Property Condition Report

Case Number:	548-535473	**Contract Area:**	5P
Current Step:	2-Appraisal Complete	**Address:**	44 W TAYLOR RUN PKWY
Step Date:	09/04/2026	**City, St Zip:**	ALEXANDRIA, VA 22314-0000
HOC:	Philadelphia		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	No	The power is off so the unit could not be tested, not functional at this time. No apparent deficiencies
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	The electrical system was tested with a voltage meter and are functional
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	The stove could not be tested because the gas is off however it apars to be in functional condition
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**Damaged**	**Water supply tested and functional?:**	No	Pressure test failed
--Sink:	**N/A**			
--Other:	**N/A**			
Water Heater:	**OK**	**Water heater functional?:**	No	The water heater was not tested because the gas is off and the tank is drained but apars to be functional
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	The toilet was flushed ant is in fully functional condition
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	The roof was inspected from the top and the attic and are in good and functional condition
--Other:	**OK**			