# Property Condition Report

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| **Case Number:** | 544-370208 | **Contract Area:** | 5P |
| **Current Step:** | 2-Appraisal Complete | **Address:** | 102 ERICSSON STREET |
| **Step Date:** | 08/13/2026 | **City, St Zip:** | PORTSMOUTH, VA 23702-0000 |
| **HOC:** | Philadelphia | | |

## Property Condition Report

| Item Description/Condition | | Item Functionality | | Functionality/Test Notes |
|---|---|---|---|---|
| **Cooling/Air-Conditioner:** | **N/A** | **HVAC tested and functional?:** | N/A | No HVAC unit present |
| **--Heating/Furnace:** | **OK** | | | Gas furnace/ heat |
| **--HVAC System Duct:** | **OK** | | | Gas furnace/ heat |
| **Electrical Wiring:** | **OK** | **Electric supply tested and functional?:** | Yes | Electricity was tested and found to be in acceptable condition |
| **--Other:** | **OK** | | | |
| **--Other:** | **OK** | | | |
| **Stove/Range/Oven:** | **Missing** | **Built-in appliances tested and functional?:** | No | No appliances present for testing |
| **--Kitchen Cabinets:** | **OK** | | | |
| **--Other:** | **OK** | | | |
| **Plumbing:** | **OK** | **Water supply tested and functional?:** | Yes | The plumbing lines were checked using air pressure, and no leaks were detected. |
| **--Sink:** | **OK** | | | |
| **--Other:** | **OK** | | | |
| **Water Heater:** | **OK** | **Water heater functional?:** | Yes | Water heater is in acceptable condition |
| **Sewer/Septic System:** | **OK** | **Sanitary & plumbing system functional?:** | Yes | Based upon inspection, the Sewage system appears to be functional with no apparent defects. |
| **--Toilet:** | **OK** | | | |
| **--Other:** | **OK** | | | |
| **Roof:** | **OK** | **Roofing in acceptable condition?:** | Yes | Based upon inspection, the Roof appears to be in an acceptable condition with no apparent defects. |
| **--Other:** | **OK** | | | |