



Baltimore Housing Mobility Program Housing Quality Standards Self-Inspection Checklist

Major Areas of Unit		Questions to Ask
Mechanical	Electricity	1. Do all fixtures and outlets work (at least 2 outlets/room or one outlet and one light fixture/room)?
		2. Is there lighting in the common hallways and porches?
		3. Are all outlets, light switches, and fuse boxes properly wired and properly covered with no cracks or breaks in the cover plates/doors?
		4. Are light/electrical fixtures securely fastened without any hanging or exposed wires (anywhere the tenant has access)?
	HVAC	5. Have you arranged for all utilities to be on the day of the inspection?
		6. Is there adequate heat in all living spaces?
		7. Does hot water tank work?
		8. Does hot water tank have an extension pipe? Is it within 6" of floor?
		9. Do radiators function with no leaks?
Plumbing	Bathroom	10. Is the toilet securely fastened with no leaks or gaps?
		11. Does the sink have hot and cold running water, proper drainage, and no leaks?
		12. Does the bathtub/shower have hot and cold water, proper drainage, and no leaks?
		13. Is bathroom vented with either an exterior window or exhaust fan?
		14. Is bathroom free of any sewer odor or drainage problem?
	Kitchen	15. Do all doors lock securely?
		16. Does the sink have hot and cold running water, proper drainage, and no leaks?
		17. Does the stove have a hand-operated gas shut-off valve?
		18. Do all burners on the stovetop ignite, does the oven work and are all knobs present?
		19. Is refrigerator/freezer large enough for the family occupying the unit?
Interior of Unit	Wall Condition	20. Are walls free of air and moisture leaks? Large holes and cracks?
	Ceiling Condition	21. Are ceilings free of air and moisture leaks? Large holes and cracks?
	Floor Condition	22. Are floors free of weak spots or missing floorboards?
		23. Are floors free of tripping hazards from loose flooring or covering?
	Cabinetry/ Interior Doors	24. Are cabinets securely fastened to the wall?
		25. Is there space for food preparation and storage?
		26. Are all doors securely hung?
	Security	27. Is there free and clear access to all exits?
		28. Are there deadbolt locks on entry doors to the unit? Do they open with a key from the outside and a knob/latch from the inside?
		29. Are entrance and exit doors solid core?
		30. Do the first floor windows and those opening to a stairway fire escape or landing have locks?
	Health and Safety	31. In units where there are any fuel burning appliances (furnace, hot water heater, fire places, ect.) is there a working carbon monoxide detector within 40 feet of sleeping areas?
32. Is there a carbon monoxide detector present for buildings with centralized gas-fired boiler heating units?		



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		<p>33. Is there working smoke detectors on each level of the unit for all counties and Baltimore City?</p> <p>Baltimore County Only: Smoke detectors are required to be hard-wired and interconnected from basement to all sleeping area hallways. (All must go off together) All other floors can be battery operated.</p> <p>Howard County Only: Smoke detectors are required in each bedroom and on each floor.</p>
		34. Are smoke detectors installed on walls at least 4" and not more than 12" from ceiling? Are smoke detectors installed within 15ft. of each sleeping area?
		35. Is unit free of any evidence of insect or rodent infestation inside and out?
		36. Is unit free of any evidence of mold or mildew?
		37. Does refrigerator/ freezer cool properly?
Exterior of Unit	Windows	38. Is there at least one exterior window in each bedroom and in the living room?
		39. Do windows open, close and lock properly? Are there screens in every window? (Howard County and Harford County only). Is there at least one screen in every room if there is no central air? (All other counties)
		40. Is unit free of any cracked, broken or leaky windows?
		41. Is sill no more than 44" from the ground?
		42. Are there two forms of egress present?
	Other	43. Is roof free of leaks?
		44. Are gutters clear of debris and firmly attached?
		45. Are exterior surfaces in a condition to prevent moisture leakage and rodent infestation?
		46. Is chimney secure? Is flue tightly sealed with no gaps?
		47. Is foundation sound?
Common	Stairways: Interior & Exterior	48. Are openings around doors and windows weather-tight?
		49. Are sidewalks free of tripping hazards?
		50. Are all handrails properly secured?
		51. Is a handrail present when there are 4 or more steps?
		52. Are stairs free of any loose, broken or missing steps?
		53. Are stairways free of any tripping hazards?
		54. Are there secure railings on porches, balconies, and landings 30" high or higher?
General		55. Is unit free of debris inside and outside of unit?
		56. INTERIOR AND EXTERIOR of units rented to families with children under the age of six: is the unit free of any chipping, peeling, flaking, chalking or cracking painted surfaces, including windows, window wells, door frames, walls, ceilings, porches, garages, fences or play equipment?
		57. Is unit clean and ready for move-in? MBQ must have access to all HVAC equipment and water heaters, even if it is not in the subject property.

IMPORTANT:

Howard County and Baltimore County:

Are you able to submit a rental license?