Property Condition Report

Case Number:	105-396444	**Contract Area:**	7A
Current Step:	1c-Ready to Show Condition	**Address:**	3411 ELGIN DRIVE
Step Date:	09/13/2017	**City, St Zip:**	DECATUR, GA 30032-0000
HOC:	Atlanta		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	Yes	The HVAC system was tested and was found to be functional. All ductwork is intact.
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	The electrical system has been tested and the lights and outlets are functional.
--Other:	**OK**			
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Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	The stove, refrigerator, dishwasher, microwave, and were tested with a generator and powered on. The dishwasher could not be fully tested since water is off. The kitchen cabinets are in ok condition.
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**OK**	**Water supply tested and functional?:**	Yes	Plumbing system tested via an air compressor; Supply system did hold 40PSI for at least 20 minutes.; Property was fully winterized; Main shut-off was zip tied.
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	The water heater tested and then drained.
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	Home uses municipal sewer; Tested the system by completing a flush test and the sanitary system is functional.
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	The roof was visually inspected from the ladder. There were no active roof leaks or damages.
--Other:	**OK**			