



TOC PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT OF BUILDING & INSPECTIONS,  
301 N. BALTIMORE AVENUE,  
OCEAN CITY MARYLAND 21842  
**COMMON CORRECTIONS LIST FOR RENTAL HOUSING**

**NOTE:** This list is for reference purposes only and is not a complete list of all items checked during routine inspection. In addition, not all of the items listed below may apply to every rental property. This information may be used to prepare for and inspection or for tenant move-in. Any "no" item should be addressed when identified. Please visit our website for additional information regarding the **TOC Property Maintenance Code at [www.oceancitymd.gov](http://www.oceancitymd.gov) Chapter 10 Section 141 Division 7 & 2018 ICC IPMC**

Yes	No		<b>Mechanical/Electrical</b>
1			Furnace and chimney have been serviced/inspected within the last year with current tag/report on equipment
2			Furnace flue pipe has no visible holes or corrosion and is tightly sealed at the chimney connection using an approved material
3			Heat is available to tenants October 1 through May 15
4			Electric panel box is completely labeled and cover is in place and accessible with proper clearance
5			Fuses in fuse box are "S"-type
6			Water heater is not leaking and has proper down tube (3/4" copper or CPVC)
			<b>Laundry Area</b>
7			Washing machine is plugged into a grounded receptacle
8			Dryer is vented to the exterior with a rigid or flexible-rigid metal dryer vent <b>(NO FOIL or VINYL)</b>
			<b>Kitchen</b>
9			2 ½ lb. minimum, ABC-type fire extinguisher inspected or new within the past year and mounted in a visible location
			<b>Bedrooms</b>
10			A functioning smoke alarm is located in each sleeping room. <b>SEE ITEM 21</b>
11			All windows are operational and not obstructed by furniture or other items. Every living room shall contain not less than 120 square feet and every bedroom shall contain not less than 70 square feet and every bedroom occupied by more than one person shall contain at least 40 square feet of floor area for each occupant thereof. Any bedroom that contains a closet with a minimum size of two feet by five feet or larger will be given a ten-square-foot maximum allowance towards the total calculation of bedroom area.
			<b>Bathrooms</b>
12			Contains a functioning GFCI receptacle
13			Exhaust fan is operational or bathroom has an openable window
14			Walls, ceilings, and surfaces are free of mold and mildew
			<b>Stairways (Interior &amp; Exterior)</b>
15			All stairways with more than four risers have a graspable handrail (1 ¼- 2 5/8" diameter)
16			Guardrail spacing may not exceed a maximum of four inches
17			Stairways, fire escapes, and other means of egress must remain clear and unobstructed
			<b>General</b>
18			Woodstove, fireplace, and chimney inspected within the past year, if used by tenants
19			Any habitable space on the 3 <sup>rd</sup> floor or higher has access to 2 approved exits
20			Grounded (3-prong) appliances are not plugged into ungrounded (2-prong) receptacles
21			A functioning smoke alarm is located on every floor of the dwelling unit and in each sleeping room. All smoke alarms must be interconnected. <i>Smoke alarms in new rental properties must be electric with battery backup.</i> Smoke alarms may not exceed the life span, which is 10 years.
22			Functioning carbon monoxide alarms are properly located, if required. Life span may not exceed the life span, which is 7-10 years depending on manufacturer.
23			Screens are in at least one window in every habitable room (Jan 1 through December 31) and not torn or loose
24			Property is maintained in a clean and sanitary manner
25			Deadbolts required on all entry doors to dwelling unit
26			All interior door locks operate without keys or special tools
27			Extension cords may not be run under rugs, doorways, or through windows nor be used as permanent wiring
28			Closet lights must be approved-type fixtures
29			Ceilings are free of tapestries and other combustible fabrics
30			All plumbing and fixtures are free of leaks
			<b>Exterior</b>
31			All gutters, downspouts, and shingles are intact and securely mounted
32			Exterior is free of refuse and sidewalks are free of obstructions
33			House number is clearly visible from the street. Numbers must be at least 4" in height
34			Exterior is free of peeling paint and penetrations
35			Covered porches are free of upholstered furniture and storage