Property Condition Report

Case Number:	198-187635	**Contract Area:**	5S
Current Step:	3a-Disposition Pending	**Address:**	97 MANCHESTER DR
Step Date:	08/24/2026	**City, St Zip:**	FAIRFIELD, CA 94533-0000
HOC:	Santa Ana		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	Yes	Utilities on
--Heating/Furnace:	**N/A**			N/A
--HVAC System Duct:	**N/A**			N/A
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	Utilities on
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	Utilities on
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**OK**	**Water supply tested and functional?:**	Yes	Water on pass
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	Inspected HWH components pass no deficiencies found
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	Pour Water/Antifreeze in Drains pass
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	Inspected peaks, valleys, ridge lines/caps, chimneys, soffits, decking, boots and vents all pass no deficiencies found
--Other:	**OK**			