



PLANNING AND CODES

TOWN OF DENTON

4 North Second Street, Denton, MD 21629
410-479-3625 410-479-3534 (fax)

Property Maintenance Code Checklist

Address: _____ **RL#** _____ **Date:** _____

- **Life, Health, Safety**

- ___ Smoke Detectors – one each level and all sleeping rooms. Additional detectors may be required in cloth storage areas, or where smoke may build up at ceiling.
- ___ Carbon Monoxide alarm required in all rental units.
- ___ No exposed electrical wiring, switches and outlets have cover plates
- ___ GFCI Outlets in wet locations (Kitchen & Baths)
- ___ Covers or globes on all lighting for protection
- ___ Sprinkler protection systems maintained in good working condition
- ___ Mechanical appliances installed and maintained in safe working condition
- ___ Anti-tipping devices recommended for stoves where small children are present
- ___ Dryers, exhaust fans vented to exterior
- ___ Acceptable heating facilities
- ___ Interior floors, smooth and in good repair
- ___ House number placed on the front street facing side and clearly visible
- ___ Plumbing fixtures properly installed, in safe working condition
- ___ Water heating facility

- **Windows, Doors & Hatchways**

- ___ Weather tight, locks/working hardware
- ___ Bug & rodent proof
- ___ No broken glass or screens
- ___ Minimum of 1 operable window per habitable room
- ___ Operable and open freely, stays open with hardware (does not fall closed)
- ___ Glazing / caulking intact
- ___ Egress from bedrooms provided

- **Walls & Foundation**

- ___ No holes or cracks
- ___ Structurally secure
- ___ Chimney mortar in good condition & repair

- **Paint**

- ___ Wood surfaces protected & coated
- ___ Metal surfaces protected & coated
- ___ No peeling paints

- **Sidewalks & Driveway**

- In good repair
- Clear & safe path to entry/entries
- No hazardous conditions

- **Yard**

- Grass & weeds cut
- Surface grade for drainage away from foundation
- No standing or stagnant water
- No litter in yard
- No untagged/abandoned vehicles
- No construction debris
- No parking in yard

- **Steps, Porches, Decks & Balconies**

- Evenly spaced steps
- Securely attached
- Handrails at 4 or more risers
- Handrails secure
- Good repair

- **Overhangs, Awnings, Fire Escapes, Etc.**

- Securely attached
- Protected from rust & decay
- No peeling paints
- Soffit & fascia in good repair
- Decorative features & trim work secure and in good repair

- **Gutters, Downspouts, Exhaust Vents**

- In good condition
- Free of excessive leaves, debris or growing plants
- Surfaces protected from rust

- **Garbage, Rubbish & Recycling**

- Proper containers with lids (toters preferred)
- Containers at side or rear of house
- No exterior accumulation of garbage or rubbish

- **Swimming Pools & Spas**

- Clean, sanitary and in good repair
- 48" fence with secure latch for in ground or above ground pools under 48" height
- Latch able safety ladder for unfenced 48"+ above ground pool

- **Notes:**
