Property Condition Report

Case Number:	352-654350	**Contract Area:**	3P
Current Step:	1c-Ready to Show Condition	**Address:**	109 PINE ST
Step Date:	09/29/2026	**City, St Zip:**	RAMSEY, NJ 07446-0000
HOC:	Philadelphia		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**N/A**	**HVAC tested and functional?:**	Yes	Utilities On- HEATING OK NO AC
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**N/A**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	Utilities On
--Other:	**N/A**			
--Other:	**N/A**			
Stove/Range/Oven:	**Damaged**	**Built-in appliances tested and functional?:**	No	Utilities On
--Kitchen Cabinets:	**Damaged**			
--Other:	**N/A**			
Plumbing:	**Damaged**	**Water supply tested and functional?:**	No	Pressure Test FAIL
--Sink:	**OK**			
--Other:	**N/A**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	Water heater visually inspected PASS
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	Pour water/antifreeze in drains PASS
--Toilet:	**OK**			
--Other:	**N/A**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	PASS - visually inspected peaks, valleys, ridge lines/caps, chimneys soffits, vents
--Other:	**N/A**			