

TOWNSHIP OF EAST GREENWICH
 Housing Inspector
 159 Democrat Road, Mickleton, NJ 08056
 (856) 423-0733 • Fax (856) 423-7908

INSPECTION

HOUSING CODE INSPECTION

INSPECTION	DATE
ADDRESS	UNIT#
OWNER	BK LOT
TYPE DWELLING	OCCUPANT LOAD (MAX)
LICENSE #	# OF BEDROOMS

OCCUPANT'S NAME		
1.	5.	
2.	6.	
3.	7.	
GARAGE		ATTACHED DETACHED
		BELOW LIVING QUARTERS

Yes / No	Violations listed	Yes / No	Violations listed	REMARKS
	B.O. 22-1 Certificate of Occupancy Issued PM 304.1 Building in Compliance		PM 305.3 Walls and other exposed surfaces are in good repair PM 307.1 Building free of insects and rodents-Cert. may be required	<p>that</p> <p>will</p> <p>be used.</p>
	<u>Environmental Requirements</u> B.O. 42.3/42.4 Yard, Grass Maintained PM 306.3.2 Trash Cans Provided PM 303.2 Exterior grade and drainage adequate PM 303.1 Exterior free of animal waste PM 304.3 House number in place PM 303.7 Accessory buildings in good condition B.O. 40B-12 Maintenance of streets and side walks		<u>Occupancy Requirements</u> PM 505.1 Toilets functioning properly PM 506.1 Sinks functioning properly PM 305.1 Tubs and showers in good repair PM 505.1 Plumbing free of leaks and drainage is adequate PM 506.4 Water heater good condition and providing adequate water temperature PM 602.2 heating facilities operational and maintained B.O. 40-2 Junk motor vehicles, no uninsured/unregistered motor vehicles on the property	
	<u>Exterior Premises</u> PM 304.4 Foundation walls in good repair PM 304.6 Exterior walls in good repair good repair PM 304.7 Roof in good repair and provided gutters and downspouts PM 304.11.1 Porches in good condition PM 702.9.2 Guardrails, handrails in good repair PM 304.14.1 Exterior of windows and doors in good condition PM 304.14.1 Tight within frames PM 304.14 Broken or missing glass PM 304.14 Caulking satisfactory PM 304.12.2 Open and close easily PM 304.14 Basement windows and hatchways/Bilco doors in good repair PM 404.1 Insect screens and rodent guards and screens on windows and doors B.O. CH 32 Swimming pool properly located by Zone B.O. CH 32 Pool provided with adequate fencing		<u>Installation and Maintenance</u> PM 505.1 Obvious plumbing defects throughout unit PM 602.2 Heating accessories maintained and working order PM 604.2 Electric service provided with minimum amperage PM 702.1 Exits maintained safe and unobstructed	
	<u>Interior Structure</u> PM 304.6 Building free of dampness PM 305.2 There are no structural defects noted PM 304.11 Interior stairs good condition PM 702.9 Handrails and guardrails installed PM 305.3 Bathroom floors in good condition PM 305.5 Other interior floors in good condition		<u>Light and Ventilation</u> PM 403.1 Natural and artificial light and ventilation adequate in: 1. Bedrooms 2. Bathrooms 3. Halls and living areas PM 605.2 Sufficient electric outlets provided PM 404.2 Bathroom ventilation (has window or mechanical ventilation)	
	NJSA 58:12A-26 Private Well Testing Act Well Certification		<u>Min. Req. Safety From Fire</u> NJAC 5:70-4.19 Smoke detectors, carbon monoxide alarms, and fire extinguisher located in appropriate areas PM 703.2 Is there flammable liquid storage? Is there a kerosene heater? <u>Responsibility of Occupants</u> PM 303.1 Dwelling unit is clean and sanitary PM 306.2 Recycling cans maintained. Interior clean of animal waste. Rooming House Multifamily Apartment Complex Single Family Dwelling Duplex	

PASS FAIL

RE-INSPECTION NEEDED Y or N

DATE DUE _____

Person receiving copy of this report:

x _____

General Information

1. Is there a copy of the Placard posted? _____

2. Does current CO file list current tenant? _____

3. Is the property registered? _____

4. Has this report generated a notice of violation to the responsible person? _____

Note: This inspection is in accordance with City, State, ICC, and the BOCA Property Maintenance Codes.

TYPE OF INSPECTION

INITIAL ANNUAL REGISTRATION _____

REINSPECTION OF UNIT# _____

CERTIFICATE OF COMPLIANCE _____

CERTIFICATE OF OCCUPANCY _____

OTHER: _____

INSPECTOR'S NAME: _____

PAID _____ CHECK# _____

DATE _____

PAID _____ CHECK# _____

DATE _____

WHERE TO LOCATE DETECTORS:

Detector are to be located on every level of the residence (basement, first floor, second floor)- excluding crawl spaces and unfinished attics and in every separate sleeping area, between sleeping areas and living areas such as kitchen, garage, basement or utility room. In homes with only one sleeping area on one floor a detector is to be placed in the hallway outside sleeping areas. In single floor homes with two sleeping areas, two detectors are required outside each sleeping area. In multi-level homes, detectors are to be located outside sleeping areas and on each level. Basement level detectors are to be located in close proximity to the bottom of the basement stairwells. As of January 1, 2019 all smoke detectors must be a Ten- Year Sealed Battery Powered Single Station Smoke Alarm. You can no longer replace just the battery, you must replace it with a new 10- year sealed unit alarm. No need to replace an AC inter-connected.

WHERE NOT TO LOCATE DETECTORS:

To avoid false alarms and/or improper operations avoid installation of smoke detectors in the following areas:

Kitchen- smoke from cooking

Bathroom- steam from showers

Near forced air ducts used for heating/air condition- air movement may prevent smoke from reaching detector.

Near furnaces of any types- air and dust movement and normal combustion products may cause nuisance alarms.

The 4 inch dead air space where the ceiling meets the wall.

The Peak of an "A" frame type of ceiling "dead air" at top may prevent smoke from reaching Detector.

CARBON MONOXIDE ALARMS are to be installed and maintained in the immediate vicinity of the sleeping area.

WHERE TO LOCATE THE FIRE EXTINGUISHER: A portable fire extinguisher shall be installed in accordance with the following: readily accessible and not obstructed from view, approved listed and labeled type with minimum rating of 2A:10B:C and no more than 10 pounds. It shall be mounted with manufactures hanger /bracket, and the top of the fire extinguisher shall not be more than 5 feet about the floor. The extinguisher must have been serviced and tagged by a contractor certified by the New Jersey Division of Fire Safety within the past 12 months.

- Fire extinguisher must be minimum of 5 pounds A,B,C extinguisher and must be mounted in the kitchen or not more than 10 feet from the kitchen in plain view and no higher than 5 feet from the floor.
- All utilities must be turned on.
- All batteries in smoke detectors and CO detectors must be working and will be tested.
- All pets must be restrained.
- Well certification and septic certification required if applicable.
- Anti-tip bracket on oven/wall- to prevent oven tipping forward.

ALL OPEN CONSTRUCTION PERMITS MUST HAVE INSPECTIONS AND MUST PASS INSPECTIONS.

Must have the following before a TCO will be considered:

- Running water- if well must be tested
- Electric turned on
- Working septic system with county approval
- Working smoke & co detectors
- Fire extinguisher must be hung on wall