Property Condition Report

Case Number:	446-077576	**Contract Area:**	5P
Current Step:	2-Appraisal Complete	**Address:**	11 AZALEA CIR
Step Date:	09/29/2026	**City, St Zip:**	LAFAYETTE HILL, PA 19444-0000
HOC:	Philadelphia		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**Damaged**	**HVAC tested and functional?:**	No	maintenance service and repairs needed unable to test, has forced heater as gas need turn on. unit present
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**Damaged**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	electric system tested and is operable
--Other:	**N/A**			
--Other:	**N/A**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	heavy used appliances
--Kitchen Cabinets:	**OK**			
--Other:	**N/A**			
Plumbing:	**Damaged**	**Water supply tested and functional?:**	No	system tested with pressure air, system doesn't hold pressure, repair leaking valves, faucets.
--Sink:	**N/A**			
--Other:	**N/A**			
Water Heater:	**OK**	**Water heater functional?:**	No	unable to test as gas needs to be turned on
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	replace toilet tank guts
--Toilet:	**Damaged**			
--Other:	**N/A**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	inspected roof system, no leaks found
--Other:	**N/A**			