Property Condition Report

Case Number:	446-542943	**Contract Area:**	5P
Current Step:	2-Appraisal Complete	**Address:**	220 CLIFTON AVE
Step Date:	08/27/2026	**City, St Zip:**	SHARON HILL, PA 19079-0000
HOC:	Philadelphia		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**N/A**	**HVAC tested and functional?:**	No	n/a
--Heating/Furnace:	**Damaged**			unable to test water boiler, gas need on, plumbing need repairs
--HVAC System Duct:	**N/A**			unable to test water boiler, gas need on, plumbing need repairs
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	electric is on at time of inspection, repairs needed for light fixtures, damaged and loose power outlets.
--Other:	**Damaged**			
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Stove/Range/Oven:	**Damaged**	**Built-in appliances tested and functional?:**	No	missing fridge, heavy used electric range and dishwasher, one burner doesn't work properly on cooking range.
--Kitchen Cabinets:	**OK**			heavy used cabinets
--Other:	**N/A**			
Plumbing:	**Damaged**	**Water supply tested and functional?:**	No	plumbing system tested with pressure air, system doesn't hold any pressure, missing HWH drain valve, disconnected water line.
--Sink:	**Damaged**			
--Other:	**N/A**			
Water Heater:	**Damaged**	**Water heater functional?:**	No	replace drain valve
Sewer/Septic System:	**Damaged**	**Sanitary & plumbing system functional?:**	No	repair p traps, replace toilet guts and reinstall toilet
--Toilet:	**Damaged**			
--Other:	**Damaged**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	inspected roof system, no active leaks found
--Other:	**N/A**			