

Property Condition Report

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| Case Number: 105-378750 | Contract Area: 7A |
| Current Step: 1c-Ready to Show Condition | Address: 104 HORACE ELNUT CIR |
| Step Date: 10/03/2014 | City, St Zip: NICHOLSON, GA 30565-0000 |
| HOC: Atlanta | |

Property Condition Report

| Item Description/Condition | Item Functionality | Functionality/Test Notes |
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| Cooling/Air-Conditioner: N/A --Heating/Furnace: N/A --HVAC System Duct: OK | HVAC tested and functional?: N/A | Unable to test the blower fan and a/c unit because the electrical system is damaged. Unable to test the gas furnace because gas was not active at the property and the furnace is an older model. The HVAC System Duct is in good condition. |
| Electrical Wiring: Damaged --Other: N/A --Other: N/A | Electric supply tested and functional?: No | The electrical wiring is outdated and there are breakers missing from the breaker box. |
| Stove/Range/Oven: Missing --Kitchen Cabinets: OK --Other: Missing | Built-in appliances tested and functional?: N/A | Tested the dishwasher and vent hood, but did not turn on due to electrical damage. The electric stove, microwave and refrigerator are missing from the kitchen. The kitchen cabinets are in good condition. |
| Plumbing: OK --Sink: OK --Other: N/A | Water supply tested and functional?: Yes | Plumbing system tested via an air compressor. Supply system did hold 35PSI for at least 15 minutes. Property was fully winterized; Main shut-off was zip tied; Well pump was tested via generator and is functional. |
| Water Heater: OK | Water heater functional?: Yes | Fully tested the electric water heater via generator and is functional. The water heater was drained after testing. |
| Sewer/Septic System: OK --Toilet: OK --Other: N/A | Sanitary & plumbing system functional?: Yes | Home uses septic instead of municipal sewer; All toilets and sinks were flush tested. Antifreeze was poured down all drains and traps with no leaks found. |
| Roof: OK --Other: N/A | Roofing in acceptable condition?: Yes | The roof was visually inspected from the ground with no leaks found. The gutters and downspouts are free of debris and are in good condition. The attic is free of debris and is accessible. |