

Property Condition Report

Case Number: 105-455222	Contract Area: 7A
Current Step: 2-Appraisal Complete	Address: 56 REECEBURG RD SE
Step Date: 03/07/2019	City, St Zip: SILVER CREEK, GA 30173-0000
HOC: Atlanta	

Property Condition Report

Item Description/Condition	Item Functionality	Functionality/Test Notes
Cooling/Air-Conditioner: OK --Heating/Furnace: OK --HVAC System Duct: OK	HVAC tested and functional?: No	Visual inspection- could not test AC due to damaged electrical. Heat source is gas wall units with no active gas and was not tested.
Electrical Wiring: Damaged --Other: OK --Other: OK	Electric supply tested and functional?: No	The electrical system was tested and was not functional. ELECTRICAL INSPECTION REQUIRED - DO NOT TURN ON POWER
Stove/Range/Oven: OK --Kitchen Cabinets: Damaged --Other: OK	Built-in appliances tested and functional?: No	visual inspection. could not test due to damaged electrical. The kitchen cabinets are damaged
Plumbing: Damaged --Sink: OK --Other: OK	Water supply tested and functional?: No	The plumbing was tested pressure remained on 15 PSI after 20 minutes indicating a leak. A PLUMBING INSPECTION IS NEEDED - DO NOT ACTIVATE WATER
Water Heater: Missing	Water heater functional?: N/A	The water heater is missing
Sewer/Septic System: OK --Toilet: OK --Other: OK	Sanitary & plumbing system functional?: Yes	FLUSH TEST OK
Roof: OK --Other: OK	Roofing in acceptable condition?: Yes	ROOF IT IS IN GOOD CONDITION. there was previous damages from a previous roof leak that appears to have been repaired. no active leaks