Property Condition Report

Case Number:	541-747270	**Contract Area:**	5P
Current Step:	2-Appraisal Complete	**Address:**	5125 CRABTREE PL
Step Date:	10/01/2026	**City, St Zip:**	PORTSMOUTH, VA 23703-0000
HOC:	Philadelphia		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	Yes	HVAC system was tested and found to be in acceptable condition Heat system was tested and appears to be in acceptable Heat system was tested and appears to be in acceptable
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	Electrical system was tested and appears to be in acceptable condition
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	Appliances appear to be in good condition
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**OK**	**Water supply tested and functional?:**	Yes	Plumbing system was tested using pressure. Pressure held and shows no signs of leaks
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	Water heater was empty and appears to be in good condition
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	Sewer system appears to be in good condition
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	Roof is in good condition
--Other:	**OK**			