Property Condition Report

Case Number:	431-422614	**Contract Area:**	6S
Current Step:	1c-Ready to Show Condition	**Address:**	395 DONALD TER
Step Date:	09/22/2026	**City, St Zip:**	MYRTLE CREEK, OR 97457-0000
HOC:	Santa Ana		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	Yes	powered up house with generator
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	powered up house with generator
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	powered up house with generator
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**OK**	**Water supply tested and functional?:**	No	pipes failed pressure test due to faulty control valve on shower
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	powered up house with generator
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	No	failed drainage test... system backs up into the tub, very slowing drains back out.... blockage could not be solved with plunging alone
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**Damaged**	**Roofing in acceptable condition?:**	No	failed visual inspection... roof is aged and baked... no visual leaks
--Other:	**OK**			