Property Condition Report

Case Number:	421-613663	**Contract Area:**	2D
Current Step:	1c-Ready to Show Condition	**Address:**	704 S 3RD AVE
Step Date:	11/09/2026	**City, St Zip:**	MARIETTA, OK 73448-0000
HOC:	Denver		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	Yes	No issues
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	No issues
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	No issues
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**OK**	**Water supply tested and functional?:**	Yes	No issues
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	Hot water heater is emptied
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	No issues
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	Roof is an excellent condition
--Other:	**OK**			