Property Condition Report

Case Number:	043-746357	**Contract Area:**	5S
Current Step:	1c-Ready to Show Condition	**Address:**	20511 NOB HILL CIR
Step Date:	06/15/2026	**City, St Zip:**	GROVELAND, CA 95321-0000
HOC:	Santa Ana		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	Yes	HAS SOLAR TURNED ON THE POWER AND STARTED THE UNIT HAS SOLAR TURNED ON THE POWE HAS SOLAR TURNED ON THE POWE
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	HAS SOLAR TURNED ON THE POWE
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	RANGE WILL NOT TURN ON LOOKS OLD
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**OK**	**Water supply tested and functional?:**	N/A	WATER IS OFF
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	N/A	LOOKS FINE BUT ITS TURNED OFF AND POSSIBLY DRAIED SINCE IT WAS WINTERIZED
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	HAS SOLAR TURNED ON THE POWE
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	HAS SOLAR TURNED ON THE POWE
--Other:	**OK**			