

Property Condition Report

Case Number: 095-061832	Contract Area: 8A	
Current Step: 1c-Ready to Show Condition	Address: 18555 NE 14 AVE APT 502	
Step Date: 07/23/2026	City, St Zip: NORTH MIAMI BEACH, FL 33179-0000	
HOC: Atlanta		

Property Condition Report

Item Description/Condition		Item Functionality	Functionality/Test Notes
Cooling/Air-Conditioner:	OK	HVAC tested and functional?: N/A	System Damaged/Missing components
--Heating/Furnace:	N/A		
--HVAC System Duct:	OK		
Electrical Wiring:	N/A	Electric supply tested and functional?: N/A	Could not test due to outdated electrical (Knob and Tube, Fuse box)
--Other:	N/A		
--Other:	N/A		
Stove/Range/Oven:	OK	Built-in appliances tested and functional?: No	Appliances Damaged/Missing; could not test.
--Kitchen Cabinets:	OK		
--Other:	OK		
Plumbing:	OK	Water supply tested and functional?: No	System missing components; could not test
--Sink:	OK		
--Other:	OK		
Water Heater:	OK	Water heater functional?: No	Inspected HWH components; fail with deficiencies noted.
Sewer/Septic System:	OK	Sanitary & plumbing system functional?: N/A	Pour Water/Antifreeze in Drains; Fail.
--Toilet:	OK		
--Other:	OK		
Roof:	OK	Roofing in acceptable condition?: N/A	Roof failed inspection.
--Other:	OK		