Property Condition Report

Case Number:	092-846507	**Contract Area:**	8A
Current Step:	1c-Ready to Show Condition	**Address:**	9101 W SAMPLE ROAD #601
Step Date:	08/27/2026	**City, St Zip:**	CORAL SPRINGS, FL 33065-0000
HOC:	Atlanta		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**N/A**	**HVAC tested and functional?:**	No	The property power is currently off, preventing a functional test of the electrical systems and some appliances.
--Heating/Furnace:	**N/A**			
--HVAC System Duct:	**N/A**			
Electrical Wiring:	**N/A**	**Electric supply tested and functional?:**	No	The property power is currently off, preventing a functional test of the electrical systems and some appliances.
--Other:	**N/A**			
--Other:	**N/A**			
Stove/Range/Oven:	**Damaged**	**Built-in appliances tested and functional?:**	Yes	The stove could not be tested because the existing cable is an outdated model and incompatible with the generator. Additionally, the range is heavily rusted throughout.
--Kitchen Cabinets:	**OK**			
--Other:	**N/A**			
Plumbing:	**OK**	**Water supply tested and functional?:**	Yes	Turned on all sinks and showers throughout the property to verify adequate water pressure and proper drainage. All tested fixtures are operational.
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**N/A**	**Water heater functional?:**	N/A	The property power is currently off, preventing a functional test of the electrical systems and some appliances.
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	The sanitary and plumbing systems were tested; while the water supply is functional, the master bathroom toilet exhibits a leak at the base upon flushing. The exact origin of the leak requires further professional evaluation, as it could not be determined during the inspection.
--Toilet:	**Damaged**			
--Other:	**N/A**			
Roof:	**N/A**	**Roofing in acceptable condition?:**	Yes	The roof appears to be in acceptable condition with no visible leaks or water stains observed on the ceiling.
--Other:	**N/A**			