

Exterior Checklist for Rental Inspections

- Address numbers on the front of the structure shall be; 3 inches high with a ½ inch stroke, visible from the street, and in contrast with the background color.
 - Insect screens- From April 15 to October 1, screens must be supplied for operable windows.
 - Roofs must be free from holes or decay of more than 50%.
 - Windows must not be broken or cracked and all hardware functioning. The window must stay open independently.
 - Exterior doors must be operable with a secure lock. *No slide locks.
 - Siding must be free of organic growth, holes, and be weather resistant.
 - Exterior lights must have a cover.
 - Foundations must be free from holes and crawl spaces must be secure.
 - Chimneys may not have loose or falling materials.
 - Handrails where required and and/or installed must be in good repair.
 - Storm water must not pool in any area of the property.
 - Fascia, soffit, guttering and downspouts must be in good repair.
 - Property shall be clear of trash and interior furniture.
 - Untagged or inoperable vehicles are prohibited unless in a garage.
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- All work performed as a result of a Violation of City Codes must be repaired in a workmanlike manner.

Interior Checklist for Rental Inspections

- Ceilings, walls and floors must not have cracks, holes or peeling paint.
- Interior doors must be installed properly and cannot have dead bolts or hasp locks installed.
- Lead paint- Must provide Certificate upon initial rental inspection and before new tenants move in.
- Stairs and railings must be in good repair.
- Floor surfaces must be water proof in bathrooms, kitchens and utility rooms
- Ventilation- bathrooms must have an operable window or working exhaust fan.
- Ventilation- clothes dryers must be vented to the exterior or a ductless vent.
- Plumbing- all toilets must be in proper working order and secured tight to the floor.
- Plumbing- hot and cold water must be available on demand.
- Plumbing- No leaks from tubs, toilets or sinks.
- Heat- Every dwelling must be able to obtain a minimum heating temperature of 65 degrees.
- Space heaters cannot be used as the primary heat source.
- Appliances- If supplied, must work properly.
- Electric- Every Dwelling must be supplied with a minimum of 60 Amps.
- Electric- Must be in good working condition. No Excess of extension cords. Receptacle covers must be installed and in good repair.
- Fire safety- Every dwelling must meet minimum standard for smoke and carbon monoxide detectors.
- Means of egress- Every dwelling unit must maintain a clear exit to windows and doors in case of emergency.
- Means of egress- all residential buildings with two or more stories must be supplied with two exits unless supplied with a sprinkler system, the building is equipped with a fire alarm or an approved fire escape.

Boarding house Interior Checklist for Rental Inspections

- Cooking in rooming units is prohibited.
 - All sleeping rooms must have a locking door.
 - Each boarding house must have a resident manager.
 - At least one "3 piece" bathroom must be supplied for each 4 rooming units
 - Must meet all other interior and exterior requirements.
- All work performed as a result of a Violation of City Codes must be repaired in a workmanlike manner.

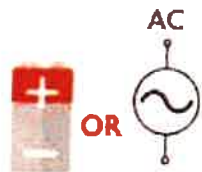
SMOKE ALARM LAWS

2018

Maryland
REALTORS



TYPE OF ALARM(S) *The type of smoke alarm required in a dwelling depends upon the age of the property.*



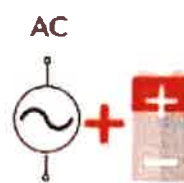
Built before
7/1/75
Alarm may be
battery operated
or AC.



Built between
7/1/75 - 1/1/89
AC alarm is required.



Built between
1/1/89 - 7/1/90:
Alarms must be AC and
interconnected to alarm
simultaneously.



Built between
7/1/90 and 7/1/13

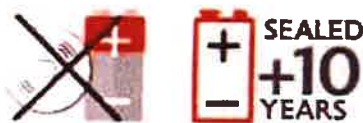


Built or renovated after
7/1/13: Alarms must be AC
with a battery backup[1]
AND configured to sound
simultaneously.

JANUARY 1, 2018 AND BEYOND

*In many ways, the law is simpler now.
As of January 1, 2018, Maryland law is as follows:*

NO ALARM (battery powered or hard-wired) may be older than 10 years from the date of manufacture.



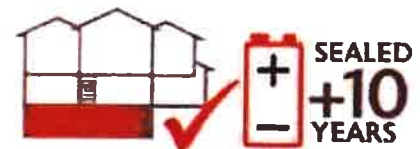
9-VOLT BATTERY ALARMS ARE NO LONGER PERMITTED

Battery-only smoke alarms:

- Powered with a sealed, long-life battery
- Silence/hush button feature



AC powered alarms less than
10 years old are still acceptable.



Additional alarms required as of
January 1, 2018 (such as in a basement)
may be battery-operated if they are
sealed, long-life battery smoke alarms
with a silence/hush button feature.



One alarm must be
located on each level of
the dwelling, including
the basement.



One alarm must be
located outside each
"sleeping area."



For homes built or renovated
after January 1, 2013, one
alarm must be placed in each
"sleeping room."



Hard-wired, AC devices
must be replaced with
hard-wired devices.

CONSIDERATIONS

There are some practical considerations for you and your clients. A seller who fails to comply with the law is subject to a fine, imprisonment, or both. A listing agent representing a seller who is in violation of the law must disclose to prospective buyers that the seller is not in compliance. If a buyer's agent is aware that the seller is not in compliance with the law, the buyer's agent must disclose this fact to his or her buyer client.