Property Condition Report

Case Number:	571-181022	**Contract Area:**	5P
Current Step:	2-Appraisal Complete	**Address:**	501 E GRAFTON RD
Step Date:	10/07/2026	**City, St Zip:**	FAIRMONT, WV 26554-0000
HOC:	Philadelphia		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**Missing**	**HVAC tested and functional?:**	No	System Damaged/Missing components No power
--Heating/Furnace:	**Missing**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**Damaged**	**Electric supply tested and functional?:**	No	System Damaged/Missing major electrical components
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**Missing**	**Built-in appliances tested and functional?:**	N/A	Appliances Damaged/Missing; could not test. No appliances
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**Damaged**	**Water supply tested and functional?:**	No	System missing components; could not test
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	Inspected HWH components; fail with deficiencies noted.
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	Pour Water/Antifreeze in Drains; Pass
--Toilet:	**OK**			
--Other:	**OK**			
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**			