Property Condition Report

Case Number:	431-758675	**Contract Area:**	6S
Current Step:	1c-Ready to Show Condition	**Address:**	409 W RIDGEWAY AVE
Step Date:	09/22/2026	**City, St Zip:**	HERMISTON, OR 97838-0000
HOC:	Santa Ana		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	Yes	no problems noted
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	no problems noted
--Other:	**N/A**			
--Other:	**N/A**			
Stove/Range/Oven:	**Missing**	**Built-in appliances tested and functional?:**	Yes	no problems noted
--Kitchen Cabinets:	**OK**			
--Other:	**N/A**			
Plumbing:	**OK**	**Water supply tested and functional?:**	Yes	kitchen faucet handle is gone
--Sink:	**Damaged**			
--Other:	**N/A**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	no problems noted
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	no problems noted
--Toilet:	**OK**			
--Other:	**N/A**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	no problems noted at the time of inspection
--Other:	**N/A**			