Property Condition Report

Case Number:	446-054555	**Contract Area:**	5P
Current Step:	2-Appraisal Complete	**Address:**	1353 THOMSON RD
Step Date:	09/29/2026	**City, St Zip:**	ROSLYN, PA 19001-0000
HOC:	Philadelphia		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**Damaged**	**HVAC tested and functional?:**	No	A/C unit failed to start, service needed. unable to test hot water boiler and system must be refiled and serviced before test unable to test hot water boiler and system must be refiled and serviced before test. plumbing system doesnt hold pressure. unable to test hot water boiler and system must be refiled and serviced before test. plumbing system doesnt hold pressure.
--Heating/Furnace:	**Damaged**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**Damaged**	**Electric supply tested and functional?:**	No	incomplete, unsecured garage electric panel and fixtures -repairs needed
--Other:	**Damaged**			
--Other:	**Missing**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	No	heavy used oven and range, replacement needed.
--Kitchen Cabinets:	**Damaged**			
--Other:	**N/A**			
Plumbing:	**Damaged**	**Water supply tested and functional?:**	No	plumbing system tested with pressure air, system doesn't hold pressure, replace damaged faucets and valves.
--Sink:	**OK**			
--Other:	**Damaged**			
Water Heater:	**OK**	**Water heater functional?:**	No	unable to test previously drained HWH
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	No	replace p-traps and toilet tank guts
--Toilet:	**OK**			
--Other:	**Damaged**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	inspected roof system, no active leaks found
--Other:	**N/A**			