Property Condition Report

Case Number:	031-409986	**Contract Area:**	2D
Current Step:	1c-Ready to Show Condition	**Address:**	4401 ROYAL OAK DR
Step Date:	09/21/2026	**City, St Zip:**	FORT SMITH, AR 72904-0000
HOC:	Denver		

Property Condition Report

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