Property Condition Report

Case Number:	442-476714	**Contract Area:**	5P
Current Step:	2-Appraisal Complete	**Address:**	4502 MOLLENAUER ST
Step Date:	10/20/2026	**City, St Zip:**	BETHEL PARK, PA 15102-0000
HOC:	Philadelphia		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	No	not able to test as the thermostat does not work the property has hydronic heating system, which looks as not completely repaired. The radiator in the bathroom is disconnected. the property has hydronic heating system, which looks as not completely repaired. The radiator in the bathroom is disconnected.
--Heating/Furnace:	**Damaged**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	electrical system was tested by a generator
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**Missing**	**Built-in appliances tested and functional?:**	No	refrigerator was tested and working. Stove is missing
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**OK**	**Water supply tested and functional?:**	Yes	Water supply is tested and functional
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**Damaged**	**Water heater functional?:**	Yes	tested and is functional. corrosion on water heater
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	tested and in working condition
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	appears on fair condition
--Other:	**OK**			