Property Condition Report

Case Number:	201-719673	**Contract Area:**	4A
Current Step:	2-Appraisal Complete	**Address:**	4133 HIGHWAY 764
Step Date:	09/22/2026	**City, St Zip:**	UTICA, KY 42376-0000
HOC:	Atlanta		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	Yes	The AC compressor kicked on via a generator at the time of testing The gas kicked on via a generator at the time of testing. Appeared functional. The gas kicked on via a generator at the time of testing. Appeared functional.
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	The electrical system was functional via a generator at the time of testing
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	The gas Range appeared functional at the time of testing
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**Damaged**	**Water supply tested and functional?:**	No	The plumbing system did not hold pressure via an air compressor and generator at the time of testing
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	A new electric water heater appeared functional at the time of testing but will need to be wire in.
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	The septic system was functional by pouring antifreeze into the traps at the time of testing
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	The roof was in acceptable condition at the time of testing
--Other:	**OK**			