Property Condition Report

Case Number:	332-442088	**Contract Area:**	4S
Current Step:	1c-Ready to Show Condition	**Address:**	2641 S DURANGO DR #102
Step Date:	05/27/2026	**City, St Zip:**	LAS VEGAS, NV 89117-0000
HOC:	Santa Ana		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	Yes	A visual Inspection revealed no defects or damage
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	Confirmed all circuits are complete using a ananlog multimeter.
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	A visual Inspection revealed no defects or damage
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**OK**	**Water supply tested and functional?:**	Yes	Water was on at the property. A visual Inspection revealed no defects or damage
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	A visual Inspection revealed no defects or damage
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	Toilets were flushed. winterization was poured in all toilets, sink traps and showers/bathtubs.A visual Inspection revealed no defects or damage
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	A visual Inspection revealed no defects or damage
--Other:	**OK**			