

Property Condition Report

Case Number: 048-402857	Contract Area: 5S
Current Step: 1c-Ready to Show Condition	Address: 38175 VIA DEL LARGO
Step Date: 07/19/2017	City, St Zip: MURRIETA, CA 92563-0000
HOC: Santa Ana	

Property Condition Report

Item Description/Condition		Item Functionality	Functionality/Test Notes
Cooling/Air-Conditioner: OK		HVAC tested and functional?: No	Electricity inactive, system back-fed with generator, system did not respond to electrical test. HVAC not tested
--Heating/Furnace:	OK		
--HVAC System Duct:	OK		
Electrical Wiring: OK		Electric supply tested and functional?: No	Electricity inactive, system back-fed with generator, system did not respond to electrical test.
--Other:	OK		
--Other:	OK		
Stove/Range/Oven: Missing		Built-in appliances tested and functional?: No	Built in gas range missing at time of inspection. Kitchen cabinets in good condition at time of inspection. No visible damages noted.
--Kitchen Cabinets:	OK		
--Other:	OK		
Plumbing: Damaged		Water supply tested and functional?: Yes	Water active at time of inspection. System held pressure. Washing machine shut off valves did have a minor leak, there was water at the opening in the kitchen for the gas range. Possible minor leak inside wall at laundry room/ kitchen.
--Sink:	OK		
--Other:	OK		
Water Heater: OK		Water heater functional?: Yes	Water / Gas active at time of inspection. Water heater held water. However, electricity was inactive. Inspector unable to fully test water heater functionality due to inability to light pilot, sealed system, electronic ignition
Sewer/Septic System: OK		Sanitary & plumbing system functional?: Yes	Water active. Sanitary system was operational and functional at time of inspection.
--Toilet:	OK		
--Other:	OK		
Roof: OK		Roofing in acceptable condition?: Yes	Roof is in fair condition, minor granulation visible. Roof is within useful life span.
--Other:	OK		