Property Condition Report

Case Number:	094-522994	**Contract Area:**	8A
Current Step:	1c-Ready to Show Condition	**Address:**	550 NW PORTOFINO LN
Step Date:	07/28/2026	**City, St Zip:**	PORT SAINT LUCIE, FL 34986-0000
HOC:	Atlanta		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	No	The HVAC system was powered with a 220V generator and the system did not function as anticipated. The unit is complete. No visible defects found. The unit is complete. No visible defects found.
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	No	The electrical system was powered with a 220V generator and the system did not function as anticipated
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	No	All built in appliances were powered with a 220V generator and they did not function as anticipated.
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**OK**	**Water supply tested and functional?:**	No	Active pressure was applied with a compressor to the plumbing system and it did not hold pressure indicating a leak in the system
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	Our assessment of the water heater revealed no apparent deficiencies at the time of the inspection.
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	Our assessment of the sewage system revealed no apparent deficiencies at the time of the inspection.
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	Roof appears to be in good condition with no visible defects or repairs.
--Other:	**OK**			