Property Condition Report

Case Number:	446-125586	**Contract Area:**	5P
Current Step:	2-Appraisal Complete	**Address:**	1283 COUNTRY LN
Step Date:	09/16/2026	**City, St Zip:**	WEST CHESTER, PA 19380-0000
HOC:	Philadelphia		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**N/A**	**HVAC tested and functional?:**	No	Boiler system does not hold pressure
--Heating/Furnace:	**Damaged**			
--HVAC System Duct:	**Damaged**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	Generator 220 tested and functional
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	Built in stove top
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**Damaged**	**Water supply tested and functional?:**	No	Pressure Test Failed
--Sink:	**Damaged**			
--Other:	**OK**			
Water Heater:	**Damaged**	**Water heater functional?:**	No	Pressure Test Failed
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	Poured Anti freeze, no leaks noted in drains
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	Ok
--Other:	**OK**			