

BALTIMORE COUNTY RENTAL LICENSE INSPECTION SHEET

Requirements: Time and date stamped photos of front and back facades of home, including yards taken by Licensed Home Inspector must be attached to this inspection sheet. One "rental license inspection sheet" must be returned for each unit in a dwelling.

1. Rental Address: _____ Zip Code: _____ Unit #: _____

2. Person requesting inspection:

Name: Concord Property Management, LLC Email: office@@concordpropertymgmt.com

Address: 105 Eastern Blvd. Baltimore, MD Zip Code: 21221 Phone: 410-668-8309

Check one: Owner Manager Resident Agent Other _____

3. Inspector Information:

Name: Joel Lurz Email: abodehome1@comcast.net

Address: 1506 E Joppa Road, Towson, MD 21286 Phone: 410-661-6962

Company Name: Abode Home Inspections, LLC State License #: 29517

4. Type of Home: Single Family Detached Rowhome/Townhome Duplex Multi-Unit Condo

5. Checklist (items A-G must be marked "YES", Item H "YES" or "N/A" and Item I marked "NO" before submitting form to County):

| Items | Yes or No | Date | Re-Inspection Y/N | Re-Inspection Date |
|---|-----------|------|-------------------|--------------------|
| <p>A) A hardwired & 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. <i>To ensure interconnection works properly, units must be same manufacturer.</i> Smoke alarm units 10 years or older must be replaced.</p> <p><u>Single Family Home</u></p> <p>1. A hardwired smoke detector with a battery backup must be located in the corridor or hallway outside of sleeping areas and on every level of the dwelling unit.</p> <p>2. If the home has a basement, a hardwired smoke detector with a battery backup must also be located in the basement, and must be interconnected to the smoke detectors on all levels of the dwelling unit.</p> <p><u>Homes with 2 or 3 Apartments</u></p> <p>1. A hardwired smoke detector with a battery backup must be located in the corridor or hallway outside of sleeping areas and on every level of the dwelling unit including the basement. Basement smoke detector must be interconnected to the smoke detector on the first floor only.</p> <p><u>Homes with 4-6 Apartments</u></p> <p>1. A hardwired interconnected smoke detector with a battery backup must be located in the corridor or hallway outside the sleeping area and on every level of the dwelling unit.</p> <p>2. A hardwired smoke detector is required in the basement for homes with 4-6 apartments but does not have to be interconnected.</p> | | | | |
| 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) 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) Homes with 2-6 apartments; 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) 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 below: | | | | |

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

Baltimore County Government, Permits, Approvals and Inspections//Rental Registration
111 W. Chesapeake Avenue, Room G9, Towson, MD 21204
pairentalregistration@baltimorecountymd.gov / 410-887-6060