



**BOROUGH OF OAKLYN**

500 White Horse Pike • Oaklyn, NJ 08107  
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**CERTIFICATE OF COMPLIANCE**

Updated 10/10/18

**DATE RECEIVED:** \_\_\_\_\_ **EXPIRATION DATE:** \_\_\_\_\_

**\* EXPIRATION DATE APPLIES ONLY TO THE SAME OWNER AT TIME OF SALE \***

SETTLEMENT DATE: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_

CONTACT PERSON: \_\_\_\_\_ PHONE#: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

PROPERTY OWNER: \_\_\_\_\_

REPAIR LETTER & CERTIFICATE: PICK UP \_\_\_\_\_ MAIL \_\_\_\_\_ FAX# \_\_\_\_\_

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**FIRE CODE INSPECTION FEES**  
(Smoke Detector, Fire Extinguisher & CO Alarm)

\$60.00 if received fourteen (14) days of more prior to settlement date \_\_\_\_\_

\$80.00 if received seven (7) to thirteen (13) days prior to settlement date \_\_\_\_\_

\$100.00 if received two (2) to six (6) days prior to settlement date \_\_\_\_\_

\$160.00 if received with less than 48-hours notice \_\_\_\_\_

PROPERTY MAINTENANCE INSPECTION FEE: \$50.00

TOTAL AMOUNT DUE: \_\_\_\_\_

**Take notice the aforementioned premise has been inspected by a duly authorized local enforcing agency for the above jurisdiction.**

This premise conforms to the Municipal Ordinance and the State requirement under the Uniform Fire Code upon sale or resale of property regarding Smoke Detectors, CO Alarms and Fire Extinguishers.

\_\_\_\_\_  
William Day, Fire Code Inspector

Take further notice that this premise conforms to the applicable regulations of the BOCA National Property Maintenance Code/1996 and all complaints and inquiries concerning the above captioned property should be directed to the agency listed at the top of this notice.

\_\_\_\_\_  
Housing Code Department

This premise conforms to the Municipal Ordinance 108-12 Use of Sewer System for Discharge, sump pump connection

\_\_\_\_\_  
Rick Hawco, Superintendent Public Work



## BOROUGH OF OAKLYN

According to the Borough of Oaklyn Ordinance 11-00, Chapter 101, Section 101-3. A Certificate of Compliance inspection is required upon the sale of all properties. The Certificate is good for (90) days provided the seller has not changed.

### PROPERTY MAINTENANCE INSPECTION

Below is a guideline of what the inspector will be checking, the inspector may also find other items not listed that are in need of repair prior to settlement:

1. All sidewalks, walkways, driveways and driveway aprons shall be made safe. No cracks, raised walkways or deteriorated concrete. Asphalt or Macadam acceptable for driveways only, NOT aprons or sidewalks.
2. Handrails are required in many instances where there are three (3) or more steps. Steps that are 30 inches above grade require a handrail on one side only. All handrails (2" round returned to post) require a maximum of a 4" spacing for spindles.
3. Perimeters of existing porches or stoops with no railings will be required to have railings installed with a maximum of a 4" spacing for spindles
4. All peeling, chipping or unpainted exterior surfaces must be scraped and painted.
5. Broken windowpanes must be repaired.
6. Any electrical open splices or fixtures not properly installed must be corrected.
7. Any gutters/downspouts not hooked up properly or missing must be corrected.
8. Any obvious hazardous and maintenance conditions.

### SMOKE DETECTOR INSPECTION

According to the Borough of Oaklyn Ordinance 13-96, Chapter 73, Section 73-1. A smoke detector inspection is required upon the sale or resale of all single family and two family dwellings within Oaklyn. Effective 1/1/19 a 10 year sealed battery-powered single station smoke alarms shall be installed and is required. These detectors are required to be on every floor and every bedroom.

### CARBON MONOXIDE (CO) ALARM

Effective April 7, 2003, the State of New Jersey; Department of Community Affairs, requires all one and two-family dwellings to install a carbon monoxide (CO) alarm. One alarm must be placed within ten (10) feet from all sleeping areas approximately eye level or lower. Follow the directions for installation from the manufacturer. Combination smoke/co detectors must be mounted to ceiling within (10) feet of sleeping area. **Must be UL Approved**

### FIRE EXTINGUISHER INSPECTION

Effective November 1, 2005, the State of New Jersey; Department of Community Affairs, requires all one and two-family dwellings to install a fire extinguisher mounted no higher than 5' from floor & within 10' of the kitchen area; rated for residential use, type ABC agent; between 2.5 to 10 lbs.; not in cabinets or blocked by furniture or equipment. Must be mounted.

### SUMP CONNECTION INSPECTION

According to Borough of Oaklyn Ordinance 108-22 no sump pump can be connected to sewer system. An inspection will be completed by Public Works prior to settlement.