Property Condition Report

Case Number:	095-088294	**Contract Area:**	8A
Current Step:	1c-Ready to Show Condition	**Address:**	5871 SW 12TH ST
Step Date:	09/15/2026	**City, St Zip:**	WEST MIAMI, FL 33144-0000
HOC:	Atlanta		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**Damaged**	**HVAC tested and functional?:**	No	Utilities off at meter/main. System could not be operationally tested. Visual inspection shows unit is present but damaged
--Heating/Furnace:	**Damaged**			
--HVAC System Duct:	**Damaged**			
Electrical Wiring:	**N/A**	**Electric supply tested and functional?:**	No	Utilities off. System could not be tested. Electrical panel was inaccessible due to interior debris blocking the closet area
--Other:	**Damaged**			
--Other:	**N/A**			
Stove/Range/Oven:	**Damaged**	**Built-in appliances tested and functional?:**	No	Power off. Unable to operationally test. Appliance is damaged due to water intrusion from the partial roof collapse overhead
--Kitchen Cabinets:	**Damaged**			
--Other:	**Damaged**			
Plumbing:	**Damaged**	**Water supply tested and functional?:**	No	Water off at curb. Plumbing lines could not be pressure tested. Visual inspection shows lines appear intact with no major missing copper/piping
--Sink:	**Damaged**			
--Other:	**N/A**			
Water Heater:	**Damaged**	**Water heater functional?:**	N/A	Power and water off. Unable to test operationally. Unit exhibits heavy rust and visible deterioration.
Sewer/Septic System:	**Damaged**	**Sanitary & plumbing system functional?:**	N/A	Water service is shut off. Facilities could not be pressure or flow tested. Toilets require cleaning
--Toilet:	**Damaged**			
--Other:	**N/A**			
Roof:	**Damaged**	**Roofing in acceptable condition?:**	No	Determined via visual inspection. Active leaks and partial roof/ceiling collapse observed above the kitchen area.
--Other:	**Damaged**			