Property Condition Report

Case Number:	105-371794	**Contract Area:**	7A
Current Step:	2-Appraisal Complete	**Address:**	5365 FAYETTEVILLE R
Step Date:	07/03/2019	**City, St Zip:**	FAIRBURN, GA 30213-0000
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 with generator 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 with generator and the lights and outlets are functional.
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	Present kitchen appliances tested with generator and powered on. The kitchen cabinets are in ok condition.
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**Damaged**	**Water supply tested and functional?:**	Yes	Plumbing system tested via an air compressor; Supply system DID NOT HOLD 40PSI for at least 20 minutes. DO NOT ACTIVATE WATER; Property was fully winterized; Main shut-off was zip tied.
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	N/A	The water heater could not be tested because it had been previously drained.
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	Flush tested: Sanitary system is functional.
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	The roof and gutters visually inspected from the ground. There were no active roof leaks or damages.
--Other:	**OK**			