

Property Condition Report

Case Number: 197-956126	Contract Area: 5S
Current Step: 2-Appraisal Complete	Address: 2341 ROSEWOOD AVEN
Step Date: 06/25/2024	City, St Zip: LANCASTER, CA 93535-0000
HOC: Santa Ana	

Property Condition Report

Item Description/Condition	Item Functionality	Functionality/Test Notes
Cooling/Air-Conditioner: OK --Heating/Furnace: OK --HVAC System Duct: N/A	HVAC tested and functional?: N/A	Utilities On Generator/220 Plug/Breaker Panel Generator/220 Plug/Breaker Panel
Electrical Wiring: OK --Other: OK --Other: OK	Electric supply tested and functional?: Yes	Generator/220 Plug/Breaker Panel
Stove/Range/Oven: OK --Kitchen Cabinets: OK --Other: OK	Built-in appliances tested and functional?: Yes	Generator/220 Plug/Breaker Panel
Plumbing: OK --Sink: OK --Other: OK	Water supply tested and functional?: Yes	Water on; Pass
Water Heater: OK	Water heater functional?: Yes	Inspected HWH components; pass with no deficiencies found
Sewer/Septic System: OK --Toilet: OK --Other: N/A	Sanitary & plumbing system functional?: Yes	Pour Water/Antifreeze in Drains; Pass
Roof: OK --Other: OK	Roofing in acceptable condition?: No	Inspected peaks, valleys, ridge lines/caps, chimneys, soffits, decking, boots and vents; Pass with no deficiencies found