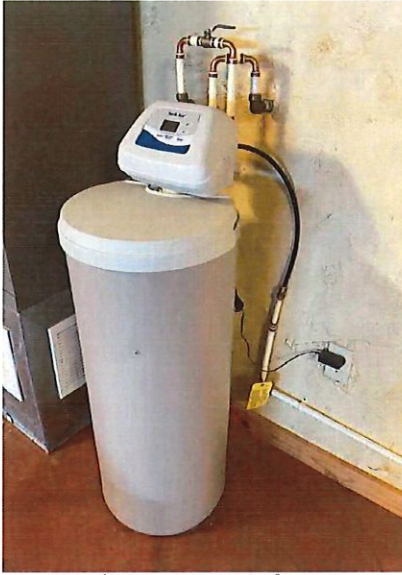
Plumbing - Supply: PEX Manifold

PEX manifold for controlling water flow to individual fixtures



Plumbing - Supply: Filters/Treatments/Etc.

Water Softener, Sediment Filter, Reverse Osmosis System



Boathouse Water Softener



House Water Softener



House Sediment Filter



House Reverse Osmosis System

Limitations

Plumbing - Supply

WATER SERVICE TURNED OFF

BOATHOUSE

The water was turned off to the boat house which prevented testing of plumbing lines and fixtures.

Drain, Waste, & Vent System

SEWER LINE VISIBILITY

While plumbing fixtures and visible interior pipes are included as part of the inspection, no inspection could be made regarding the integrity of sewer lines under ground/outside.

Deficiencies

11.4.1 Water Heater

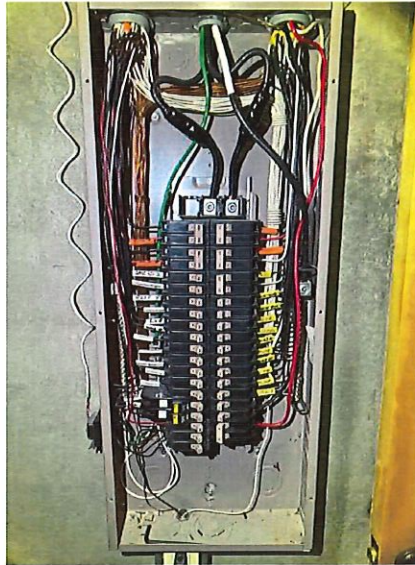
WATER HEATER MAINTENANCE

Annual service for water heaters should include checking for leaks and flushing the tank to reduce sediment build-up. Water temperature should be at least 120° F to kill microbes but not higher than 130° F to prevent scalding.

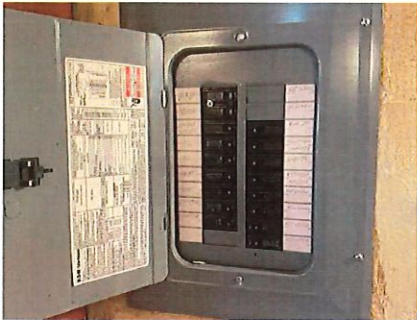
12: ELECTRICAL

Information

Service Entrance: Electrical Service Overhead	Service Entrance: Service Amperage 125 Amps	Service Entrance: Main Electrical Shut-Off Location(s) Exterior Southwest Exterior Service Pole
		
Main House Panel: Panel Type Basement Mechanical Room Main Panel	Main House Panel: Panel Manufacturer Cutler Hammer	Main House Panel: Panel Amperage 150 Amps
Main House Panel: Breakers/Fuses Breakers	Main House Panel: Panel Service Entrance Cable Copper	Main House Panel: Panel Grounding Copper
Main House Panel: Fault Protection AFCI Breakers		

Main House Panel: Panel Cover**Main House Panel: Panel Interior****Boathouse Service Entrance:**
Electrical Service
Overhead**Boathouse Service Entrance:**
Service Amperage
100 Amps**Boathouse Service Entrance: Main**
Electrical Shut-Off Location(s)
Exterior Service Pole**Exterior Service Panel: Panel Type**
Exterior Northwest
Service Entry Panel**Exterior Service Panel: Panel**
Manufacturer
Square D**Exterior Service Panel: Panel**
Amperage
100 Amps**Exterior Service Panel:**
Breakers/Fuses
Breakers**Exterior Service Panel: Panel**
Service Entrance Cable
Not Visible**Exterior Service Panel: Panel**
Grounding
Not Visible

Exterior Service Panel: Fault Protection None in Panel	Boathouse Panel: Panel Type Sub-Panel	Boathouse Panel: Panel Manufacturer Cutler Hammer, Eaton
Boathouse Panel: Panel Amperage 100 Amps	Boathouse Panel: Breakers/Fuses Breakers	Boathouse Panel: Panel Service Entrance Cable Copper
Boathouse Panel: Panel Grounding Copper	Boathouse Panel: Fault Protection None in Panel	Boathouse Panel: Panel Cover



Boathouse Panel: Panel Interior	Branch Wiring: Branch Wire Copper, Romex
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Deficiencies

12.4.1 Exterior Service Panel
OPEN BREAKER SLOTS
EXTERIOR SERVICE ENTRY PANEL

Recommend covers over open breaker slots in electrical panel.

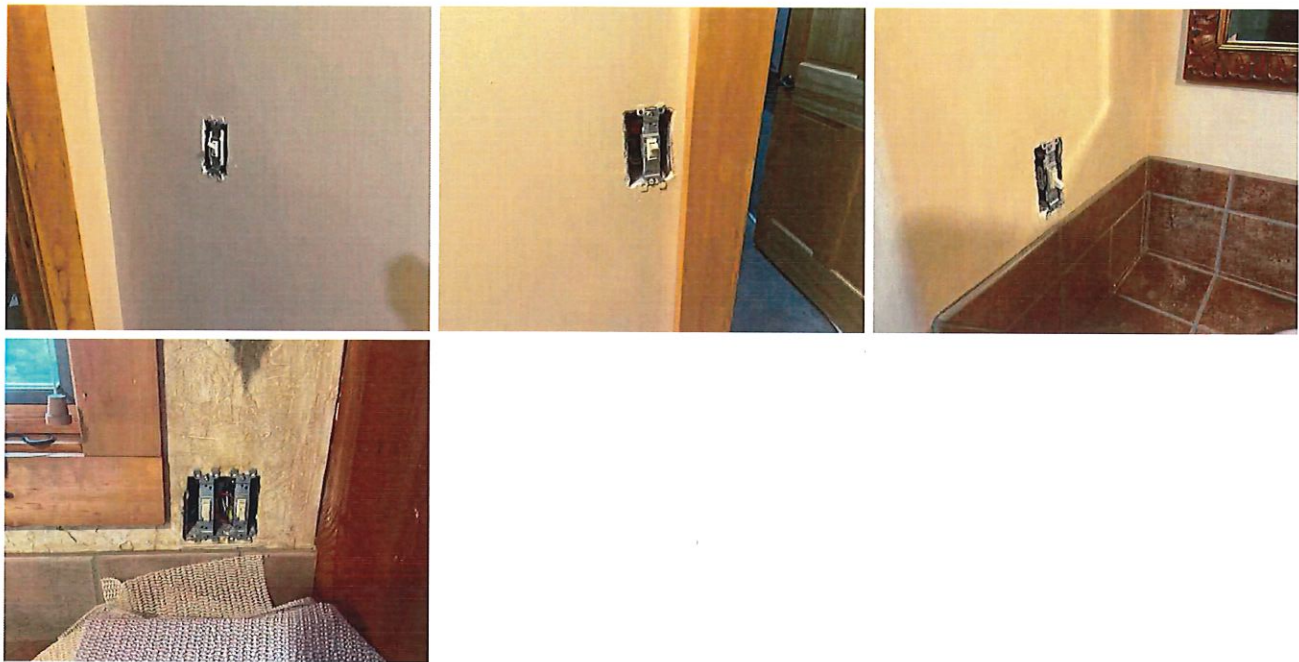


12.7.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES BROKEN/MISSING

BASEMENT HALLWAY, MASTER BEDROOM, BASEMENT MASTER BATHROOM, KITCHEN

Receptacles have damaged/missing cover plates creating increased risk of short/shock. Recommend installation of plates.



13: MAIN FLOOR BATHROOM

Information

Bathroom: Bathroom Type 1st Floor West 3/4 Bathroom	Windows: Window Type Double Pane, Casement	Floors, Walls & Ceiling: Floor Coverings Tile
Floors, Walls & Ceiling: Wall Material Drywall	Floors, Walls & Ceiling: Ceiling Material Wood	Electrical: Ventilation Window
Electrical: GFCI Outlet Functional	Lavatories/Vanities: Lavatory (Sink) Ceramic/Porcelain	Bathtub/Shower: Shower Fiberglass
Toilet: Toilet Functional		

14: BASEMENT NW BATHROOM

Information

Bathroom: Bathroom Type Basement Northwest Bathroom	Windows: Window Type None	Floors, Walls & Ceiling: Floor Coverings Tile
Floors, Walls & Ceiling: Wall Material Drywall	Floors, Walls & Ceiling: Ceiling Material Drywall	Electrical: Ventilation Exhaust Fan
Electrical: GFCI Outlet Functional	Lavatories/Vanities: Lavatory (Sink) Ceramic/Porcelain	Bathtub/Shower: Bathtub Fiberglass Tub, Fiberglass Surround
Bathtub/Shower: Shower Functional	Toilet: Toilet Functional	

15: LAUNDRY ROOM

Information

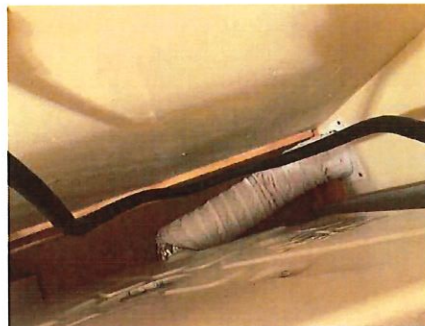
Laundry Room: Laundry Room Location Basement West Middle Half Bathroom	Laundry Room: Appliances Washer, Dryer	Laundry Room: Dryer Vent Into Wall
		
Laundry Room: Dryer Power Source 220 Volt, 4 Prong	Laundry Room: Laundry Room Sink Stainless Steel	

Deficiencies

15.1.1 Laundry Room
PLASTIC DRYER VENT

 Recommendation

Metal ducts are required by many code authorities for dryer vents over plastic because metal withstands heat better and is not subject to static electricity which has been known to accumulate lint and cause blockages. Recommend replacing plastic vent lines with approved metal ducts.



16: BASEMENT HALF BATHROOM

Information

Bathroom: Bathroom Type Basement West Middle (Laundry Room) Half Bathroom	Windows: Window Type None	Floors, Walls & Ceiling: Floor Coverings Tile
Floors, Walls & Ceiling: Wall Material Drywall	Floors, Walls & Ceiling: Ceiling Material Drywall	Electrical: Ventilation Exhaust Fan
Electrical: GFCI Outlet Functional	Lavatories/Vanities: Countertop Laminate	Lavatories/Vanities: Lavatory (Sink) Stainless Steel
Lavatories/Vanities: Vanity Wood	Toilet: Toilet Functional	

17: MASTER BATHROOM

Information

Bathroom: Bathroom Type Basement Southwest Master Bathroom	Windows: Window Type None	Floors, Walls & Ceiling: Floor Coverings Tile
Floors, Walls & Ceiling: Wall Material Drywall	Floors, Walls & Ceiling: Ceiling Material Drywall	Electrical: Ventilation Exhaust Fan
Electrical: GFCI Outlet Functional	Lavatories/Vanities: Countertop Tile	Lavatories/Vanities: Lavatory (Sink) Ceramic/Porcelain

Lavatories/Vanities: Vanity

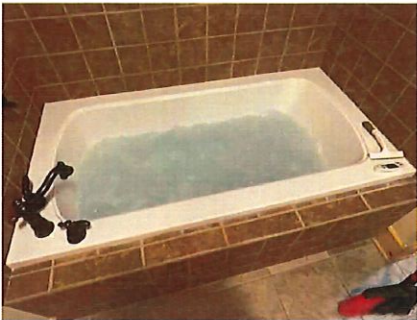
Wood

Bathtub/Shower: Bathtub

Fiberglass Tub, Tile Surround,
Jetted Tub

Bathtub/Shower: Shower

Tile



Toilet: Toilet Functional

Deficiencies

17.4.1 Floors, Walls & Ceiling

STAIN(S) ON CEILING

BASEMENT MASTER BATHROOM

 Maintenance Item

There appears to be water staining on ceiling of the basement master bathroom. Testing with a moisture meter did not detect high moisture levels on May 26, 2025.



18: MASTER BEDROOM

Information

Bedroom: Bedroom Location

Basement Southeast

Windows: Window Type

Sliding Glass Door

Floors, Walls & Ceiling: Floor Coverings

Laminate

Floors, Walls & Ceiling: Wall Material

Drywall

Floors, Walls & Ceiling: Ceiling Material

Drywall

19: BASEMENT MIDDLE BEDROOM

Information

Bedroom: Bedroom Location Basement East Middle	Windows: Window Type Double Pane, Casement, Glass Doors	Floors, Walls & Ceiling: Floor Coverings Carpet
Floors, Walls & Ceiling: Wall Material Drywall	Floors, Walls & Ceiling: Ceiling Material Drywall	

20: BASEMENT NORTHEAST BEDROOM

Information

Bedroom: Bedroom Location Basement Northeast	Windows: Window Type Sliding Glass Door	Floors, Walls & Ceiling: Floor Coverings Carpet
Floors, Walls & Ceiling: Wall Material Drywall	Floors, Walls & Ceiling: Ceiling Material Drywall	

21: LOFT

Information

Windows: Window Type Double-Pane, Fixed, Casement, Glass Door	Floors, Walls & Ceiling: Floor Coverings Pine	Floors, Walls & Ceiling: Wall Material Drywall
Floors, Walls & Ceiling: Ceiling Material Wood	Electrical: Ceiling Fan Functional	

Living Spaces: Description
2nd Floor
Loft



22: GREAT ROOM

Information

Living Spaces: Description
1st Floor South
Great Room

Windows: Window Type
Double-Pane, Fixed, Casement

Floors, Walls & Ceiling: Floor Coverings
Pine



Floors, Walls & Ceiling: Wall Material
Drywall

Floors, Walls & Ceiling: Ceiling Material
Wood

Electrical: Ceiling Fan Functional

23: KITCHEN

Information

Kitchen: Type/Location

1st Floor East
Kitchen



Floors, Walls & Ceiling: Floor Coverings
Tile

Floors, Walls & Ceiling: Wall Material
Drywall

Floors, Walls & Ceiling: Ceiling Material
Wood

Countertops & Cabinets: Countertop
Tile

Countertops & Cabinets: Cabinetry
Wood

Sink(s): Sink
Stainless Steel

Electrical: GFCI Outlets Functional
Windows: Window Type
Double-Pane, Fixed, Casement

Garbage Disposal: Garbage Disposal Functional

Dishwasher: Brand
GE

Refrigerator/Freezer: Brand
Whirlpool



Refrigerator/Freezer: Refrigerator Temperature

Refrigerator/Freezer: Freezer Temperature

Microwave: Brand
GE



Hood Vent: Circulation Type
Built into Microwave,
Recirculating

Oven/Range/Cooktop: Brand
GE

Oven/Range/Cooktop: Energy
Source
Propane

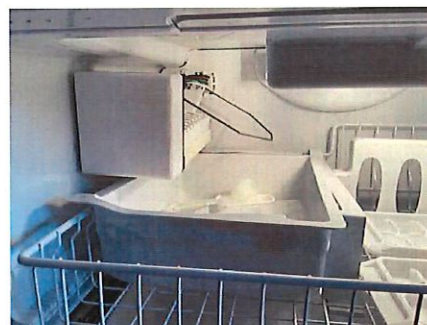


Limitations

Refrigerator/Freezer

ICEMAKER NOT TESTED

Due to the limited duration of the inspection, the icemaker was not tested.



Deficiencies

23.8.1 Dishwasher

DISHWASHER LEAKED

KITCHEN

Dishwasher ran but failed to drain when finished and leaked onto the tile floor when a test cycle was run. Recommend repair.



Recommendation



23.11.1 Hood Vent

IMPROPERLY VENTED

The microwave hood vent fan is not properly configured to recirculate or exhaust to exterior. Recommend reconfiguring fan diverter on the back of the microwave.



Recommendation



24: ALARM SYSTEMS

Information

Smoke Detectors: Smoke Detectors

Smoke detector sensors become less effective over time. After 10 years, smoke detectors should be replaced. Smoke detectors should be present in each bedroom with a smoke detector and carbon monoxide detector outside bedrooms on each level. Batteries should be replaced on an annual basis if not equipped with 10 year/lifetime batteries

Limitations

Carbon Monoxide Detectors

CARBON MONOXIDE DETECTORS NOT TESTED

Carbon Monoxide detector(s) not tested.

25: RADON SYSTEM

Information

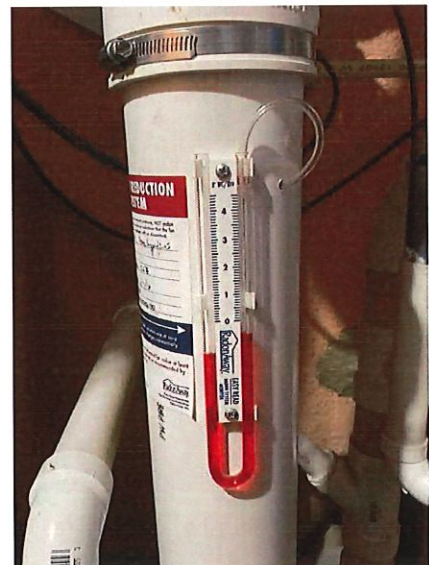
Radon System: Mitigation System Type
Active System



Radon System: Design
Vented Through Sump Pit



Radon System: Manometer
Proper Depressurization Indicated



Radon System: Average Radon Level

0.4 pCi/L

If the average radon concentration was at or above 4.0 pCi/L, mitigation by a nationally certified and Kansas licensed radon mitigation specialist is recommended by the EPA and Kansas Department of Health and Environment.

Deficiencies

25.1.1 Radon System

RECOMMEND SEALING SUMP PIT

BASEMENT MECHANICAL ROOM

Radon gas should be pulled from under the concrete slab. Without the sump pit being properly sealed, air is just generally being pulled from inside the basement. Recommend having a qualified Radon Mitigation Technician evaluate and seal properly.



26: ATTACHED GARAGE

Information

Garage Exterior: Type
Attached



Garage Exterior: Capacity
2 Car

Garage Exterior: Roof Covering
Material(s)
Architectural Asphalt

Garage Exterior: Siding Material
Fiber Cement, Stone Veneer

Garage Exterior: Window Type
Double Pane, Fixed, Casement

Foundation & Floor: Foundation
Material
Poured Concrete

Foundation & Floor: Foundation
Type
Stem Wall

Foundation & Floor: Floor
Concrete, Typical Cracks

Garage Door: Material
Metal, Insulated

Garage Door: Type
Overhead

Garage Door Opener: Opener(s)
Functional

Electrical: GFCI Functional

Structure: Construction Type
Framed Lumber

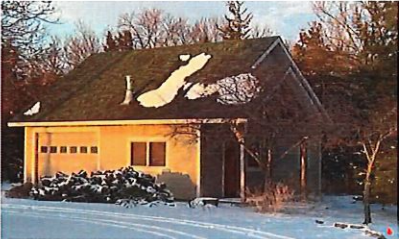


Limitations

Structure
FRAMING NOT VISIBLE
The garage structural framing was not visible due to exterior siding and interior wall coverings.

27: DETACHED GARAGE/BOATHOUSE

Information

Garage Exterior: Type Detached	Garage Exterior: Capacity 1 Car	Garage Exterior: Roof Covering Material(s) Architectural Asphalt
		
Garage Exterior: Siding Material Fiber Cement	Garage Exterior: Window Type Aluminum/Vinyl Clad	Foundation & Floor: Foundation Material Poured Concrete
Foundation & Floor: Foundation Type Post & Frame, Slab	Foundation & Floor: Floor Concrete	Garage Door: Material Metal, Insulated, Insulated
Garage Door: Type Overhead		

Structure: Construction Type

Wood Post & Beam

**Garage Door Opener: Manual**

The garage door has no automatic opener and must be manually opened and closed.

Limitations

Structure

FRAMING PARTIALLY VISIBLE

The garage structural framing was only partially visible due to exterior siding and interior wall coverings.

Deficiencies

27.6.1 Electrical

GFCI'S RECOMMENDED

BOATHOUSE/GARAGE

The installation of a ground fault circuit interrupter (GFCI) outlets is recommended to protect from shock or electrocution.

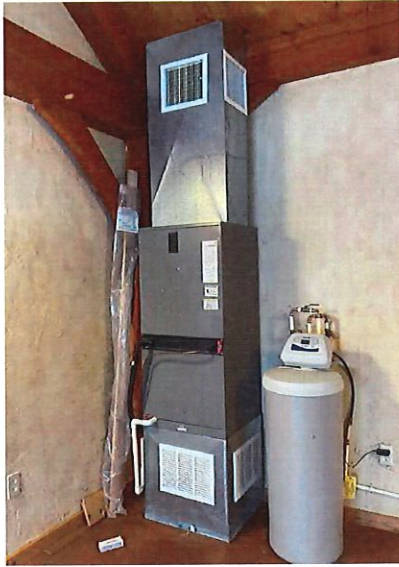
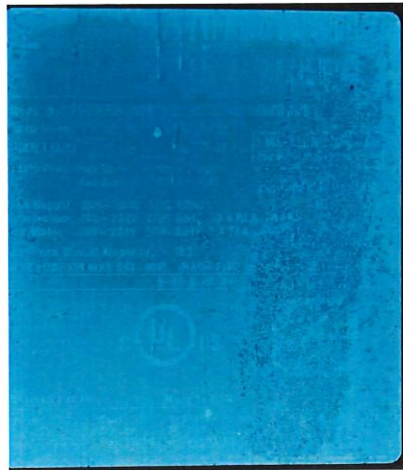
**Safety Hazard**

28: BOATHOUSE HVAC

Information

HVAC System: Thermostat**Location(s)**

North Wall

HVAC System: Distribution System
Central**HVAC System: Return Air**
Central Air Return**HVAC System: Filter Type**
Standard**HVAC System: Filter Size**
20 x 20 x 1 Inches**AC Condenser: Brand**
Unitary Products Group**AC Condenser: Manufacture Date**
December 2006?**AC Condenser: Refrigerant Type**
*R-22 (Freon)**AC Condenser: AC Condenser Photo**
Boathouse North Exterior**AC Evaporator Coil: Brand**
Unitary Products Group**AC Evaporator Coil: Manufacture Date**
July 2007**AC Evaporator Coil: Refrigerant Type**
R-22 (Freon)**AC Evaporator Coil: Condensate Line Drains to:**
Exterior**AC Evaporator Coil: Cooling Temperature Differential**
11 Degrees

The target range for air to cool down is at least 14° but not more than 22°

AC Evaporator Coil: Evaporator
Coil Photo
Boathouse



Heating System: Brand
Unitary Products Group

Heating System: Manufacture
Date
July 2007

Heating System: Energy Source
Electric

Heating System: Heating Method
Forced Air

Heating System: Heating System
Photo



HVAC System: Annual Service

To improve efficiency and extend the life of the HVAC system, recommend installing clean filters regularly, having heating system cleaned and serviced each fall prior to heating season, and having the air conditioning systems cleaned and serviced in late June (after Cottonwood season).

[Here's a brief video on changing furnace filters.](#)

Deficiencies

28.2.1 AC Condenser

CONDENSER LIFESPAN

NORTH SIDE OF BOATHOUSE

The average lifespan of an outdoor air conditioning condenser is around 15 years. Based on the age of this system at 17 years old, recommend being prepared for eventual replacement.

Maintenance Item

28.3.1 AC Evaporator Coil

AC SYSTEM LIFESPAN

BOATHOUSE

The average lifespan of an air conditioning system is around 15 years. Based on the age of this system at 17 years old, recommend being prepared for eventual replacement.

Maintenance Item

28.3.2 AC Evaporator Coil

INSUFFICIENT COOLING

BOATHOUSE

The AC was only cooling the conditioned air down 11 degrees. The desired temperature differential range is normally 14-22 degrees although the high humidity from the rain likely made it harder for the AC system to achieve this target. Recommend consulting an HVAC technician.

 Recommendation

29: BOATHOUSE LIVING ROOM

Information

Living Spaces: Description

Boathouse Southeast
Living Room



Floors, Walls & Ceiling: Wall

Material
Drywall

Windows: Window Type

Double-Pane, Casement

Floors, Walls & Ceiling: Floor

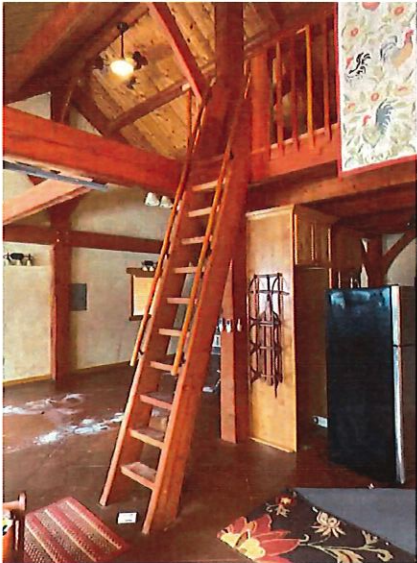
Coverings
Concrete

Floors, Walls & Ceiling: Ceiling

Material
Wood

Steps, Stairways & Railings:

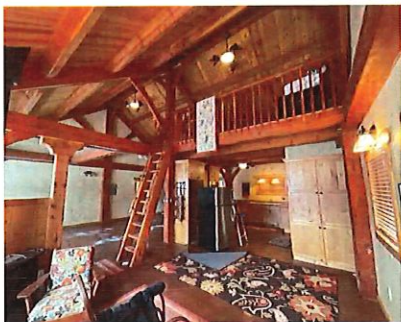
Boathouse Ladder



30: BOATHOUSE KITCHEN

Information

Kitchen: Type/Location
Kitchen



Floors, Walls & Ceiling: Ceiling Material
Wood

Sink(s): Sink
Stainless Steel

Windows: Window Type
Double-Pane, Casement

Floors, Walls & Ceiling: Floor Coverings
Concrete

Countertops & Cabinets: Countertop
Laminate

Sink(s): Faucet
Faucet Functional

Microwave: Brand
GE



Range/Cooktop: Brand
GE

Range/Cooktop: Energy Source
Electric



Floors, Walls & Ceiling: Wall Material
Drywall

Countertops & Cabinets: Cabinetry
Wood

Electrical: GFCI Outlets Functional

Hood Vent: Circulation Type
Built into Microwave,
Recirculating

Refrigerator/Freezer: Brand
Crosley



31: BOATHOUSE BATHROOM

Information

Bathroom: Bathroom Type

Boathouse

3/4 Bathroom

Windows: Window Type

Double Pane, Fixed

Floors, Walls & Ceiling: Floor

Coverings

Concrete

Floors, Walls & Ceiling: Wall

Material

Drywall

Floors, Walls & Ceiling: Ceiling

Material

Wood

Electrical: Ventilation

Exhaust Fan

Electrical: GFCI Outlet Functional

Lavatories/Vanities: Lavatory

(Sink)

Ceramic/Porcelain

Bathtub/Shower: Shower

Fiberglass

Toilet: Toilet Functional

The toilet flushed once but with the water turned off, it could not be tested a second time.

Deficiencies

31.1.1 Bathroom

HVAC SOURCE NOT PRESENT

BOATHOUSE BATHROOM

There was not an HVAC vent visible/present in the bathroom.



Maintenance Item

32: BOATHOUSE LOFT

Information

Windows: Window Type	Floors, Walls & Ceiling: Floor Coverings	Floors, Walls & Ceiling: Wall Material
Double-Pane, Casement	Pine	Wood
Floors, Walls & Ceiling: Ceiling Material	Electrical: Ceiling Fan Functional	
Wood		
Living Spaces: Description		
Boathouse Upstairs		
Loft		

