

Leigh Ann Johnson [REDACTED] E. Nichols Pl. BB

Inspection Date: 03/06/2020

Property: [REDACTED] E Nichols Pl, Centennial, CO 80112

Tenant: Jordan [REDACTED] (970) [REDACTED] [REDACTED]@live.com

Exterior

Inspection Ready for Review



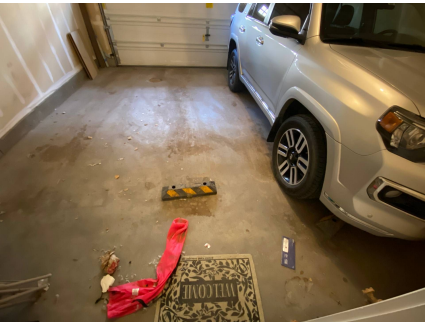
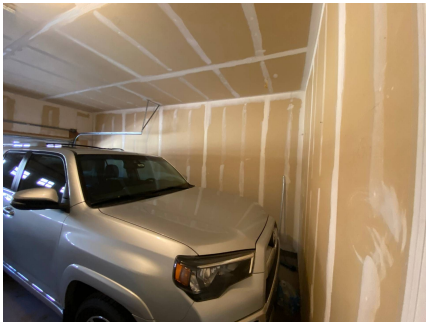
2 Bedroom, 2.5 Bathrooms. Located in Villas at Highland Park HOA community.



Garage



No items on walls, and no oil marks. Electrical panel box was open, all breakers were in the "On" position. City trash can stored in garage.



Lawn



HOA Community responsible for management of lawn. Landscaping looked kept, and front porch was clear and clean.



Exterior Debris

Observed



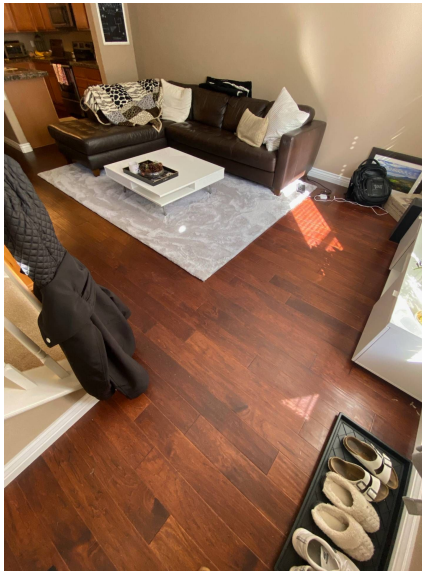
No exterior debris was observed.

Main Level

Floors



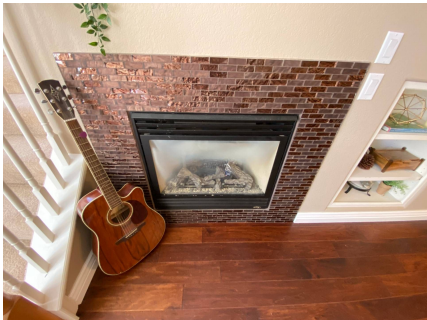
Hardwood floors looked good and had no visible damage. Light traction marks visible on floor, but was only dusty footprints. Large rug located in living room.



Walls



Minimal items hanging on wall. Paint looks fresh. Fireplace was clean, but tenant was not present during inspection to determine if used regularly or not.



Hallways/ Stairs



Carpet appeared to be recently vacuumed. No visible stains or wear present.

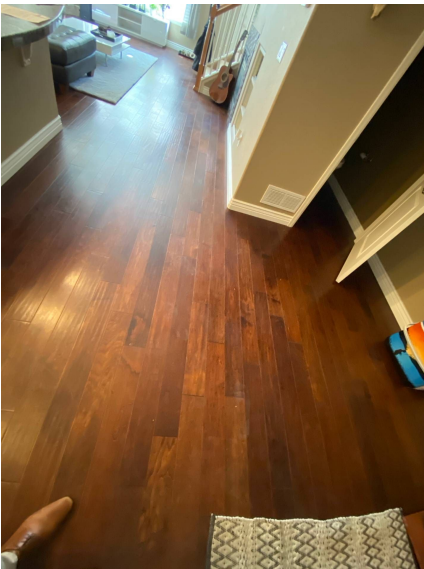


Kitchen

Floor



Light traction marks visible on floor, but was only dust. No damage was found of any type.



Appliances



Microwave, Stove, Dishwasher, Refrigerator belong to property and are all functioning properly and were very clean on appearance. Microwave oven was also present on countertop.



Plumbing



No leaks or water damage found on and around plumbing. Garbage disposal is fully functional.



Cabinets



Cabinets were in great condition. No problems detected.



Countertops



Countertops were clean and in great condition. Minimal items located on countertops.

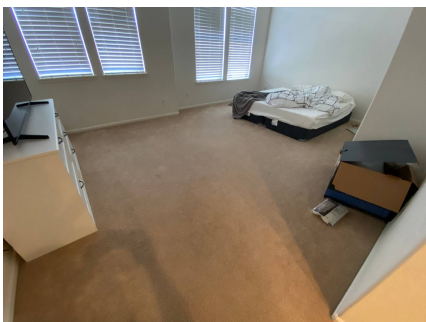


Bedroom 1 - Master (Upstairs To left From Stairs)

Floor



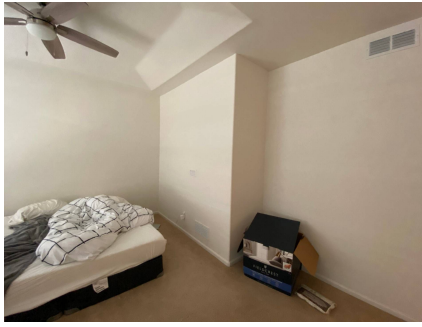
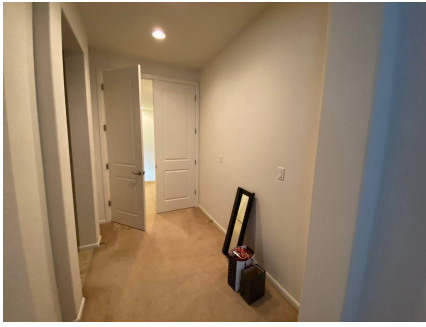
Carpeted throughout room. Was clean with no visible stains and appeared to be recently vacuumed.



Walls



Very minimal items located on walls. Walls were clean with no visible problems.



Door/Closet



Walk in closet located in master bathroom. Door secured.



Bedroom 2 - Guest (upstairs to right)

Floor



Carpet throughout room. Was clean with no visible stains and appeared to be recently vacuumed.



Walls



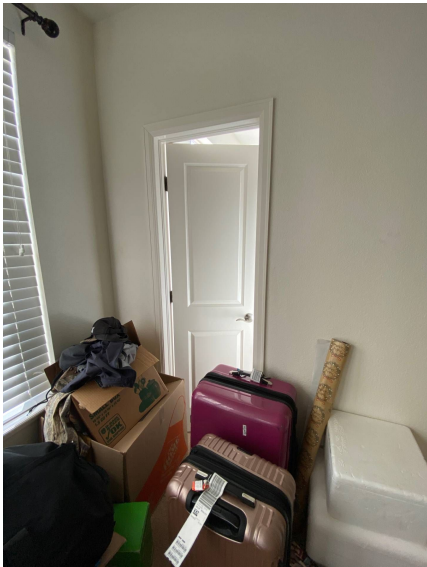
Very minimal items located on walls. Walls were clean with no visible problems.



Door/Closet



Closet was empty with what appeared to be its contents in front. Door was secured.



Bathroom 1 - Master

Floor



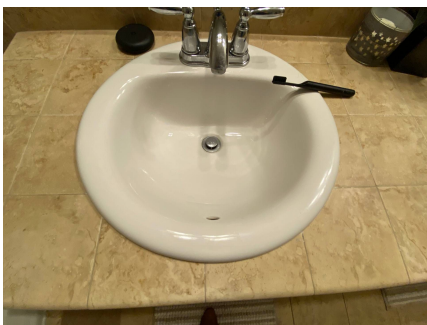
Tile throughout. No chips or damage found.



Plumbing



No leaks or water damage found on and around plumbing. Toilet was not running upon entering room. Flushed and stopped running appropriately.



Mildew



None. Separate shower and bathtub.

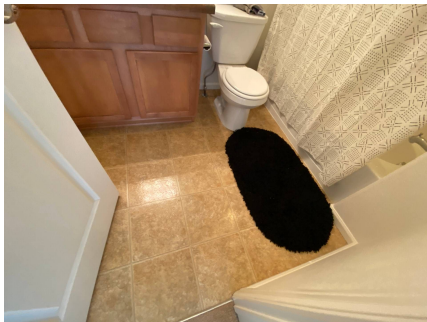


Bathroom 2 - Guest Bedroom

Floor



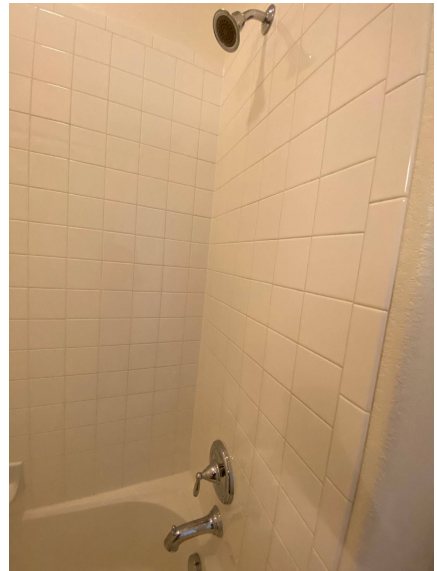
Tile throughout. No chips or damage found.



Plumbing



No leaks or water damage found on and around plumbing. Toilet was not running upon entering room. Flushed and stopped running appropriately.



Mildew



None.



Floor



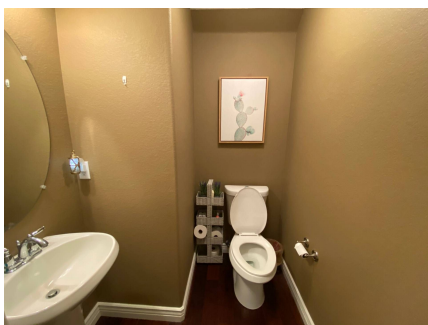
Hardwood floors looked good and had no visible damage.



Walls



Minimal items located on walls. No damage visible.



Plumbing



No water damage or leaks detected near or around sink. Toilet was not running upon entering room. Flushed and stopped running appropriately.

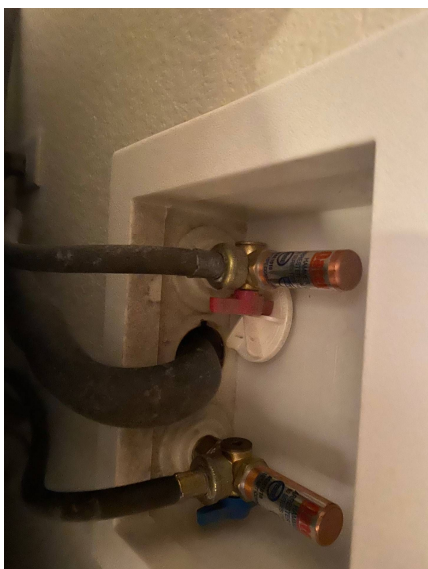


Laundry

Washer / Dryer



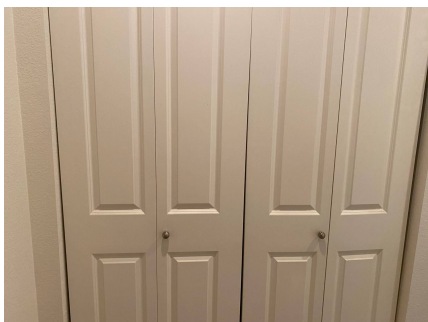
located upstairs in hallway. Connections were secure with no leaks or water damage of any kind detected.



Room



Good, tile chipped around floor drain, appears to be older floor.



Observations



None. No ashtrays, lighters, smell, or any type of paraphernalia was visible anywhere on property.

Overall Cleanliness

Level of Cleanliness



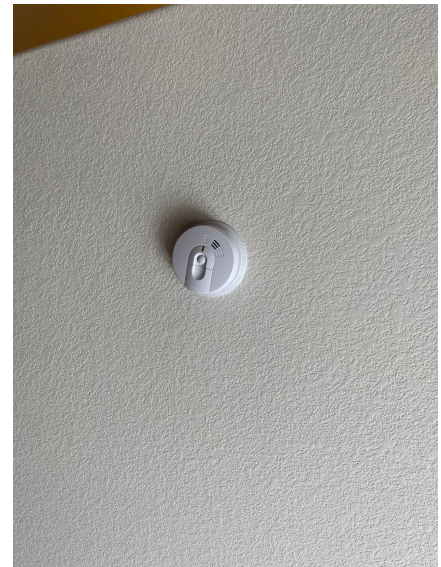
Overall this was very clean property. It was clear the tenants prepared some for the inspection, but was also evident that that property is routinely cared for in an exceptional manner.

Smoke/CO Detectors

Locations and/or Installed



Installed within 15ft of bedrooms per law.



Evidence of Pets

Observations



None. No toys, food, water, leashes, beds or any other type of evidence was visible during inspection.

Evidence of Unauthorized Occupants

Observations



None. Two tenants on lease.

Mechanical

HVAC/HWH



Located in separate closets upstairs near washer and dryer in hallway. Filter was in furnace and appeared to have been replaced recently. Hot water heater had no visible problems on or around the unit.

