Property Condition Report

Case Number:	031-444486	**Contract Area:**	2D
Current Step:	1c-Ready to Show Condition	**Address:**	577 BLACKWOOD DR
Step Date:	09/28/2026	**City, St Zip:**	HARRISON, AR 72601-0000
HOC:	Denver		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	No	Unable to test HVAC system due to lack of proper power. Inspection finds system in acceptable conditions overall.
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**Damaged**	**Electric supply tested and functional?:**	No	Electric supply did not test functional when powered with 12,000 watt generator.
--Other:	**N/A**			
--Other:	**N/A**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	N/A	Unable to test built-in appliances due to lack of proper electrical supply. Inspection finds appliances and cabinets in acceptable conditions.
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**OK**	**Water supply tested and functional?:**	No	Water supply has damages (at least) found at cold water washer hook up.
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	N/A	Unable to test gas water heater. Visual inspection finds unit in acceptable conditions
Sewer/Septic System:	**Damaged**	**Sanitary & plumbing system functional?:**	No	Sanitary and plumbing found non functional due to large sink hole at back yard, likely from septic system failure.
--Toilet:	**OK**			
--Other:	**N/A**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	Inspection finds roof in overall acceptable conditions
--Other:	**N/A**			