



## RENTAL PROPERTY CONDITION REPORT

1234 Rental St  
Aurora, CO 80010

Mike Barnhill  
APRIL 28, 2019



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

Where recommendations are made they are conveyed for the purpose of preventing damage or preventing injury to occupants.

# 1: INSPECTION DETAILS

## Information

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**General: 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.

General: Type	General: Weather Conditions	General: Temperature
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Single Family

Clear

65

General: Furnace Filter Size  
16x25

General: Lock Box Info  
Lock box and contents were present

2: EXTERIOR HOUSE AND GROUNDS

		G	F	P	NI	NA
2.1	Landscaping and Yard	X				
2.2	Fences and Gates	X				
2.3	Siding, Trim, Lights, Electrical	X				
2.4	Windows and Doors	X				
2.5	Walks, Driveway, Porches and Patios	X				
2.6	Garage	X				
2.7	Roof and Gutters		X			

G = Good    F = Fair    P = Poor    NI = Not Inspected    NA = Not Applicable

Limitations

Roof and Gutters

METHOD

The roof was viewed from the ground. Observations are limited to those portions of the roof that can be seen from the ground.

Comments

2.7.1 Roof and Gutters

DOWNSPOUT EXTENSIONS

Keep all downspout extensions or splash blocks in place



3: INTERIOR

		G	F	P	NI	NA
3.1	Basement/Crawlspace	X				
3.2	Plumbing and Drains	X				
3.3	Furnace Filter	X				
3.4	Electrical	X				
3.5	Kitchen Cabinets/Counters/Fixtures	X				
3.6	Kitchen Walls and Floors	X				
3.7	Kitchen Appliances	X				
3.8	Bathroom Cabinets/Counters/Fixtures	X				
3.9	Bathroom Walls and Floors	X				
3.10	Interior Doors	X				
3.11	Walls and Floors	X				
3.12	Stairs	X				

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Information

<b>Basement/Crawlspace: Finished Basement (Any amount)</b> Finished	<b>Basement/Crawlspace: Flood/Water Alarm</b> Not Present	<b>Plumbing and Drains: Main Water Shutoff</b> Not Tagged, Basement
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**Furnace Filter: Filter location**



**Comments**

3.1.1 Basement/Crawlspace

**WATER ALARM**

A Water Alarm is Not present

Maintenance/Repair

3.8.1 Bathroom Cabinets/Counters/Fixtures

Maintenance/Repair

TOILET

SOUTH HALL BATHROOM

One or More toilets is/are not bolted down and may be leaking at the base.



4: SAFETY ITEMS

		G	F	P	NI	NA
4.1	Garage Door Safety Reverse			X		
4.2	Furnace and Water Heater Drafting	X				
4.3	Gas Leak Check	X				
4.4	GFCI's (Ground Fault Circuit Interrupt)			X		
4.5	Stove Anti Tip	X				
4.6	Smoke and Carbon Monoxide Detectors			X		
4.7	Fire Extinguisher	X				

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Information

GFCI's (Ground Fault Circuit Interrupt): Locations

Outdoor, Kitchen, Bathrooms

Smoke and Carbon Monoxide Detectors: Smoke Detector Inventory

7  
Required in each Sleeping Room, Adjoining Area and on each Level of the home.



## Smoke and Carbon Monoxide Detectors: Carbon Monoxide Inventory

3

Required within 15 feet of each sleeping room.

Recommended on each level of the home.

## Fire Extinguisher: Fire Extinguisher

Present

## Comments

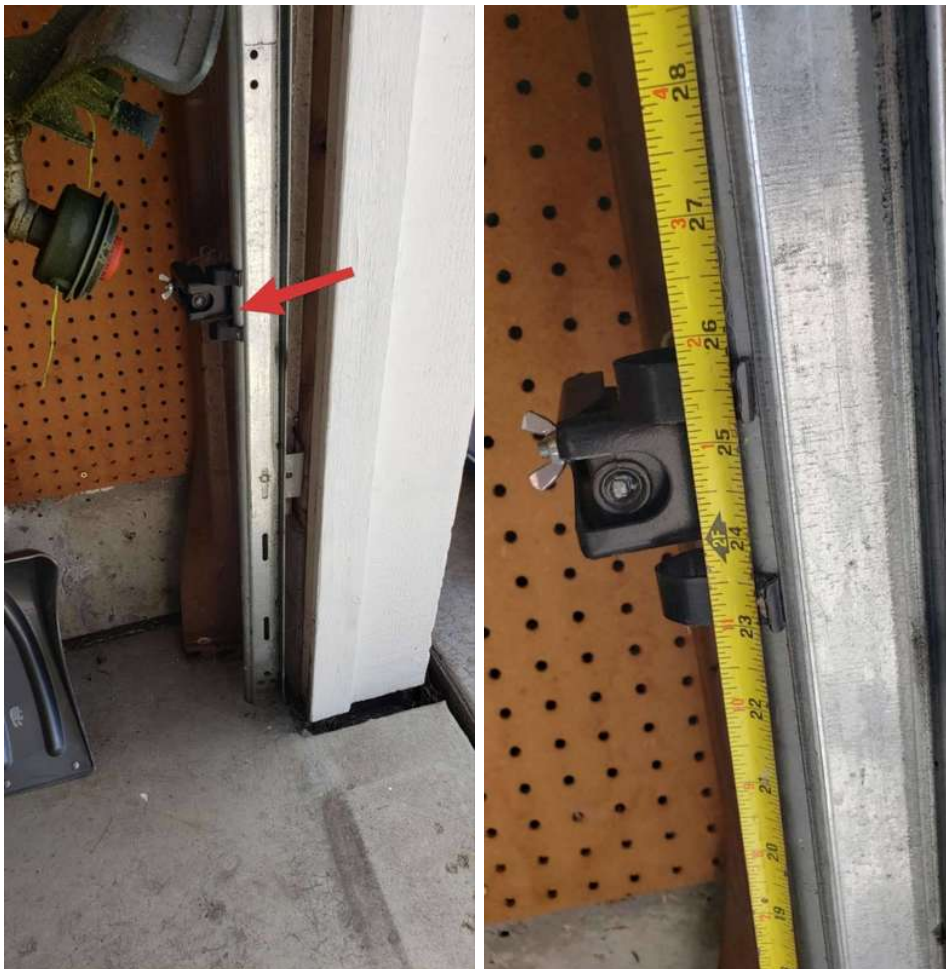
### 4.1.1 Garage Door Safety Reverse

#### **OPTICAL SENSOR HEIGHT**



Safety Hazard

The optical sensors are above the 4-6 inch requirement of the manufacturer. Reinstall them in accordance with the manufacturers instructions



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#### 4.4.1 GFCI's (Ground Fault Circuit Interrupt)



### **GFCI(S) NOT PRESENT**

GFCI (Ground Fault Circuit Interrupt ) Outlets should be installed in Kitchens, Bathrooms, Garages and Outdoors outlets. There were not GFCI's in the following location(s):

Garage

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#### 4.6.1 Smoke and Carbon Monoxide Detectors



### **SMOKE DETECTORS NOT WORKING**

The smoke detector in the basement was not working when tested.