Property Condition Report

Case Number:	387-596224	**Contract Area:**	5A
Current Step:	1c-Ready to Show Condition	**Address:**	311 W TIMBERLAND DR
Step Date:	07/27/2026	**City, St Zip:**	GROVER, NC 28073-0000
HOC:	Atlanta		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	Yes	Utilities On
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**N/A**			
Electrical Wiring:	**N/A**	**Electric supply tested and functional?:**	No	Utilities On
--Other:	**N/A**			
--Other:	**N/A**			
Stove/Range/Oven:	**N/A**	**Built-in appliances tested and functional?:**	N/A	Utilities On
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**OK**	**Water supply tested and functional?:**	Yes	Water on; Pass
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	Inspected HWH components; pass with no deficiencies found
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	N/A	Pour Water/Antifreeze in Drains; Pass
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	Inspected peaks, valleys, ridge lines/caps, chimneys, soffits, decking, boots and vents; Pass with no deficiencies found
--Other:	**OK**			