Property Condition Report

Case Number:	332-446779	**Contract Area:**	4S
Current Step:	1c-Ready to Show Condition	**Address:**	4525 E OGDEN AVE
Step Date:	10/01/2026	**City, St Zip:**	LAS VEGAS, NV 89110-0000
HOC:	Santa Ana		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	Yes	Squatters had utilities turned on in property
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	Yes lights are on in property. confirmed with utility company that electrical is activated
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	Utilities are activated in the property
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**OK**	**Water supply tested and functional?:**	Yes	Water is turned on at the property, squatters have been using the water
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	A visual inspection of the water heater revealed no defects
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	Water is on at the property. Squatters have been using the facilities
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	An inspection of the roof and interior ceiling showed no signs of a active roof leak
--Other:	**OK**			