

Property Condition Report

Case Number: 371-550930	Contract Area: 3P
Current Step: 1c-Ready to Show Condition	Address: 115 SCRIBNER AVE
Step Date: 05/23/2024	City, St Zip: MIDDLEBURGH, NY 12122-0000
HOC: Philadelphia	

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	N/A	HVAC tested and functional?:	N/A	Utilities On
--Heating/Furnace:	OK			
--HVAC System Duct:	N/A			
Electrical Wiring:	OK	Electric supply tested and functional?:	Yes	Utilities On
--Other:	OK			
--Other:	N/A			
Stove/Range/Oven:	OK	Built-in appliances tested and functional?:	N/A	Utilities On
--Kitchen Cabinets:	N/A			
--Other:	N/A			
Plumbing:	Damaged	Water supply tested and functional?:	No	Pressure test; Fail open pipe noted under sink.... will not hold pressure... water systems were already empty upon arrival
--Sink:	OK			
--Other:	N/A			
Water Heater:	OK	Water heater functional?:	Yes	Inspected HWH components; pass with no deficiencies found
Sewer/Septic System:	OK	Sanitary & plumbing system functional?:	Yes	Pour Water/Antifreeze in Drains; Pass
--Toilet:	OK			
--Other:	OK			
Roof:	OK	Roofing in acceptable condition?:	Yes	Inspected peaks, valleys, ridge lines/caps, chimneys, soffits, decking, boots and vents; Pass with no deficiencies found
--Other:	OK			