Property Condition Report

Case Number:	121-420325	**Contract Area:**	4S
Current Step:	1c-Ready to Show Condition	**Address:**	65 ASPEN WAY
Step Date:	10/01/2026	**City, St Zip:**	KINGSTON, ID 83839-0000
HOC:	Santa Ana		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**N/A**	**HVAC tested and functional?:**	N/A	No HVAC
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**N/A**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	Voltage meter was used. Passed voltage meter test.
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	We tested the stove, microwave, fridge, and the dishwasher with a voltage meter. All in proper functioning order.
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**OK**	**Water supply tested and functional?:**	Yes	City water. No issues or visible damages were observed.
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	Electric water heater. Past voltage meter test. Newer water heater, no issues or damages were observed.
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	All sinks drain as they should. All toilets hold water and flush as they should.
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	Newer metal roof. No previous repairs or leaks.
--Other:	**OK**			