Property Condition Report

Case Number:	291-631153	**Contract Area:**	2D
Current Step:	1c-Ready to Show Condition	**Address:**	1007 S MCKINLEY AVE
Step Date:	08/22/2026	**City, St Zip:**	JOPLIN, MO 64801-0000
HOC:	Denver		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	Yes	GOOD CONDITION
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	ELECTRICAL TEST PASSED
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**N/A**	**Built-in appliances tested and functional?:**	N/A	UNABLE TO DETERMINE.
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**Damaged**	**Water supply tested and functional?:**	Yes	PRESSURE TEST FAILED DUE TO THE MASTER BATHROOM SHOWER FAUCET VALVE NOT SHUTTING OFF COMPLETELY.
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	GOOD CONDITION
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	ANTI FREEZE POURED DOWN ALL SINKS, DRAINS AND TOILETS.
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	GOOD CONDITION
--Other:	**OK**			