Property Condition Report

Case Number:	031-585399	**Contract Area:**	2D
Current Step:	1c-Ready to Show Condition	**Address:**	40 LORENE ST
Step Date:	08/03/2026	**City, St Zip:**	CALICO ROCK, AR 72519-0000
HOC:	Denver		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	N/A	Unable to test HVAC systems due to no electric supply.
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	No	Electrical supply did not test functional when powered with 12,000 watt generator. No other possible tie in points other than dryer outlet.
--Other:	**OK**			
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Stove/Range/Oven:	**N/A**	**Built-in appliances tested and functional?:**	N/A	No built in appliances present.
--Kitchen Cabinets:	**OK**			
--Other:	**N/A**			
Plumbing:	**Damaged**	**Water supply tested and functional?:**	No	Water supply did not hold pressure when supplied with compressed air. Unable to determine leak location at time of inspection.
--Sink:	**OK**			
--Other:	**N/A**			
Water Heater:	**OK**	**Water heater functional?:**	No	Unable to test gas water heater due to lack of water, gas, and electricity.
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	Inspection finds sanitary and plumbing systems in satisfactory conditions.
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	Roof is found to be in acceptable conditions.
--Other:	**OK**			