Property Condition Report

Case Number:	045-996025	**Contract Area:**	5S
Current Step:	1c-Ready to Show Condition	**Address:**	134 E FIR AVE
Step Date:	09/01/2026	**City, St Zip:**	ATWATER, CA 95301-0000
HOC:	Santa Ana		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	N/A	N/A-UNABLE TO TEST
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	N/A	N/A-UNABLE TO TEST
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	N/A	N/A-UNABLE TO TEST
--Kitchen Cabinets:	**Damaged**			
--Other:	**Damaged**			
Plumbing:	**OK**	**Water supply tested and functional?:**	N/A	N/A-UNABLE TO TEST
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	N/A	N/A-UNABLE TO TEST
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	N/A	N/A-UNABLE TO TEST
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	Inspected peaks, valleys, ridge lines/caps, chimneys, soffits, decking, boots and vents all pass no deficiencies found
--Other:	**OK**			