

Property Condition Report

Case Number:	048-452685	Contract Area:	5S
Current Step:	1c-Ready to Show Condition	Address:	21265 PINE RIDGE AVE
Step Date:	09/15/2025	City, St Zip:	APPLE VALLEY, CA 92307-0000
HOC:	Santa Ana		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	OK	HVAC tested and functional?:	Yes	None
--Heating/Furnace:	OK			
--HVAC System Duct:	OK			
Electrical Wiring:	OK	Electric supply tested and functional?:	Yes	None
--Other:	OK			
--Other:	OK			
Stove/Range/Oven:	OK	Built-in appliances tested and functional?:	Yes	None
--Kitchen Cabinets:	OK			
--Other:	OK			
Plumbing:	OK	Water supply tested and functional?:	Yes	None
--Sink:	OK			
--Other:	OK			
Water Heater:	OK	Water heater functional?:	Yes	None
Sewer/Septic System:	OK	Sanitary & plumbing system functional?:	Yes	None
--Toilet:	OK			
--Other:	OK			
Roof:	OK	Roofing in acceptable condition?:	Yes	None
--Other:	OK			