

Property Condition Report

Case Number: 197-447941	Contract Area: 5S
Current Step: 5-Ready to List	Address: 3621 GAVIOTA AVE
Step Date: 04/13/2024	City, St Zip: LONG BEACH, CA 90807-0000
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	Utilities On
Electrical Wiring: OK --Other: N/A --Other: N/A	Electric supply tested and functional?: Yes	Utilities On
Stove/Range/Oven: OK --Kitchen Cabinets: OK --Other: N/A	Built-in appliances tested and functional?: Yes	Utilities On
Plumbing: OK --Sink: OK --Other: N/A	Water supply tested and functional?: Yes	Pressure test pass
Water Heater: OK	Water heater functional?: Yes	Tested; pass with no deficiencies
Sewer/Septic System: OK --Toilet: OK --Other: N/A	Sanitary & plumbing system functional?: Yes	Pour Water/Antifreeze in Drains; Pass
Roof: OK --Other: N/A	Roofing in acceptable condition?: Yes	Inspected peaks, valleys, ridge lines/caps, chimne...