Property Condition Report

Case Number:	052-719936	**Contract Area:**	1D
Current Step:	6-Listed for Sale	**Address:**	3585-3586 AL FRESCO WAY
Step Date:	04/09/2026	**City, St Zip:**	CRESTONE, CO 81131-0000
HOC:	Denver		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**N/A**	**HVAC tested and functional?:**	No	No cooling system Propane heater in entry way, electric baseboard heater in the bedrooms.
--Heating/Furnace:	**OK**			Propane heater in entry way, electric baseboard heater in the bedrooms.
--HVAC System Duct:	**N/A**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	Generator- Functional at time of
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	Propane range was functional at the time of the inspection, propane was on
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**OK**	**Water supply tested and functional?:**	Yes	Pressure test passed
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**Missing**	**Water heater functional?:**	No	Missing water heater
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	Poured Water in Drains: PASS
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	No visible defects noted on the metal roof at the time of the inspection
--Other:	**OK**			