

Property Condition Report

Case Number: 201-732687	Contract Area: 4A
Current Step: 2-Appraisal Complete	Address: 2061 BROWNSVILLE RD
Step Date: 05/15/2026	City, St Zip: BROWNSVILLE, KY 42210-0000
HOC: Atlanta	

Property Condition Report

Item Description/Condition	Item Functionality	Functionality/Test Notes
Cooling/Air-Conditioner: OK --Heating/Furnace: OK --HVAC System Duct: Damaged	HVAC tested and functional?: No	Power on Buyer inspection report reflects electrical box damaged/improperly installed at service meter base. hvac ductwork damaged
Electrical Wiring: Damaged --Other: OK --Other: OK	Electric supply tested and functional?: No	Power on Buyer inspection report reflects electrical box damaged/improperly installed at service meter base, hvac ductwork damaged
Stove/Range/Oven: OK --Kitchen Cabinets: Damaged --Other: Damaged	Built-in appliances tested and functional?: Yes	Power on
Plumbing: OK --Sink: OK --Other: OK	Water supply tested and functional?: No	Failed pressure test
Water Heater: OK	Water heater functional?: Yes	Inspected elements
Sewer/Septic System: OK --Toilet: OK --Other: OK	Sanitary & plumbing system functional?: Yes	Accepted antifreeze
Roof: OK --Other: OK	Roofing in acceptable condition?: Yes	Visual