

## Property Condition Report

<b>Case Number:</b> 106-062591	<b>Contract Area:</b> 7A
<b>Current Step:</b> 2-Appraisal Complete	<b>Address:</b> 315 BRANCHWOOD DR
<b>Step Date:</b> 03/20/2019	<b>City, St Zip:</b> COVINGTON, GA 30016-0000
<b>HOC:</b> Atlanta	

### Property Condition Report

Item Description/Condition	Item Functionality	Functionality/Test Notes
<b>Cooling/Air-Conditioner:</b> OK --Heating/Furnace: OK --HVAC System Duct: OK	<b>HVAC tested and functional?:</b> Yes	The HVAC system was tested with generator and was found to be functional. All ductwork is intact.
<b>Electrical Wiring:</b> OK --Other: OK --Other: OK	<b>Electric supply tested and functional?:</b> Yes	The electrical system has been tested with generator and the lights and outlets are functional.
<b>Stove/Range/Oven:</b> OK --Kitchen Cabinets: OK --Other: OK	<b>Built-in appliances tested and functional?:</b> Yes	Present kitchen appliances tested with generator and powered on. The kitchen cabinets are in ok condition.
<b>Plumbing:</b> OK --Sink: OK --Other: OK	<b>Water supply tested and functional?:</b> Yes	Plumbing system tested via an air compressor; Supply system held 40PSI for at least 20 minutes. Property was fully winterized; Main shut-off was zip tied.
<b>Water Heater:</b> OK	<b>Water heater functional?:</b> N/A	The water heater could not be tested because it had been previously drained.
<b>Sewer/Septic System:</b> OK --Toilet: OK --Other: OK	<b>Sanitary &amp; plumbing system functional?:</b> Yes	Flush tested: Sanitary system is functional.
<b>Roof:</b> OK --Other: OK	<b>Roofing in acceptable condition?:</b> Yes	The roof and gutters visually inspected from a ladder. There were no active roof leaks or damages.