

## BALTIMORE CITY RENTAL LICENSE INSPECTION FORM

One form must be returned for each unit inspected

### Inspector Information:

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Company Name: \_\_\_\_\_

State License #: \_\_\_\_\_

### By signing this inspection form, I hereby certify the following:

Authorization: I certify that I am a Maryland State Licensed Home Inspector who has registered with Baltimore City Department of Housing and Community Development.

Interest: I certify that neither I, nor any partner, director, officer employee or agent of mine or my business has any financial interest in: the rental dwelling inspected; the owner or operator of the rental dwelling; or any owner, partner, director, officer, employee, or agent of the rental dwelling's owner or operator.

Inspection Result: I certify that the following is the result of the inspection I have performed. The unit passed all items on the Rental Inspection Checklist Yes or No

Signature: \_\_\_\_\_ Inspection Date: \_\_\_\_\_

### Property Information:

Physical Address: \_\_\_\_\_ Unit #: \_\_\_\_\_

Home Type: 1-2 Family Detached 1-2 Family Rowhome 1-2 Family Semi Detached  
Multi-Unit Rowhome  Multi-Unit High Rise  Multi-Unit Garden Style Apts.  
 Condo

Number of bedrooms in unit: \_\_\_\_\_ Number of units in building: \_\_\_\_\_

### Requestor Information:

Name of person requesting inspection: Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Check one: Owner Manager Resident Agent Other (specify) \_\_\_\_\_

### RENTAL INSPECTION CHECKLIST

Item		Inspection		Re-inspection (if necessary)	
		(P)ass or (F)ail	Date	(P)ass or (F)ail	Date
A.	Railing is present for interior & exterior steps with more than 3 risers.				
B.1	Gas service is metered and active.				
B.2	Electric service is metered and active.				
C.	Electrical wires are not visible in living areas.				
D.1	Electrical outlets are protected by cover plates.				
D.2	Electrical outlets in areas where water is generally present (e.g. kitchen, bathroom) are GFI protected.				
D.3	Lighting fixtures are functional and switches protected by cover plates.				
E.	Smoke Detectors are properly installed and in proper working order.				
F.	Carbon Monoxide Alarms are properly installed and in proper working order. (Enter N/A if not applicable)				
G.1	There is both hot and cold running water with the hot water having a minimum temperature of 110°F.				
G.2	Plumbing fixtures do not leak.				
G.3	All toilets properly flush.				
H.	Property is free of interior leaks from water supply and waste lines.				
I.	Windows, which are designed to do so, open and close and have a working locking mechanism.				
J.	Exterior walls are free of openings that will allow the entry, into the home, of weather elements such as rain, snow, etc.				
K.	Exterior gutter and downspout system is installed and designed to channel water away from the property.				
L.	The property has an operable heat supply system.				

Items in the area below may receive a result of “Refer” if the Inspector determines that the circumstances do not warrant a Pass, but instead require the Inspector to notify Baltimore City Department of Housing and Community Development for further review. Please refer to the “Inspector Guidance” document for more information on circumstances that could meet this criteria. Note: Any referrals will be subject to a complete re-inspection by a Housing Code Enforcement Inspector.

	Item	Inspection		<i><b>*For Referral's ONLY</b></i>
		(P)ass or (R)efer*	Date	
M.	The interior of the property is clean and sanitary.			<b>Date of 311 report</b>
N.	The interior of the property is free of signs of infestation by rodents, insects, or pests.			
O.	If there is a bedroom in the basement, there is proper egress in case of fire. (Enter N/A if no basement bedroom)			<b>311 Report #</b>
P.	The exterior is free of rodent burrows.			

**NOTE:**

1. This inspection is limited to the checklist items and has been performed to the requirements set forth by the Baltimore City DHCD as required under Article 13 Subtitle 5 of the Baltimore City Code.
2. This inspection shall not be construed as a “home inspection” as defined under Maryland law.
3. The Inspector completing this report may not repair, or recommend any person to repair, any of the items listed above that fail.
4. If scanning multiple forms please keep them in one pdf.
5. Photographs are not required.
6. The Inspector Guidance document provides additional guidance on these checklist items.
7. The Property Owners should note that the correction of some of the items identified as a “Fail” may require permits.