



## RENTAL PROPERTY CONDITION REPORT

1234 Rental St  
Aurora, CO 80010

Mike Barnhill  
APRIL 28, 2019



Inspector  
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# 1: INSPECTION DETAILS

## Information

### General Information

The purpose of the Rental Property Condition Inspection is to report on readily observable conditions. This is not a detailed or exhaustive inspection of the homes components, functions or features.

Type	Weather Conditions	Temperature
Single Family	Clear	55

Furnace Filter Size & Location  
12x12



# 2: EXTERIOR HOUSE AND GROUNDS

## Information

### Comments: Yard

There is pet damage in the back yard.



### 3: INTERIOR

#### Information

**Smoke and Carbon Monoxide Detectors: Smoke Detectors**

- 1
- # Present 1
- # Required 4
- # Tested 0

**Smoke and Carbon Monoxide Detectors: Carbon Monoxide Detectors**

- 1
- # Present 0
- # Required 2
- # Tested 0

**Fire Extinguisher: Fire Extinguisher**

Present, Beneath Kitchen Sink



**Plumbing and Drains: Main Water Shut Off**  
Tagged, Basement

**Furnace Filter: Filter Condition**  
Dirty

**Interior doors, walls, stairs and general condition: Basement Finish**  
Finished

**Furnace Filter: Heat System type**  
Forced air

**Interior doors, walls, stairs and general condition: Water Alarm**  
Present





Comments

3.1.1 Smoke and Carbon Monoxide Detectors

**CARBON MONOXIDE DETECTOR NOT PRESENT/WORKING**

 Safety Hazard

A Carbon Monoxide detector was not present near the bedrooms. The combo unit had been removed



3.1.2 Smoke and Carbon Monoxide Detectors

**SMOKE DETECTOR(S) NOT PRESENT/WORKING**

 Maintenance/Repair

Smoke detectors were not present in any bedrooms or the basement.

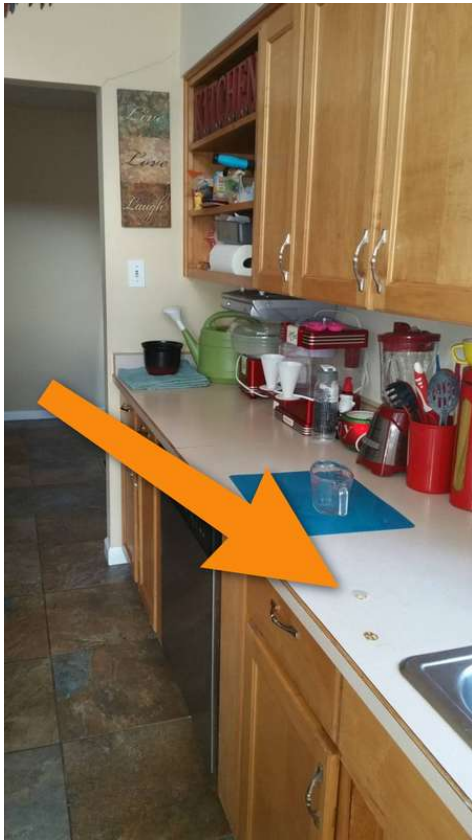
## 3.4.1 Kitchen/Appliances

**COUNTER TOP DAMAGE**

There are burn or scorch damage to the counter top by the sink.



Maintenance/Repair



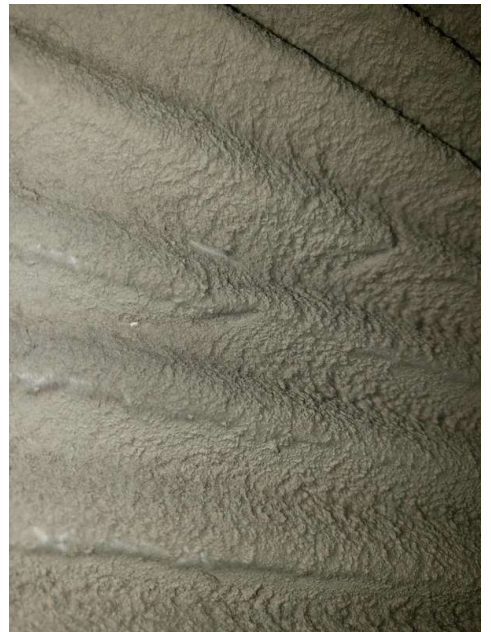
## 3.5.1 Furnace Filter

**FILTER CONDITION**

The filter is dirty and should be replaced.



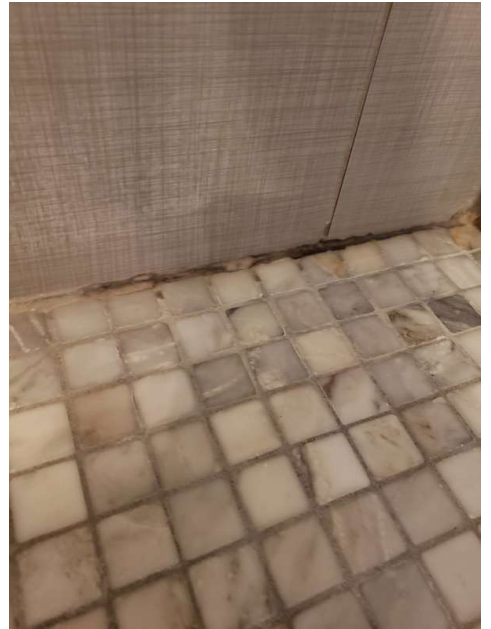
Maintenance/Repair



## 3.6.1 Bathrooms

**TILE GROUT**

The tile grout is beginning to fail in the master bathroom. Monitor it and repair when necessary.



## 3.7.1 Interior doors, walls, stairs and general condition

**DOOR DAMAGE**

There is damage to the door frame in the north west bedroom.

