

# RESIDENTIAL INSPECTION CHECKLIST

The following is a check list of the most common requirements that our inspectors will be looking for when performing an inspection. It is our hope that this guide will save you time and avoid the need for reinspection.

Feel free to print this check list for reference as you are preparing for inspection.

1. \_\_\_\_ SMOKE DETECTORS – Smoke detectors must be on every level of the property, including the basement. Smoke detectors must be in working order and mounted outside of bedroom doorways no greater than 10 feet from bedrooms. Check the manufacturer’s date – a detector cannot be older than 10 years. Battery-powered detectors must be 10-year sealed battery. Do not replace hard wired detectors with battery powered detectors.
2. \_\_\_\_ CARBON MONOXIDE ALARMS – All units are required to have carbon monoxide detectors if there are any fuel-burning appliances (oil, propane, gas, wood, coal), or if the property has an attached garage. These detectors can be battery operated, hard-wired or plug-in, and must be mounted no greater than 10 feet from outside of bedroom doorways.
3. \_\_\_\_ FIRE EXTINGUISHER – The minimum size required is a type 2-A:10-B:C rated fire extinguisher which must have a current year manufacturer’s date, or current year service tag by a NJ licensed fire extinguisher contractor. The fire extinguisher must be mounted in plain view in the kitchen, or at most within 10 feet of the kitchen. It must be hung with the bracket provided and not placed in a cabinet.
4. \_\_\_\_ PRIVATE ALARM SYSTEMS – If your property has a private alarm system, this must be tested by your alarm monitoring company or a NJ licensed electrician, and their report must be submitted to our office.
5. \_\_\_\_ CLOTHES DRYER VENT – Clothes dryer vents must be metallic and vent to the exterior of the property.
6. \_\_\_\_ ELECTRICAL HAZARDS – No extension cords, multiplug adaptors, or exposed wiring is permitted. Wires must not be taped to floors, stapled to walls or moldings, or placed under carpets or throw rugs.
7. \_\_\_\_ LP GAS GRILLS – Propane gas grills are not permitted on porches, balconies or decks, and cannot be operated within 10 feet of a building. Propane gas grills cannot be stored in residential buildings.
8. \_\_\_\_ HOUSE NUMBERS – All properties must have clearly visible 4” address numbers.