

## Property Condition Report

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|---|--|
| <b>Case Number:</b> 053-126402            | <b>Contract Area:</b> 1D                       |
| <b>Current Step:</b> 2-Appraisal Complete | <b>Address:</b> 243 ELM AVE                    |
| <b>Step Date:</b> 09/08/2025              | <b>City, St Zip:</b> LAS ANIMAS, CO 81054-0000 |
| <b>HOC:</b> Denver                        |  |

### Property Condition Report

| Item Description/Condition   | Item Functionality                                     | Functionality/Test Notes  |
|--|--|---|
| <b>Cooling/Air-Conditioner: Missing</b><br>--Heating/Furnace: <b>OK</b><br>--HVAC System Duct: <b>OK</b> | <b>HVAC tested and functional?:</b> No                 | No AC present<br>Tested blower motor, no A/C system present<br>Visual   |
| <b>Electrical Wiring: OK</b><br>--Other: <b>OK</b><br>--Other: <b>OK</b>                                 | <b>Electric supply tested and functional?:</b> Yes     | Generator/220 Plug/Breaker Panel  |
| <b>Stove/Range/Oven: OK</b><br>--Kitchen Cabinets: <b>OK</b><br>--Other: <b>OK</b>                       | <b>Built-in appliances tested and functional?:</b> Yes | Generator/220 Plug/Breaker Panel<br>Visually  |
| <b>Plumbing: Damaged</b><br>--Sink: <b>Missing</b><br>--Other: <b>OK</b>                                 | <b>Water supply tested and functional?:</b> No         | Pressure test; Fail<br>Plumbing failed pressure test unable to locate leak would not hold pressure at all.<br>Bathroom sink missing |
| <b>Water Heater: OK</b>  | <b>Water heater functional?:</b> Yes                   | Inspected HWH components; pass with no deficiencies found   |
| <b>Sewer/Septic System: OK</b><br>--Toilet: <b>OK</b><br>--Other: <b>OK</b>                              | <b>Sanitary &amp; plumbing system functional?:</b> Yes | Pour Water/Antifreeze in Drains; Pass   |
| <b>Roof: OK</b><br>--Other: <b>OK</b>  | <b>Roofing in acceptable condition?:</b> Yes           | Inspected peaks, valleys, ridge lines/caps, chimneys, soffits, decking, boots and vents; Pass with no deficiencies found            |