Property Condition Report

Case Number:	361-328464	**Contract Area:**	1D
Current Step:	2-Appraisal Complete	**Address:**	1208 HIGHWAY 75
Step Date:	08/10/2026	**City, St Zip:**	PENASCO, NM 87553-0000
HOC:	Denver		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**Damaged**	**HVAC tested and functional?:**	No	Generator/220 Plug/Breaker Panel
--Heating/Furnace:	**Missing**			Generator/220 Plug/Breaker Panel Wood stove is missing.
--HVAC System Duct:	**Damaged**			Generator/220 Plug/Breaker Panel Wood stove is missing.
Electrical Wiring:	**Damaged**	**Electric supply tested and functional?:**	No	Generator/220 Plug/Breaker Panel Damage in exterior breaker box, unable to power up living room or bedroom area.
--Other:	**OK**			
--Other:	**OK**			
Stove/Range/Oven:	**Missing**	**Built-in appliances tested and functional?:**	N/A	Generator/220 Plug/Breaker Panel Na
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**Damaged**	**Water supply tested and functional?:**	No	Pressure test; Fail Water heater damaged
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**Damaged**	**Water heater functional?:**	No	Inspected HWH components; fail with deficiencies noted. Damaged inlet pipes on top of water heater needs replacement
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**			