Property Condition Report

Case Number:	053-185486	**Contract Area:**	1D
Current Step:	2-Appraisal Complete	**Address:**	2281 SOUTH VAUGHN W
Step Date:	10/17/2026	**City, St Zip:**	AURORA, CO 80014-0000
HOC:	Denver		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**Missing**	**HVAC tested and functional?:**	No	Tested blower motor, no A/C system present
--Heating/Furnace:	**Missing**			Tested blower motor, no A/C system present No furnace in unit
--HVAC System Duct:	**N/A**			Tested blower motor, no A/C system present No furnace in unit
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:	**N/A**			
Plumbing:	**Damaged**	**Water supply tested and functional?:**	No	Water on; Fail
--Sink:	**Damaged**			Kitchen sink drain leaks. Only if water running, not from main valve. Water turned back off after testing.
--Other:	**OK**			
Water Heater:	**Missing**	**Water heater functional?:**	No	No water heater in unit
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**			