Property Condition Report

Case Number:	043-797519	**Contract Area:**	5S
Current Step:	1c-Ready to Show Condition	**Address:**	233 W OAK ST
Step Date:	09/08/2026	**City, St Zip:**	COLFAX, CA 95713-0000
HOC:	Santa Ana		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**Damaged**	**HVAC tested and functional?:**	No	System damaged/missing components
--Heating/Furnace:	**Damaged**			
--HVAC System Duct:	**Damaged**			
Electrical Wiring:	**Damaged**	**Electric supply tested and functional?:**	No	power was not working, vendor noticed wires that were ran to make shift outlets and make shift lights, Home was is in a densely wooded area and vendor can not chance hooking up a generator to the home and causing a fire due to electrical in the home being rigged. the breaker has bare wires hanging from the box.
--Other:	**Damaged**			
--Other:	**Damaged**			
Stove/Range/Oven:	**Damaged**	**Built-in appliances tested and functional?:**	No	NO POWER power was not working, vendor noticed wires that were ran to make shift outlets and make shift lights, Home was is in a densely wooded area and vendor can not chance hooking up a generator to the home and causing a fire due to electrical in the home being rigged. the breaker has bare wires hanging from the box.
--Kitchen Cabinets:	**Damaged**			
--Other:	**Damaged**			
Plumbing:	**Damaged**	**Water supply tested and functional?:**	No	System Missing Components Could Not Test
--Sink:	**Damaged**			
--Other:	**Damaged**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	Inspected HWH components pass no deficiencies found
Sewer/Septic System:	**Damaged**	**Sanitary & plumbing system functional?:**	No	plumbing system is ran down into the basement and then outside of home in various locations in the back. Vendor found a spot int he basement where the line is spilling out on itself and provided photos.
--Toilet:	**Damaged**			
--Other:	**Damaged**			
Roof:	**Damaged**	**Roofing in acceptable condition?:**	No	Roof failed inspection-Roof is fully tarped and looks to be in bad shape, vendor did not get on roof due to water damage and wood looks to be rotted. the roof stands about 30-40 feet in the air.
--Other:	**Damaged**			