Property Condition Report

Case Number:	566-393987	**Contract Area:**	6S
Current Step:	1c-Ready to Show Condition	**Address:**	12707 NE 76TH ST
Step Date:	10/06/2026	**City, St Zip:**	VANCOUVER, WA 98682-0000
HOC:	Santa Ana		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**Missing**	**HVAC tested and functional?:**	No	HEATING SOURCE IS WALL UNIT, ELECTRICAL.
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
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	OK
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**OK**	**Water supply tested and functional?:**	Yes	pour antifreeze and it drains
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**Damaged**	**Water heater functional?:**	No	pluming is damage
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	No	pressured test fail
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	latter pass at inspection
--Other:	**OK**			