

Property Condition Report

Case Number: 048-743274	Contract Area: 5S
Current Step: 1c-Ready to Show Condition	Address: 42764 SAND DUNE DR
Step Date: 09/13/2025	City, St Zip: PALM DESERT, CA 92211-0000
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	Generator/220 Plug/Breaker Panel
--Other:	N/A		
--Other:	N/A		
Stove/Range/Oven:	OK	Built-in appliances tested and functional?: N/A	Generator/220 Plug/Breaker Panel
--Kitchen Cabinets:	OK		
--Other:	N/A		
Plumbing:	OK	Water supply tested and functional?: Yes	Pressure test; Pass
--Sink:	OK		
--Other:	N/A		
Water Heater:	OK	Water heater functional?: Yes	Inspected HWH components; pass with no deficiencies found
Sewer/Septic System:	OK	Sanitary & plumbing system functional?: N/A	Pour Water/Antifreeze in Drains; Pass
--Toilet:	N/A		
--Other:	OK		
Roof:	OK	Roofing in acceptable condition?: Yes	Inspected peaks, valleys, ridge lines/caps, chimneys, soffits, decking, boots and vents; Pass with no deficiencies found
--Other:	N/A		