Property Condition Report

Case Number:	048-541117	**Contract Area:**	5S
Current Step:	1c-Ready to Show Condition	**Address:**	1016 ANITA AVE
Step Date:	09/15/2026	**City, St Zip:**	BIG BEAR CITY, CA 92314-0000
HOC:	Santa Ana		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	N/A	HVAC system not tested due to electrical service being off. System present with no visible damage observed. Functionality could not be verified.
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	Electrical outlets tested using generator power and outlet tester. All tested three-prong outlets were functional. Two-prong outlets could not be tested/verified. Utility electrical service was off at time of inspection.
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	Oven tested using generator power and was functional. Gas range/cooktop could not be tested because gas service was off at time of inspection.
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**OK**	**Water supply tested and functional?:**	Yes	Pressure test pass
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	Inspected HWH components pass no deficiencies found
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	Pour Water/Antifreeze in Drains pass
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	oof visually inspected from accessible ground-level areas. No visible damage or deficiencies observed
--Other:	**OK**			