Property Condition Report

Case Number:	031-367538	**Contract Area:**	2D
Current Step:	1c-Ready to Show Condition	**Address:**	3720 RYBURN RD
Step Date:	09/21/2026	**City, St Zip:**	PINE BLUFF, AR 71603-0000
HOC:	Denver		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	No	generator fail, unable to connect the electrical
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	No	generator fail, unable to connect the electrical
--Other:	**N/A**			
--Other:	**N/A**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	No	generator fail, unable to connect the electrical
--Kitchen Cabinets:	**Damaged**			
--Other:	**N/A**			
Plumbing:	**OK**	**Water supply tested and functional?:**	Yes	pressure test pass
--Sink:	**OK**			
--Other:	**N/A**			
Water Heater:	**Damaged**	**Water heater functional?:**	No	water heater damaged, unit is gas, 2nd unit is missing
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	water flow ok
--Toilet:	**Missing**			
--Other:	**N/A**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	visual test ok
--Other:	**N/A**			