Property Condition Report

Case Number:	332-449381	**Contract Area:**	4S
Current Step:	1c-Ready to Show Condition	**Address:**	448 CHALET DR
Step Date:	09/15/2026	**City, St Zip:**	MESQUITE, NV 89027-0000
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 inpsection of the unit revealed no defects
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	A analog multimeter was used to confirm that all cicuits are complete
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	A visual inpsection of the unit revealed no defects
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**OK**	**Water supply tested and functional?:**	Yes	pipes held pressure for 30 minutes at 38 PSI
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	A visual inpsection of the unit revealed no defects
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	winterization fluid was poured in all sinktraps, toilets and sinks and no leaks were observed
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	A visual inpsection of the roof and ceiling showed no indication of a active roof leak.
--Other:	**OK**			