



Clouse Inspection Services
Clouse Inspection Services, 1512 Burning Tree Ct.
Lawrence, Kansas 66047

Property Condition Inspection



826 Oak St., Lawrence, Ks

Clouse Inspection Services

18:34 October 13, 2015 Shannon Oury/Lawrence Douglas Co Housing Authority
Page 1 of 12 826 Oak St.

Table of Contents

Definitions	2
General Information	2
Lots and Grounds	3
Exterior	3
Air Conditioning	4
Roof	4
Garage/Carport	5
Heating System	5
Plumbing	6
Electrical	6
Structure	7
Attic	7
Bathroom	8
Bedroom	8
Living Space	9
Laundry Room/Area	9
Kitchen	9
Summary	11

Clouse Inspection Services

18:34 October 13, 2015 Shannon Oury/LawrenceDouglasCo Housing Authority

Page 2 of 12

826 Oak St.

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 826 Oak St.
City Lawrence State Kansas Zip 66044

Client Information

Client Name Shannon Oury/LawrenceDouglasCo Housing Authority
City Lawrence State Kansas Zip 66044
E-Mail soury@ldcha.org

Inspection Company

Inspector Name Ken Clouse
Company Name Clouse Inspection Services
Address Clouse Inspection Services, 1512 Burning Tree Ct.
City Lawrence State Kansas Zip 66047
Phone 785-821-0691
E-Mail ken@clousehouseinspections.com
File Number 1030-826 Oak St., Lawrence 101315
Amount Received Invoiced for \$345

Conditions

Others Present Buyer Property Occupied Occupied
Estimated Age 70+ Entrance Faces North
Inspection Date 10/13/2015
Start Time 345pm End Time 5pm
Electric On ☒ Yes ☐ No ☐ Not Applicable
Gas/Oil On ☒ Yes ☐ No ☐ Not Applicable
Water On ☒ Yes ☐ No ☐ Not Applicable
Temperature 80
Weather Clear Soil Conditions Dry
Space Below Grade None
Building Type Single family Garage Attached
Sewage Disposal City How Verified Not verified
Water Source City How Verified Not verified

Clouse Inspection Services

18:34 October 13, 2015 Sherry Oury/Lawrence Douglas Co Housing Authority

Page 3 of 12

826 Oak St.

Lots and Grounds

A NPNI M D

1. ☒ ☐ ☐ ☐ ☐ Driveway: Concrete
2. ☒ ☐ ☐ ☐ ☐ Walks: Concrete
3. ☒ ☐ ☐ ☐ ☐ Patio: Concrete
4. ☒ ☐ ☐ ☐ ☐ Grading: Minor slope
5. ☒ ☐ ☐ ☐ ☐ Vegetation: Trees, Grass

Exterior

A NPNI M D

Entire home Exterior Surface

1. ☒ ☐ ☐ ☐ ☐ Type: Fibrous
2. ☒ ☐ ☐ ☐ ☐ Trim: Wood
3. ☒ ☐ ☐ ☐ ☐ Fascia: Fiborous
4. ☒ ☐ ☐ ☐ ☐ Soffits: Fiborous
5. ☒ ☐ ☐ ☐ ☐ Entry Doors: Metal
6. ☒ ☐ ☐ ☐ ☐ Patio Door: Metal entry door
7. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl double hung
8. ☒ ☐ ☐ ☐ ☐ Window Screens: Vinyl mesh
9. ☒ ☐ ☐ ☐ ☐ Exterior Lighting: Surface mounted lamps front and rear
10. ☐ ☐ ☐ ☒ ☐ Exterior Electric Outlets: 110 VAC GFCI - Loose or missing moisture cover. Recommend repair.



11. ☒ ☐ ☐ ☐ ☐ Hose Bibs: Gate
12. ☒ ☐ ☐ ☐ ☐ Main Gas Valve: Located at gas meter

Clouse Inspection Services

18:34 October 13, 2015 Sherry Oury/Lawrence Douglas Co Housing Authority

Page 4 of 12

826 Oak St.

Air Conditioning

A NPNI M D

Main AC System

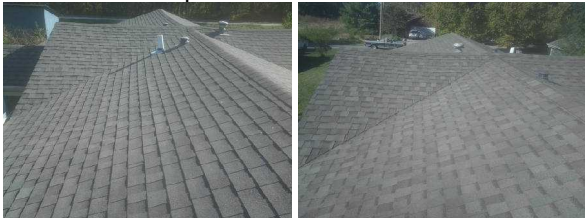
1. ☒ ☐ ☐ ☐ ☐ A/C System Operation: Appears serviceable
2. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
3. Manufacturer: Gree
4. Model Number: ETAC15HC230v30A-A Serial Number: 4914gp02110
5. Area Served: Whole building Approximate Age: 1
6. Fuel Type: 220-240 VAC Temperature Differential: n/a
7. Type: Wall mounted air conditioning unit Capacity: n/a
8. ☒ ☐ ☐ ☐ ☐ Visible Coil: Copper core with aluminum fins
9. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filters: Direct drive with disposable filter
10. ☒ ☐ ☐ ☐ ☐ Thermostats: Individual

Roof

A NPNI M D

Main Roof Surface

1. Method of Inspection: On roof



2. ☒ ☐ ☐ ☐ ☐ Material: Asphalt Architectural
3. Type: Gable
4. Approximate Age: 1
5. ☒ ☐ ☐ ☐ ☐ Flashing: Aluminum
6. ☒ ☐ ☐ ☐ ☐ Valleys: Asphalt shingle
7. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: PVC
8. ☒ ☐ ☐ ☐ ☐ Electrical Mast: Underground utilities
9. ☒ ☐ ☐ ☐ ☐ Gutters: Aluminum
10. ☒ ☐ ☐ ☐ ☐ Downspouts: Aluminum
11. ☒ ☐ ☐ ☐ ☐ Leader/Extension: Aluminum

None Chimney

Clouse Inspection Services

18:34 October 13, 2015 Shanon Oury/Lawrence Douglas Co Housing Authority

Page 5 of 12

826 Oak St.

Garage/Carport

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Attached Garage

1. Type of Structure: Attached Car Spaces: 1
2. ☒ ☐ ☐ ☐ ☐ Garage Doors: Insulated aluminum
3. ☒ ☐ ☐ ☐ ☐ Door Operation: Manual
4. ☒ ☐ ☐ ☐ ☐ Exterior Surface: Fibrous
5. ☒ ☐ ☐ ☐ ☐ Roof: Asphalt shingle
6. ☒ ☐ ☐ ☐ ☐ Roof Structure: 2x6 Rafter
7. ☐ ☐ ☐ ☐ ☒ Service Doors: Wood - Door jamb broken. A qualified contractor is recommended to evaluate and estimate repairs.



8. ☒ ☐ ☐ ☐ ☐ Ceiling: Sheetrock
9. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock
10. ☒ ☐ ☐ ☐ ☐ Floor/Foundation: Concrete
11. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI
12. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl double hung

Heating System

A NPNI M D

Main Heating System

1. ☒ ☐ ☐ ☐ ☐ Heating System Operation: Adequate
2. Manufacturer: Gree
3. Model Number: etac15hc230v30a-a Serial Number: 4914gp02110
4. Type: Forced air Capacity: n/a
5. Area Served: Whole building Approximate Age: 1
6. Fuel Type: Electric
7. Unable to Inspect: 100%
8. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filter: Direct drive with disposable filter
9. ☒ ☐ ☐ ☐ ☐ Distribution: Radiator
10. ☒ ☐ ☐ ☐ ☐ Circulator: N/A
11. ☒ ☐ ☐ ☐ ☐ Thermostats: Individual

Clouse Inspection Services

18:34 October 13, 2015 Sherry Oury/Lawrence Douglas Co Housing Authority
Page 6 of 12 826 Oak St.

Plumbing

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1. ☒ ☐ ☐ ☐ ☐ Service Line: Copper
2. ☒ ☐ ☐ ☐ ☐ Main Water Shutoff: Utility closet



3. ☒ ☐ ☐ ☐ ☐ Water Lines: Copper
4. ☒ ☐ ☐ ☐ ☐ Drain Pipes: PVC
5. ☒ ☐ ☐ ☐ ☐ Service Caps: Not visible
6. ☒ ☐ ☐ ☐ ☐ Vent Pipes: PVC

Utility Room Water Heater

7. ☒ ☐ ☐ ☐ ☐ Water Heater Operation: Functional at time of inspection
8. Manufacturer: eemax
9. Model Number: emt6 Serial Number: 20150504w180
10. Type: Electric Capacity: na
11. Approximate Age: New Area Served: Whole building
12. ☐ ☐ ☐ ☐ ☒ TPRV and Drain Tube: Copper - Leaking. Recommend repair.



Electrical

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1. Service Size Amps: 100 Volts: 110-240 VAC
2. ☒ ☐ ☐ ☐ ☐ Service: Aluminum
3. ☒ ☐ ☐ ☐ ☐ 120 VAC Branch Circuits: Copper
4. ☒ ☐ ☐ ☐ ☐ 240 VAC Branch Circuits: Copper
5. ☒ ☐ ☐ ☐ ☐ Conductor Type: Non-metallic sheathed cable
6. ☒ ☐ ☐ ☐ ☐ Ground: Plumbing and rod in ground

Kitchen Electric Panel

7. ☒ ☐ ☐ ☐ ☐ Manufacturer: Cutler-Hammer



8. Maximum Capacity: 100 Amps

Clouse Inspection Services

18:34 October 13, 2015 Sherry Oury/Lawrence Douglas Co Housing Authority
Page 7 of 12 826 Oak St.

Electrical (Continued)

9. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 100 Amps



10. ☒ ☐ ☐ ☐ ☐ Breakers: Copper

11. Is the panel bonded? ☒ Yes ☐ No

Structure

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1. ☒ ☐ ☐ ☐ ☐ Structure Type: Wood frame
2. ☒ ☐ ☐ ☐ ☐ Foundation: Concrete
3. ☒ ☐ ☐ ☐ ☐ Differential Movement: No movement or displacement noted
4. ☒ ☐ ☐ ☐ ☐ Bearing Walls: Frame
5. ☒ ☐ ☐ ☐ ☐ Floor/Slab: Concrete

Attic

A NPNI M D

Main Attic

1. Method of Inspection: From the attic access



2. ☒ ☐ ☐ ☐ ☐ Roof Framing: 2x6 Rafter
3. ☒ ☐ ☐ ☐ ☐ Sheathing: Strand board
4. ☒ ☐ ☐ ☐ ☐ Ventilation: Gable and soffit vents, Roof
5. ☐ ☐ ☒ ☐ ☐ Insulation:
6. ☒ ☐ ☐ ☐ ☐ Insulation Depth: 6"

Clouse Inspection Services

18:34 October 13, 2015 Sharon Oury/Lawrence Douglas Co Housing Authority
Page 8 of 12 826 Oak St.

Bathroom

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1st floor main Bathroom

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Sheetrock
2. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock
3. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile
4. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
5. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC GFCI - Light inoperative. Recommend repair.
6. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Laminate and wood
7. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Porcelain coated
8. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Double handle with pvc trap
9. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Fiberglass tub and fiberglass surround
10. ☐ ☐ ☐ ☐ ☒ Toilets: Brand unknown - The toilet is loose at the floor. This condition may cause sewer gasses or moisture to enter the area. Recommend further evaluation and repair by a qualified plumbing contractor.



Bedroom

A NPNI M D

1st Floor Master Bedroom

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Sheetrock
2. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock
3. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
4. ☒ ☐ ☐ ☐ ☐ Doors: Metal
5. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl double hung
6. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
7. ☐ ☐ ☐ ☒ ☐ Smoke Detector: Not present - Recommend the installation of smoke detectors in all bedrooms and living areas.

Clouse Inspection Services

18:34 October 13, 2015 Sharon Oury/Lawrence Douglas Co Housing Authority

Page 9 of 12

826 Oak St.

Living Space

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Living Room Living Space

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Sheetrock
2. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock
3. ☒ ☐ ☐ ☐ ☐ Floor: Carpet, Ceramic tile
4. ☒ ☐ ☐ ☐ ☐ Doors: Metal
5. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl double hung
6. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC

Dining Room Living Space

7. ☒ ☐ ☐ ☐ ☐ Ceiling: Sheetrock
8. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock
9. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
10. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl double hung
11. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC

Laundry Room/Area

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1st Floor Laundry Room/Area

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Sheetrock
2. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock
3. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile
4. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood
5. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
6. ☒ ☐ ☐ ☐ ☐ Washer Hose Bib: Ball valves
7. ☒ ☐ ☐ ☐ ☐ Washer and Dryer Electrical: 110-240 VAC
8. ☒ ☐ ☐ ☐ ☐ Washer Drain: Wall mounted drain

Kitchen

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1st Floor Kitchen

1. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: Hotpoint
2. Air Gap Present? ☐ Yes ☒ No
3. ☒ ☐ ☐ ☐ ☐ Sink: Stainless Steel
4. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI
5. ☒ ☐ ☐ ☐ ☐ Plumbing/Fixtures: Double handle with pvc drain
6. ☒ ☐ ☐ ☐ ☐ Counter Tops: Laminate and wood
7. ☒ ☐ ☐ ☐ ☐ Cabinets: Wood
8. ☒ ☐ ☐ ☐ ☐ Ceiling: Sheetrock
9. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock
10. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile

Clouse Inspection Services

18:34 October 13, 2015 Shanon Oury/Lawrence Douglas Co Housing Authority

Page 10 of 12

826 Oak St.

Kitchen (Continued)

11. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
12. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl double hung

Clouse Inspection Services

18:34 October 13, 2015 Shanon Oury/Lawrence Douglas Co Housing Authority
Page 11 of 12 826 Oak St.

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior

1. Exterior Electric Outlets: 110 VAC GFCI - Loose or missing moisture cover. Recommend repair.



Bathroom

2. 1st floor main Bathroom Electrical: 110 VAC GFCI - Light inoperative. Recommend repair.

Bedroom

3. 1st Floor Master Bedroom Smoke Detector: Not present - Recommend the installation of smoke detectors in all bedrooms and living areas.

Clouse Inspection Services

18:34 October 13, 2015 Sherry Oury/Lawrence Douglas Co Housing Authority
Page 12 of 12 826 Oak St.

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Garage/Carport

1. Attached Garage Service Doors: Wood - Door jamb broken. A qualified contractor is recommended to evaluate and estimate repairs.



Plumbing

2. Utility Room Water Heater TPRV and Drain Tube: Copper - Leaking. Recommend repair.



Bathroom

3. 1st floor main Bathroom Toilets: Brand unknown - The toilet is loose at the floor. This condition may cause sewer gasses or moisture to enter the area. Recommend further evaluation and repair by a qualified plumbing contractor.

