Property Condition Report

Case Number:	111-182603	**Contract Area:**	6S
Current Step:	1c-Ready to Show Condition	**Address:**	382 SWEREN STREET
Step Date:	10/22/2026	**City, St Zip:**	FAIRBANKS, AK 99712-0000
HOC:	Santa Ana		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**N/A**	**HVAC tested and functional?:**	No	the hvac is brand new, brand new boiler and repairs were made, the boiler electric is not connected and no glycol in the system, so unable to test.
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	house has power, it is currently on, everything was working
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	all appliances have power and are functional
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**OK**	**Water supply tested and functional?:**	Yes	system is winterized, well is off, no water in system
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	water heater is brand new, currently not plugged in, looks functional
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	all sanitary systems look functional
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	roof is covered in snow but looks in good condition
--Other:	**OK**			