

Property Condition Report

Case Number: 048-451851	Contract Area: 5S
Current Step: 6-Listed for Sale	Address: 604 GIBBEL RD
Step Date: 11/21/2025	City, St Zip: HEMET, CA 92543-0000
HOC: Santa Ana	

Property Condition Report

Item Description/Condition	Item Functionality	Functionality/Test Notes
Cooling/Air-Conditioner: OK --Heating/Furnace: OK --HVAC System Duct: OK	HVAC tested and functional?: Yes	Generator/220 plug/breaker panel
Electrical Wiring: OK --Other: OK --Other: OK	Electric supply tested and functional?: Yes	Continuity test shows no damages in electrical paths
Stove/Range/Oven: OK --Kitchen Cabinets: OK --Other: OK	Built-in appliances tested and functional?: Yes	Generator/220 plug/breaker panel
Plumbing: OK --Sink: OK --Other: OK	Water supply tested and functional?: Yes	Pressure test pass
Water Heater: OK	Water heater functional?: Yes	Inspected HWH components pass no deficiencies found
Sewer/Septic System: OK --Toilet: OK --Other: OK	Sanitary & plumbing system functional?: Yes	Pour Antifreeze in Drains pass
Roof: OK --Other: OK	Roofing in acceptable condition?: Yes	Inspected peaks, valleys, ridge lines/caps, chimneys, soffits, decking, boots and vents all pass no deficiencies found