

## Property Condition Report

<b>Case Number:</b> 194-204037	<b>Contract Area:</b> 5S
<b>Current Step:</b> 1c-Ready to Show Condition	<b>Address:</b> 3070 SAND PINE TRL
<b>Step Date:</b> 06/18/2026	<b>City, St Zip:</b> HEMET, CA 92545-0000
<b>HOC:</b> Santa Ana	

### Property Condition Report

Item Description/Condition	Item Functionality	Functionality/Test Notes
<b>Cooling/Air-Conditioner:</b> OK --Heating/Furnace: OK --HVAC System Duct: OK	<b>HVAC tested and functional?:</b> Yes	GENERATOR
<b>Electrical Wiring:</b> OK --Other: OK --Other: OK	<b>Electric supply tested and functional?:</b> Yes	GENERATOR
<b>Stove/Range/Oven:</b> OK --Kitchen Cabinets: OK --Other: OK	<b>Built-in appliances tested and functional?:</b> Yes	GENERATOR
<b>Plumbing:</b> OK --Sink: OK --Other: OK	<b>Water supply tested and functional?:</b> Yes	PRESSURE TEST
<b>Water Heater:</b> OK	<b>Water heater functional?:</b> Yes	VISUALLY INSPECTED
<b>Sewer/Septic System:</b> OK --Toilet: OK --Other: OK	<b>Sanitary &amp; plumbing system functional?:</b> Yes	FLUSHED TOILETS
<b>Roof:</b> OK --Other: OK	<b>Roofing in acceptable condition?:</b> Yes	VISUALLY INSPECTED