# Property Condition Report

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| **Case Number:** | 544-369697 | **Contract Area:** | 5P |
| **Current Step:** | 2-Appraisal Complete | **Address:** | 212 ROYAL OAK AVE |
| **Step Date:** | 09/14/2026 | **City, St Zip:** | COLONIAL HGTS, VA 23834-0000 |
| **HOC:** | Philadelphia | | |

## Property Condition Report

| Item Description/Condition | | Item Functionality | | Functionality/Test Notes |
|---|---|---|---|---|
| **Cooling/Air-Conditioner:** | **OK** | **HVAC tested and functional?:** | Yes | Utilities On |
| **--Heating/Furnace:** | **OK** | | | |
| **--HVAC System Duct:** | **OK** | | | |
| **Electrical Wiring:** | **OK** | **Electric supply tested and functional?:** | Yes | Utilities On |
| **--Other:** | **OK** | | | |
| **--Other:** | **OK** | | | |
| **Stove/Range/Oven:** | **OK** | **Built-in appliances tested and functional?:** | Yes | Utilities On |
| **--Kitchen Cabinets:** | **OK** | | | |
| **--Other:** | **OK** | | | |
| **Plumbing:** | **Damaged** | **Water supply tested and functional?:** | No | Pressure test; Fail<br>Slow leak in the system |
| **--Sink:** | **OK** | | | |
| **--Other:** | **OK** | | | |
| **Water Heater:** | **OK** | **Water heater functional?:** | Yes | Inspected HWH components; pass with no deficiencies found |
| **Sewer/Septic System:** | **OK** | **Sanitary & plumbing system functional?:** | Yes | Pour Water/Antifreeze in Drains; Pass |
| **--Toilet:** | **OK** | | | |
| **--Other:** | **N/A** | | | |
| **Roof:** | **OK** | **Roofing in acceptable condition?:** | Yes | Inspected peaks, valleys, ridge lines/caps, chimneys, soffits, decking, boots and vents; Pass with no deficiencies found |
| **--Other:** | **OK** | | | |