

**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  
 TYPE DWELLING  
 LICENSE # OCCUPANT LOAD (MAX)  
 STORIES # OF BEDROOMS

OCCUPANT'S NAME  
 1. 5.  
 2. 6.  
 3. 7.  
 4.  
 GARAGE ATTACHED DETACHED BELOW LIVING QUARTERS

*Sample Form*

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	<i>that will be used.</i>
	<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. 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:**

Detectors are to be located on every level of a 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 the 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 each sleeping area ~~as shown in Figure 2.~~ In single floor homes with two separate sleeping areas, two detectors are required, outside each sleeping area ~~as shown in Figure 2.~~ In multi-level homes, detectors are to be located outside sleeping areas and at every finished level of the home ~~as shown in Figure 2.~~ Basement level detectors are to be located in close proximity to the bottom of basement stairwells ~~as shown in Figure 2.~~

**WHERE NOT TO LOCATE DETECTORS:**

- To avoid false alarms and/or improper operation, avoid installation of smoke detectors in the following areas:
  - Kitchens-smoke from cooking may cause nuisance alarm.
  - Bathrooms -excessive steam from a shower may cause a nuisance alarm.
  - Near forced air ducts-used for heating or air conditioning-air movement may prevent smoke from reaching detector.
  - Near furnaces of any type-air and dust movement and normal combustion products may cause a nuisance alarm.
  - The 4 inch "Dead Air" space where the ceiling meets the wall, as shown in Figure 5.
  - The peak of an "A" frame type of ceiling-"Dead Air" at the top may prevent smoke from reaching detector.

**FURTHER INFORMATION ON DETECTOR PLACEMENT:**

For further information about detector placement consult the National Protection Association's Standard No. 74-1984, titled "Household Fire Warning Equipment." This publication may be obtained by writing to the Publication Sales Department, National Fire Protection Association, Batterymarch Park, Quincy, MA. 02269.

CARBON MONOXIDE ALARMS are to be located in every separate sleeping area per NFPA 720 and manufacturer's recommendations.

**WHERE TO LOCATE FIRE EXTINGUISHER:**

Within 10 feet of the kitchen and located in the exit or travel path; and is visible and in a readily accessible location. The top of the fire extinguisher is not more than 5 feet above the floor and is mounted using manufactures hanger or brackets. Minimum size of 2A:10B:C and weigh no more than 10 pounds, is accompanied with the owners manual or with the proper written instructions. The extinguisher is listed, labeled, charged and operable. 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 or seller must provide a recent proof of purchasing receipt.

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.

All pets must be restrained.

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

Well certification and septic certification required if applicable.