Property Condition Report

Case Number:	048-634511	**Contract Area:**	5S
Current Step:	1c-Ready to Show Condition	**Address:**	649 BIG SPRING DR
Step Date:	07/14/2026	**City, St Zip:**	BANNING, CA 92220-0000
HOC:	Santa Ana		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	Yes	Generator/220 plug/breaker panel
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	Continuity test shows no damages in electrical paths
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	Generator/220 plug/breaker panel
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**OK**	**Water supply tested and functional?:**	Yes	Pressure test pass
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	Inspected HWH components pass no deficiencies found
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	Pour Water/Antifreeze in Drains pass
--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**			

Before You Bid
Instructions for Agents

Accepted Offers

If your offer is accepted you will have **two (2) business days** to complete the Bid Checklist on HUDHomeStore.gov and ensure the Selling Broker, Purchaser(s), and Buyer-Selected Closing Agent execute the HUD DocuSign Contract Package.

Selling Agents should have the following documents and decisions finalized before submitting a bid on HUDHomeStore.gov.

Selection of Buyer Select Closing Company (BSCA)

The purchaser(s) must designate a closing company (title, escrow, or attorney). If the selected company is not registered with HUD or has expired documents, the following must be uploaded to the Bid Checklist:

- Valid State License
- Closing Protection Letter / Errors and Omissions Insurance

Earnest Money Deposit (EMD)

The EMD must be submitted as a certified check or money order payable to the selected closing company to the Listing Broker. The Listing Broker will then sign the Earnest Money Confirmation Receipt, which must be uploaded to the Bid Checklist.

- $500 for properties with a purchase price of $50,000 or less
- $1,000 for properties with a purchase price over $50,000
- $2,000 for properties with a purchase price over $250,000
- Vacant Lots: 50% of the purchase price

Proof of Financing

For Financed Purchases: A pre-approval letter from a lender dated within 30 days of the accepted offer specifying the pre-approval amount and financing type.

For Cash Purchases: Bank statement dated within 30 days of the accepted offer demonstrating sufficient funds to cover the purchase price and closing costs.

IRS Employer Identification Number (EIN) Letter

Required if the purchaser is a business entity.

048-634511

ENVIRONMENTAL COMPLIANCE RECORD
SINGLE FAMILY PROPERTY DISPOSITION

FHA CASE NUMBER: 048-634511

PROPERTY ADDRESS: 649 Big Spring Dr, Banning, CA 92220-5247

COMPLIANCE FINDINGS	SOURCE DOCUMENTATION
1. HISTORIC PRESERVATION	
Property ☐ is ☒ is not listed on the National Register of Historic Places.	Checked National Register of Historical Places
Property ☐ is ☒ is not located in an Historical District.	Checked National Register of Historical Places NPS.GOV WEB-SITE
Note: An appropriate deed restriction will be required if property meets either of the foregoing conditions.	
2. FLOODPLAIN	
Property ☐ is ☒ is not located within the 100-year floodplain (Zones A & V).	Panel #: X
	Map #: 06065C0816G
Note: Flood insurance may be required.	Date of Map: 08/28/2008
3. AIRPORT RUNWAY CLEAR ZONES (24 CFR 51D)	
Property ☐ is ☒ is not located within boundary of runway zones.	
If so,	
** has the airport operator declined to acquire the property? ☐ Yes ☐ No	Property not within 3,000 feet of the runway clear zone. THE PROPERTY IS NOT WITHIN 3000 FEET OF A RUNWAY CLEAR ZONE.
** a signed disclaimer is required (24 CFR Part 51D).	

4. SUMMARY

Additional actions ☐ are ☒ are not required on the basis of the findings above. If additional actions are required, describe them in an attachment.

NOTE: OTHER ENVIRONMENTAL STATUTES, EXECUTIVE ORDERS AND AUTHORITIES

The remaining statutes and authorities cited at 24 CFR 50.4 do not require compliance because they are not relevant to property disposition actions which do not involve new construction.

Preparer: Marc W Krouse	Title: Certified Residential Appraiser	Date: 07/17/2026
Supervisor:	Title:	Date:

Property Disclosure

Case Number:	048-634511	Insurability:	Insurable (IN)
Property Address:	649 Big Spring Dr Banning, CA 92220	HOA Dues:	$410.00
		Period:	Monthly

MPR Property Repairs

No MPR repairs identified. It is the responsibility of the purchaser to get a home inspection to verify the conditio of the property

Property Disclosures

Property is NOT located in a FEMA Special Flood Hazard Area. It is the buyers responsibility to verify additional information regarding flood zones and insurance.

Property has an Homeowners Association (HOA). SUN LAKE CC HOA; Etanisla Lopez-Ortiz, 9517695547

Property is being sold in As-Is condition, but if any personal property item is present it may or may not be removed prior to closing of sale.

General Disclosures

All HUD Homes are sold in their AS-IS condition: HUD will not make any repairs nor allow the purchaser to complete any repairs prior to closing. **FOR YOUR PROTECTION GET A HOME INSPECTION**

Permission to activate utilities for purposes of the home inspection may be requested from the HUD Field Service Manager after the HUD-9548 sales contract is executed by the seller. Fees for activation may apply.

Properties being purchased with FHA insured financing will require a termite inspection and possible treatment. Should the purchaser elect to change their financing to a type other than FHA insured AFTER the inspection and/or treatment has begun, the purchaser will be responsible for reimbursing HUD for the cost of the inspection and treatment prior to closing.

Properties built prior to 1978 and being purchased with FHA insured financing will require a lead-based paint inspection and possible stabilization. Should the purchaser elect to change their financing to a type other than FHA insured AFTER the inspection and/or stabilization has begun, the purchaser will be responsible for reimbursing HUD for the cost of the inspection ,stabilization and clearance letter prior to closing.