Property Condition Report

Case Number:	544-412924	**Contract Area:**	5P
Current Step:	2-Appraisal Complete	**Address:**	2212 DES MOINES AVE
Step Date:	10/15/2026	**City, St Zip:**	PORTSMOUTH, VA 23704-0000
HOC:	Philadelphia		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	Yes	HVAC was tested with a 220 volt generator and appeared to function normally Heat is gas appears to be in acceptable condition Heat is gas appears to be in acceptable condition
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	Electrical System was powered with a 220V generator and no apparent deficiencies were revealed.
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	All Appliances present were powered with a 220V generator and no apparent deficiencies were revealed.
--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	Gas Water Heater Inspected for excessive rust, degree of deterioration, and overall condition. The inspection indicates that unit was functional at time of inspection.
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**			