Property Condition Report

Case Number:	053-145875	**Contract Area:**	1D
Current Step:	2-Appraisal Complete	**Address:**	1315 ROYALE DR
Step Date:	11/04/2026	**City, St Zip:**	COLORADO SPRINGS, CO 80910-0000
HOC:	Denver		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	Yes	Generator/220 Plug/Breaker Panel
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**OK**	**Electric supply tested and functional?:**	Yes	Generator/220 Plug/Breaker Panel
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	Generator/220 Plug/Breaker Panel
--Kitchen Cabinets:	**Damaged**			
--Other:	**OK**			
Plumbing:	**Damaged**	**Water supply tested and functional?:**	No	Pressure test; Fail Failed pressure test due to leak in basement bathroom sink, and shower faucets
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	Inspected HWH components; pass with 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; Pass with no deficiencies found
--Other:	**OK**			