



Sound the Alarm! **Carbon Monoxide Detectors & Rentals**

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Although Nevada law requires carbon monoxide alarms in newly constructed homes and does not require the retrofitting of detectors in older homes, it's still a good idea to encourage the landlord/owner to install one. Providing a safe unit is one of the most important qualities of a great landlord. As a property manager, by staying on top of property maintenance and informing the landlord of simple and affordable safety measures, you are also ensuring the safety of the tenants, which is one of the most important qualities of a great property manager.

To get the landlord/owner on board, consider contacting your local fire department regarding the availability of a carbon monoxide detection program. Many local fire departments offer free services which may include carbon monoxide assessments, proper installations and/or instructions on installations and/or home safety kits. For your convenience, we provide the statewide contact information for our fire departments:

<http://fire.nv.gov/uploadedFiles/firenv.gov/content/links/CurrentNevadaFDList2010.pdf>

Further, if the unit is prone to carbon monoxide because it features fuel-burning appliances or attached garages, your landlord/owner should appreciate suggestions for improvements that could protect them from legal liability.

Here are some maintenance tips for property managers to consider with life-saving detectors:

- Test the detector on the day the new tenancy begins. Consider including a line item on a move-in checklist or some similar form so that the tenant can confirm the detector was working properly upon accepting the unit.
- Inform the client to test the detector monthly, and to notify the property manager immediately if the device is not working properly. Consider including this tenant duty in an addendum to the smoke detector agreement clause or in the additional terms section of the lease agreement.
- Set-up a regular maintenance program for fuel-burning devices and service them regularly.
- Maintain ventilation by checking vents such as dryers, furnaces, stoves, fireplaces, portable generators outdoors, etc. are clear of snow and debris. The duty to maintain these areas free and clear of items that would block ventilation may be another tenant duty to consider making part of the contract.

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