

This is kind of a form email but I think it covers the bases. If you have any questions, I will certainly answer any email or phone call. The phone is often a better way to communicate on this stuff.

In order to schedule the inspection we need the following from you:

- Your name, address, email address and phone number.
- Address of the property to be inspected.
- If you are doing lead paint inspection, the MDE Tracking Number (instructions are below)

I am attaching some information for you on the inspection/lead testing requirements and process:

- The inspection checklist (this is what I will be filling out for you)
- The sanitation guide (not an item for inspection but something you will need to do)
- Smoke/CO new rules that started on January 1, 2018. (don't take drastic action until you talk to me...this can be confusing)
- Inspectors Guidance that explains the criteria we look for
- Egress rules....feel free to call for interpretation

You can apply for your rental license online and download the approved checklist, a copy of your lead certifications and your payment to the city and you are on your way. The city is not taking applications via mail or in person. The entire process has to be done online.

Your application can be found at: https://cels.baltimorehousing.org/Reg/Reg_Setup_01.aspx

RENTAL INSPECTION

Our goal should be for you to pass the inspection the first time to avoid wasting time and effort on both of our parts.

The biggest problems I am seeing are the following:

- Smoke and CO detectors that are over 10 years old
- Windows that don't open or can't latch when closed.
- Improper interpretation of egress rules for basement bedrooms.
- Handrails missing on stair cases of more than 3 steps or 30 inches.

The idea is for you to pass the first time and get this behind you asap. The normal Inspection price for a row home is \$150. FYI, my inspection price includes **no reinspection fee** if I have to return. Most inspectors are charging \$50 for reinspections. **Here is the other bonus!!!** If you pass the first time and I do not have to return, you get a **\$25 discount**, I will only charge **\$125** per inspection.

LEAD PAINT RISK ASSESSMENT

You also need to be aware of the **Lead Paint Full Risk Assessment** requirement for landlords. If you don't have your lead inspection, please be aware of the following:

As far as **lead paint testing/screening** is concerned, the usual visit charge is \$150 and an additional \$15 per swab. Typically, there are 1 to 2 swabs per room for a total of about 10 to 12 for a 3 level row home. If you do lead and rental inspection together, I will **only charge \$75 for the lead inspection visit**

and to cover the costs of the paperwork and **only \$12 per swab** for lab fees. We can have results in 5 to 7 days not including the weekend.

The rules on lead paint testing are simple: you are either “lead free” or “lead safe”. Here is the difference:

- **Lead Free:** this is for newer homes built after 1978 or homes that were lead remediated during rehab. This is a big deal and generally you know if you are lead free because you never have to be inspected again once found lead free. To get lead free can be very expensive.
- **Lead Safe:** (99% of older homes) this is the more practical version of lead control. Lead safe means that there is no exposure to lead because the lead is encapsulated in paint or by using other methods. If you are “lead safe”, every time you change tenants, you must be tested again. Lead screening involves making sure that there is no chipping or peeling paint and then testing to Maryland Department of the Environment guidelines. I can offer you the same type of preparation tips as I give for rental inspections.
- **Advance Notice:** I need 24 to 48 hours advance notice to do a lead inspection. MDE requires us to notify them of our inspection activities 24 hours in advance.
- **Tracking Number:** Before I can do an inspection, you need to get an MDE Tracking Number by calling **800-776-2706 or 410-537-4199**. You can usually get the number on the spot. Just have that available at the time of inspection.
- **Preparation for Lead Testing:** There are two areas where the landlord needs to focus to get ready to pass a lead test:
 - **Chipping and Peeling Paint:** There can be no chipping or peeling paint inside or outside of the house. A visual inspection will tell us whether or not we can do the sampling. After November 1, a **Winter Exception** can be given for chipping or peeling paint because paint will not cure when it is too cold. The Winter Exception also means that you will have to have the outside of your property reinspected after April 1st of the following year for a nominal charge (\$50)
 - **Cleaning:** Clean floors, window sills and window wells in advance of the sampling. Unclean surfaces are a common cause for failure.
- **If You Fail:** If you fail, retesting of the failed areas is required within 30 days of the original test date. There is a trip charge of \$50 plus \$15 per swab.
- **Field Blanks:** The MDE requires that each sample set also have a “Field Blank” included. This is a control sample that is completely sanitary to insure the integrity of the sampling.

If you have any questions or comments, feel free to reach out to me via email or phone. I usually answer if I am not inspecting.