Property Condition Report

Case Number:	022-100646	**Contract Area:**	6S
Current Step:	1c-Ready to Show Condition	**Address:**	146 RUSTY ALLEN PL # 22
Step Date:	10/06/2026	**City, St Zip:**	ANCHORAGE, AK 99504-0000
HOC:	Santa Ana		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**N/A**	**HVAC tested and functional?:**	Yes	gas off could not test but should function properly when utilities are on
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	tested generator all fully functional
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	all fully functional
--Kitchen Cabinets:	**OK**			
--Other:	**N/A**			
Plumbing:	**Damaged**	**Water supply tested and functional?:**	Yes	will function water supply when on
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	fully functional
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	sanitary system fully functional plumbing is 0 psi doesnt pass pressure testing
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	good to fair condition hoa is in charge of it
--Other:	**OK**			