

This list is provided as a courtesy informational guide of basic property maintenance standards. It is NOT intended to be inclusive of every maintenance requirement enforced by Montgomery County.

All property owners shall be responsible for ensuring that their properties are in compliance with all applicable provisions of the Montgomery County Code: Chapter 26, Housing and Building Maintenance Standards; Chapter 29, Landlord-Tenant Relations; Chapter 48, Solid Waste; Chapter 58, Weeds.

PROPERTY MAINTENANCE GUIDELINES

BUILDINGS	DWELLING UNITS
<ul style="list-style-type: none"> • Building foundations are in good solid condition • Exterior paint showing no signs of deterioration • Exterior walls are free of major cracks • Driveway and parking lots are in good solid condition • Walkways are safe and free of trip hazards • Gutters and downspouts are in good repair • Staircases, Guardrails and Handrails are sound and in good condition • Exterior lighting is in good working order • Electrical service panels, meters and enclosures are in good condition • Roofs are in good repair • Entry doors are equipped with deadbolt locks or other approved locking mechanism • All locks must work as designed • All exterior doors open and shut properly • The property grounds are properly maintained and are free of litter /bulk trash • Storm drains are clear of debris and in good condition • Fire Extinguisher(s) Fire Extinguishers are provided and installed according to the State Fire and Safety Codes • Exits are clear and unobstructed all the way to the public right of way • All "EXIT" signs and exit lighting is in working order • The area on and beneath exit stairs is clear of material • Fire doors are operable and self-closing and in good condition • Provide a sufficient number of containers for rubbish and garbage • Garbage receptacles are stored in proper enclosures • Property fences and gates are in good working condition • Laundry Rooms are clean and facilities are maintained in good condition • Swimming pool gates and enclosures are in good working condition • Sewer Cleanout lines are unobstructed and in good condition • Lock access panes to roofs, attics, crawl spaces, and storage areas • Maintain current boiler and elevator certificates 	<ul style="list-style-type: none"> • Smoke detectors/alarms are in working order • Maryland Law requires the replacement of smoke alarms when they reach 10 years old • Egress windows in sleeping areas • Must have a safe, unobstructed means of escape leading to a safe and open space • Entry doors to dwelling units from within interior hallways are self-closing and self-latching • Floor coverings are free of trip hazards • Electrical outlets and light switches are functional and have cover plates • Existing GFCI's properly installed and in working condition • Overhead lighting is operational and in good repair • Windows must open and close as designed and screens must be in good condition • Windows and windowpanes are intact, unbroken and not cracked • Windows are equipped with proper locking devices • Sliding patio doors work properly including all locking and latching mechanisms • Stove burners and oven operate safely with functioning door and knobs that turn completely off and on • Gas stove is free of gaseous odors (immediately report gas leaks to 911 and utility company) • Stove hood/filter and fan are working properly • The dishwasher functions properly • The garbage disposal is in good working order • The kitchen sink and faucets drain properly and are free from leakage • Cabinets and countertops must be in sound condition • The refrigerator is in good working order • The sink, bathtub and toilets drain properly and are free of leaks including faucet handles • The toilet is secure • The sinks, bathtubs/or shower surrounds are in good condition • Towel bars and accessories are secure • Property is free of infestations • There is no visible mold/mildew in the unit <p>Information: If visible mold is found, locate and correct underlying cause in accordance with building codes. Visit https://www.epa.gov/mold for additional maintenance guidelines.</p>