Property Condition Report

Case Number:	387-118431	**Contract Area:**	5A
Current Step:	1c-Ready to Show Condition	**Address:**	1023 KAREN DR
Step Date:	11/12/2026	**City, St Zip:**	NEW BERN, NC 28562-0000
HOC:	Atlanta		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	Yes	TESTED OK
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	TESTED OK
--Other:	**OK**			
--Other:	**N/A**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	TESTED OK
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**OK**	**Water supply tested and functional?:**	Yes	TESTED OK
--Sink:	**OK**			
--Other:	**N/A**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	TESTED OK
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	TESTED OK
--Toilet:	**OK**			
--Other:	**N/A**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	OK
--Other:	**N/A**			