

Property Condition Report

Case Number: 043-743037	Contract Area: 5S
Current Step: 1c-Ready to Show Condition	Address: 180 PARSON LN
Step Date: 04/28/2026	City, St Zip: OROVILLE, CA 95966-0000
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	Generator/220 plug/breaker panel
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 Water/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