Property Condition Report

Case Number:	566-367051	**Contract Area:**	6S
Current Step:	1c-Ready to Show Condition	**Address:**	6830 E TONIA ST
Step Date:	10/16/2026	**City, St Zip:**	TACOMA, WA 98404-0000
HOC:	Santa Ana		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**Missing**	**HVAC tested and functional?:**	No	missing
--Heating/Furnace:	**Missing**			not missing source is baseboard heaters not tested
--HVAC System Duct:	**Missing**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	generator functional at inspection
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	generator functional at inspection
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**OK**	**Water supply tested and functional?:**	Yes	pour anti freeze and it drains
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	generator functional at inspection
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	pressured test pass at inspection
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	latter pass at inspection
--Other:	**OK**			