Property Condition Report

Case Number:	094-537798	**Contract Area:**	8A
Current Step:	1c-Ready to Show Condition	**Address:**	3960 SOUTHPOINTE DR
Step Date:	10/21/2026	**City, St Zip:**	ORLANDO, FL 32822-0000
HOC:	Atlanta		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**Damaged**	**HVAC tested and functional?:**	Yes	Maintenance check needed to make sure AC and this is working properly. Duct work cleaning recommended since AC unit has been off for a while.
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	Things are working properly
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	Decent condition
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**OK**	**Water supply tested and functional?:**	Yes	Hallway toilet needs internal flushing mechanisms replaced.
--Sink:	**OK**			
--Other:	**N/A**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	Decent condition
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	Toiltet flushed appropiately.
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	Decent condition
--Other:	**OK**			