Property Condition Report

Case Number:	048-425809	**Contract Area:**	5S
Current Step:	1c-Ready to Show Condition	**Address:**	27335 POTOMAC DR
Step Date:	09/24/2026	**City, St Zip:**	SUN CITY, CA 92586-0000
HOC:	Santa Ana		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	No	Unable to test, electricity is turned off
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	Unable to perform functional test due to electrical being turned off. Continuity testing was performed at outlets and light fixtures throughout property. Continuity was confirmed, and photos were taken for documentation.
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	N/A	Not able to test as electricity is turned off
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**OK**	**Water supply tested and functional?:**	N/A	Unable to test as water is turned off
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	N/A	Unable to test, water is shut off
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	N/A	Unable to test, property water turned off but was recently wintered
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	Visual inspection and no signs of leaks in the interior of the home
--Other:	**OK**			