Property Condition Report

Case Number:	091-464578	**Contract Area:**	8A
Current Step:	1c-Ready to Show Condition	**Address:**	13398 OCEAN MIST DR
Step Date:	09/22/2026	**City, St Zip:**	JACKSONVILLE, FL 32258-0000
HOC:	Atlanta		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**N/A**	**HVAC tested and functional?:**	No	Unable to test due to no main breaker switch to prevent a dangerous backflow to the meter and potentially causing a fire.
--Heating/Furnace:	**N/A**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**N/A**	**Electric supply tested and functional?:**	No	Unable to test due to no main breaker switch to prevent a dangerous backflow to the meter and potentially causing a fire.
--Other:	**N/A**			
--Other:	**N/A**			
Stove/Range/Oven:	**N/A**	**Built-in appliances tested and functional?:**	No	Unable to test due to no main breaker switch to prevent a dangerous backflow to the meter and potentially causing a fire.
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**OK**	**Water supply tested and functional?:**	Yes	Water active and no issues noted during inspection
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**N/A**	**Water heater functional?:**	N/A	Unable to test due to no main breaker switch to prevent a dangerous backflow to the meter and potentially causing a fire.
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	Water active and no issues noted during inspection
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	No active leaks
--Other:	**OK**			