Property Condition Report

Case Number:	413-635417	**Contract Area:**	4P
Current Step:	1c-Ready to Show Condition	**Address:**	12488 TOWNSHIP RD 20
Step Date:	10/22/2026	**City, St Zip:**	DUNKIRK, OH 45836-0000
HOC:	Philadelphia		

Property Condition Report

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