

HOUSING INSPECTION CHECKLIST

INTERIOR

HAZARDOUS (CORRECT IMMEDIATELY)

1. Smoke Detectors Present
 - 10 YEAR SEALED LITHIUM BATTERY
 - HARDWIRED (MUST REMAIN HARDWIRED)
 - ON EVERY LEVEL WITHIN 10FT. OF ALL BEDROOMS
 - IN EVERY BEDROOM
2. Smoke Detectors Operating
3. Carbon Monoxide Detectors Present
 - WITHIN 10FT. OF ALL BEDROOMS
 - ON EVERY LEVEL
4. Valid Lead Free Certificate
 - IN ACCORDANCE TO DCA MANDATES VISUAL INSPECTIONS OF: WINDOWS, DOORS, WALLS for signs of Lead Based Paint
 - IDENTIFY & CITE ANY: LOOSE PAINT, CHIPPING PAINT, OR PAINT DUST
 - IF OBSERVED AND HOUSE IS OLDER THAN 1979 A LEAD BASED PAINT CERTIFICATION IS REQUIRED
5. Fire Extinguisher
 - MINIMUM RATING: 2A-10B-C
 - LOCATED WITHIN 10FT. OF KITCHEN
 - NO MORE THAN 10 POUNDS
 - MUST BE MOUNTED USING BRACKET
6. Handrails
7. Relief Valve / Floor Discharge
 - WATER HEATER, BOILERS
8. Venting (Appliance / Exhaust)
 - BATHROOMS, DRYERS, STOVE
9. Emergency Exit 3rd Floor

OTHER INTERIOR ITEMS

10. Receptacles
 - MINIMUM 2 PER HABITABLE ROOM
11. Fixtures – Electrical
12. Window Operations
13. Window Locks

14. Window Screens
 - APRIL 1ST THROUGH DECEMBER 1ST
15. Heating Systems
 - OPERATIONAL: OCT 1ST THROUGH MAY 1ST
16. Water Heater
17. Water Pressure
18. Ceilings / Walls
19. Floor / Floor Coverings
20. Doors – Interior
21. Door & Lock – Exterior
22. Painting – Interior
23. Infestation
 - MICE, RATS, ROACHES, ANTS, BEDBUGS, ETC
24. Cleanliness – Interior
25. Fixtures – Plumbing
26. Water / Drain Pipes
27. Illegal Extension Cords
28. Correct Fuse Breaker Capacity
29. GFI Outlets
 - WITHIN 6FT. OF WATER

EXTERIOR

30. Roof
31. Deck
32. Porch
33. Steps
34. Railings
35. Chimney
36. Fence
37. Gutter / Downspout
38. Siding
39. Wood Trim
40. Painting
41. Masonry - Cement
42. Lighting
43. Exterior Grounds
44. Trash Containers
45. House / Building Numbers Present
46. Chipping / Dust

EFFECTIVE JANUARY 1, 2019: ALL BATTERY SMOKE DETECTORS MUST BE 10 YEAR SEALED BATTERY UNITS. NO OTHER DETECTORS OTHER THAN THOSE LISTED WILL BE APPROVED OR ACCEPTED!

5:70 – 4.19 Smoke alarms for one and two-family dwellings; CARBON MONOXIDE ALARMS; and portable fire extinguishers.

(A) In one and two-family or attached single family dwellings subject to the requirements of N.J.A.C.5:70-2.3, smoke alarms shall be installed as follows:

1. On each level of the premises; and
2. Outside of each separated sleeping area

(B) The smoke alarms required in (A) above shall be located and maintained in accordance with NFPA 72.

1. The alarms shall not be required to be interconnected.

(C) Ten year sealed battery-powered single station smoke alarms shall be installed and shall be listed in accordance with ANSI/UL-217, incorporated herein by reference. However, A/C-powered single or multiple-station smoke alarms installed as part of the original construction or rehabilitation project shall not be replaced with battery powered smoke alarms. *The effective date of this subsection shall be January 1, 2019.*

1. A/C-powered smoke alarms shall be accepted as meeting the requirements of this section.

(D) Carbon monoxide alarms shall be installed in all dwelling units in buildings, in one and two-family or attached single family dwellings, except for units in buildings that do not contain a fuel-burning device or have an attached garage, as follows:

1. Single station carbon monoxide alarms shall be installed and maintained in the immediate vicinity of the sleeping area(s).
2. Carbon monoxide alarms may be battery-operated, hardwired or of the plugin type and shall be listed and labeled in accordance with UL-2034 and shall be installed in accordance with the requirements of this section and NFPA-720.

(E) A portable fire extinguisher shall be installed in accordance with the following:

1. The extinguisher shall be within 10 feet of the kitchen and located in the path of egress;
2. The extinguisher shall be readily accessible and not obstructed from view;
3. The extinguisher shall be mounted using the manufacturer's hanging bracket so the operating instructions are clearly visible;
4. The extinguisher shall be an approved listed and labeled type with a minimum rating of 2A-10B:C and no more than 10 pounds;
5. The owner's manual or written operation instructions shall be provided during the inspection and left for the new occupant;
6. The extinguisher shall be serviced and tagged by a certified Division of Fire Safety Contractor within the past 12 months or the seller must have a receipt for a recently purchased extinguisher; and
7. The top of the extinguisher shall not be more than five feet above the floor.
8. Exception: portable fire extinguishers shall not be required for seasonal summer units. For purposes of applying this exception, "SEASONAL SUMMER UNIT" shall mean a dwelling unit rented for a term of not more than 125 consecutive days for residential purposes by a person having a permanent residence elsewhere, but shall not include use or rental of living quarters by migrant, temporary, or seasonal workers in connection with any work or place where work is being performed.

Smoke Detector

Requirements:



- One smoke detector on every walkable level of the home. Including the basement and the attic (if attic is walk up)
- All detectors shall be install properly.
- Required by state to be within 10 feet of all sleeping areas and by city ordinance one smoke detector in every bedroom.
- In homes that already have an existing hard wired system, that system must be maintained.
- More than one smoke detector may be required if sleeping areas are on separate ends of the dwelling.

Carbon Monoxide Detector

Requirements:



- Required in any home with gas, oil, propane, or other fuel burning heating or appliance. Or an attached garage.
- Required to be within 10 feet of the sleeping areas and on every floor of the home.
- Detectors, must be installed properly.

If you have any questions about your upcoming inspection,
please contact City of Vineland
Code Enforcement
856-794-3806.