Property Condition Report

Case Number:	544-367552	**Contract Area:**	5P
Current Step:	2-Appraisal Complete	**Address:**	3708 MANTON DR
Step Date:	09/23/2026	**City, St Zip:**	LYNCHBURG, VA 24503-0000
HOC:	Philadelphia		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	Yes	visual inspection shows no signs of damage. system is present
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	visual inspection shows no signs of damage. system is present
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	visual inspection shows no signs of damage. system is present
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**Damaged**	**Water supply tested and functional?:**	No	Pressure test failed
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	visual inspection shows no signs of damage. system is present
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	visual inspection shows no signs of damage. system is present
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	visual inspection shows no signs of damage. system is present
--Other:	**OK**			