



**BALTIMORE COUNTY
MULTIFAMILY RENTAL LICENSE INSPECTION SHEET**

Requirements: Time and date stamped photos of front and back facades of property, including common areas taken by Licensed Home Inspector must be attached to this inspection sheet. One "Multifamily Rental License Inspection Sheet" must be returned for each unit inspected.

Rental Address:

Property Owner:

Email

Mailing Address:

Check One: Owner Manager Resident Agent Other

Inspector Information

Name:

License Number

Address:

Company Name:

Type of Dwelling:

Checklist (Items A-J must be marked "YES" or "N/A" and Item K marked "NO" before submitting form to County):

Items	Yes or No	Date	Re-Inspection Y/N	Date
A) If required (see chart below), a hardwired and battery backed interconnected smoke detectors must be present and operational on every level excluding unoccupied attics, garages or crawl spaces. Wireless remote interconnection is acceptable as long as the smoke detectors are hardwired and approved by a recognized testing lab such as UL and be listed and approved for sale, installation and use in Maryland by the Office of the State Fire Marshal. To ensure interconnection works properly, units must be same manufacturer. Smoke alarm units 10 years or older must be replaced.				
B) Electrical wires are not visible in living areas.				
C) There is hot and cold running water in kitchen and each bathroom with no leaks below sink area and all toilets flush.				

D) There are no sleeping areas in the basement or if there is a sleeping area in the basement, there is a secondary means of escape as follows: basement window with minimum 5.7 sq. ft. opening with sill height 44 inches or less from floor OR basement door with thumb turn dead bolt.				
E) All cooking equipment is operational and the furnace is either operational or because of outside temperatures it is unable to be tested				
F) Hand Railing is present for interior and exterior steps with more than 3 risers.				
G) Do the wood balcony railings meet the requirements of the minimum livability code?				
H) Carbon Monoxide Detectors are present on every level of the dwelling and audible in sleeping areas.				
I) Dumpster or trash receptacles are provided for tenant use and are serviced on an adequate schedule to prevent overflow of trash and debris.				
J) Each unit is free from any form of insect or rodent infestation.				
K) Are there any other readily observable problems that in the inspector's opinion represent an immediate threat to the health or safety of occupant? If "yes" please describe on an attached sheet:				

Smoke Detector Requirements for Existing Multifamily Dwellings

	Hardwired	Battery Back-Up	Inter connected*	Location Required
Prior to 1975	Y	N	N	Outside each sleeping area and on each level**
B/w July 1, 1975 and July 1, 1989	Y	N	N	Outside each sleeping area and on each level**
B/w July 1, 1989 and July 1, 1990	Y	N	Y	Outside each sleeping area and a minimum of one on each level
B/w July 1, 1990 and July 1, 1994	Y	Y	Y	Outside each sleeping area and a minimum of one on each level
B/w July 1, 1994 and July 1, 1997	Y	Y	Y	Inside and outside each sleeping area and a minimum of one on each level
After July 1, 1997	Y	Y	Y	Inside and outside each sleeping area and a minimum of one on each level

** If not sprinklered, smoke alarms shall be required in each sleeping room. Smoke alarms may be 10-year long life batteries. Existing hardwired alarms must remain hardwired.

Disclaimer: The scope of the above inspection is limited to the items listed above and has been performed to the requirements set forth by the Baltimore County Office of Code Enforcement as required under the Baltimore County Rental Licensing program. The above inspection shall not be construed to be either a home inspection as defined under Maryland law or an inspection related to one or more of the Baltimore County life and safety codes. Under Maryland law, the person completing this report for the property owner may not repair or recommend any person to repair any of the items listed above.

Signature of Inspector/Date

Signature of Owner or Agent/Date