Property Condition Report

Case Number:	031-534904	**Contract Area:**	2D
Current Step:	1c-Ready to Show Condition	**Address:**	371 COLUMBIA ROAD 1
Step Date:	10/19/2026	**City, St Zip:**	MAGNOLIA, AR 71753-0000
HOC:	Denver		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	Yes	HVAC SYSTEM PRESENT AND INTACT. IN WORKING CVONDITION
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	SYSTEM TGESTED AND IS IN WORKING PARAMETERS
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	ALL EXISTING APPLIANCES ARE IN WORKING CONDITION
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**OK**	**Water supply tested and functional?:**	Yes	PL,UMBIN G PRESSURE TESTED AND HELD 30 PSI FOR 30 MINUTES
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	WATER HEATER PRESENT AND IN WORKING CONDITION
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	DRAINS AND COMMODES HAVE BEEN FORCE FLUSHED AND PAASING FLUID NORMALLY
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	ROOF HAS NO VISUAL SIGNS OF DAMAGE NOR WATER INTRUSION INSIDE
--Other:	**OK**			