Property Condition Report

Case Number:	544-029266	**Contract Area:**	5P
Current Step:	2-Appraisal Complete	**Address:**	1639 RUGBY BLVD NW
Step Date:	10/30/2026	**City, St Zip:**	ROANOKE, VA 24017-0000
HOC:	Philadelphia		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	Yes	tested by generator. A/C is functioning properly. Boiler system was not tested. the overall condition is unknown. Visual inspection with no obvious defect found
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	tested by generator. all lights, fans and receptacles are functional.
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	Gas stove. Visual inspection with no obvious defects found
--Kitchen Cabinets:	**OK**			
--Other:	**Missing**			
Plumbing:	**OK**	**Water supply tested and functional?:**	Yes	water was blown from all water supply lines and the system was pressure tested. the system does hold pressure.
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	Visual inspection with no obvious deficiencies found
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	water was on upon arrival for inspection and all toilets, and faucets are functioning properly anti freeze was poured into all drain traps there were no leaks detected.
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	roof is in overall good condition
--Other:	**OK**			