Property Condition Report

Case Number:	513-154622	**Contract Area:**	1D
Current Step:	2-Appraisal Complete	**Address:**	4917 BEAVER CREEK A
Step Date:	09/14/2026	**City, St Zip:**	DENTON, TX 76207-0000
HOC:	Denver		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	Yes	Generator-System Tested Functional at time of inspection
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	Generator/220
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	Generator-Appliances Tested Functional at time of inspection
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**OK**	**Water supply tested and functional?:**	Yes	Pressure Test PASS
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	Pressure Tested with compressor and HWH components PASS: no deficiencies found
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	Poured 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 by ladder to the roof. PASS, no deficiencies found
--Other:	**OK**			