

## Property Condition Report

<b>Case Number:</b> 093-627577	<b>Contract Area:</b> 8A
<b>Current Step:</b> 1c-Ready to Show Condition	<b>Address:</b> 39736 MEADOWOOD LOO
<b>Step Date:</b> 06/07/2017	<b>City, St Zip:</b> ZEPHYRHILLS, FL 33542-0000
<b>HOC:</b> Atlanta	

### Property Condition Report

Item Description/Condition	Item Functionality	Functionality/Test Notes
<b>Cooling/Air-Conditioner:</b> N/A --Heating/Furnace: N/A --HVAC System Duct: OK	<b>HVAC tested and functional?:</b> No	The free standing air conditioning unit was powered with active electric and failed to activate the unit due to electrical problems in the home. The unit visually showed no apparent deficiencies at this inspection. The heating / air handling unit was powered with active electric and failed to activate due to electrical issues with the home. The unit visually showed no other apparent deficiencies at this inspection. The heating / air handling unit was powered with active electric and failed to activate due to electrical issues with the home. The unit visually showed no other apparent deficiencies at this inspection.
<b>Electrical Wiring:</b> Damaged --Other: OK --Other: OK	<b>Electric supply tested and functional?:</b> No	The electrical system was powered with active electric and the front of the home activated outlets and lighting. The rear of the home or master, family, kitchen, and hvac failed to activate. An electrician should be consulted for repairs.
<b>Stove/Range/Oven:</b> N/A --Kitchen Cabinets: OK --Other: OK	<b>Built-in appliances tested and functional?:</b> No	The stove, refrigerator, and hood vent were not activated due to electrical issues in the home. All visually showed no apparent deficiencies at this inspection.
<b>Plumbing:</b> OK --Sink: OK --Other: OK	<b>Water supply tested and functional?:</b> Yes	Active pressure was applied with a compressor to the plumbing system and it held pressure at 30 psi at this inspection.
<b>Water Heater:</b> OK	<b>Water heater functional?:</b> Yes	The water was not active and our assessment of the water heater revealed no apparent deficiencies at the time of this inspection.
<b>Sewer/Septic System:</b> OK --Toilet: OK --Other: OK	<b>Sanitary &amp; plumbing system functional?:</b> Yes	The water was not active and outside water was used to activate the toilets. The master trap functioned and the main toilet took in water but did not go through. Active water may alleviate this issue.
<b>Roof:</b> OK --Other: OK	<b>Roofing in acceptable condition?:</b> Yes	Our assessment of the roof revealed the shingles to be in fair condition with signs of curling and wear all over. The home had gutters and downspouts on the front and one corner was unattached.