# Property Condition Report

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| **Case Number:** | 371-527988 | **Contract Area:** | 3P |
| **Current Step:** | 1c-Ready to Show Condition | **Address:** | 2325 BEAVER CREEK R |
| **Step Date:** | 10/21/2026 | **City, St Zip:** | BROOKFIELD, NY 13314-0000 |
| **HOC:** | Philadelphia | | |

## Property Condition Report

| Item Description/Condition | | Item Functionality | | Functionality/Test Notes |
|---|---|---|---|---|
| **Cooling/Air-Conditioner:** | **N/A** | **HVAC tested and functional?:** | N/A | System Incomplete Missing Components |
| **--Heating/Furnace:** | **N/A** | | | |
| **--HVAC System Duct:** | **Damaged** | | | |
| **Electrical Wiring:** | **OK** | **Electric supply tested and functional?:** | Yes | utilities on |
| **--Other:** | **OK** | | | |
| **--Other:** | **OK** | | | |
| **Stove/Range/Oven:** | **Missing** | **Built-in appliances tested and functional?:** | N/A | Appliances missing could not test |
| **--Kitchen Cabinets:** | **OK** | | | |
| **--Other:** | **OK** | | | |
| **Plumbing:** | **OK** | **Water supply tested and functional?:** | Yes | Pressure Test PASS |
| **--Sink:** | **OK** | | | |
| **--Other:** | **OK** | | | |
| **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:** | **OK** | | | |
| **Roof:** | **OK** | **Roofing in acceptable condition?:** | Yes | PASS - visually inspected peaks, valleys, ridge lines/caps, chimneys soffits, vents |
| **--Other:** | **OK** | | | |