Property Condition Report

Case Number:	442-262225	**Contract Area:**	5P
Current Step:	2-Appraisal Complete	**Address:**	209 WOODLAND LN
Step Date:	11/05/2026	**City, St Zip:**	CLARENDON, PA 16313-0000
HOC:	Philadelphia		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	Yes	System Tested Functional at time of inspection
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	System Tested Functional at time of inspection
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	appliances present
--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	Inspected HWH components; pass with no deficiencies found
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	Pour Water/Antifreeze in Drains; Pass
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**Damaged**	**Roofing in acceptable condition?:**	No	Roof failed inspection. tree fell on house - rear right side, pilar holding left side of house up is damaged and once the tree fell on the house, it has shifted the pilar more making it unsafe to go inside and needs fixed.
--Other:	**N/A**			