

Residential Rental and Resale Inspection Checklist

1. Smoke detectors are required on all levels, including attic spaces/ storage area. Smoke detectors shall be installed within 10 feet of sleeping areas. Carbon monoxide detectors must be installed in the vicinity of each sleeping area.
2. Holes in walls, floors and ceilings shall be repaired.
3. Hot & cold water in kitchens and bathrooms shall operate properly and have shut off valves for each. All sinks shall have approved drain traps.
4. Toilets shall be secured, operate properly and have a shut off valve on the water feed line.
5. All stoves must have an anti tipping device. **(THESE CAN BE PURCHASED AT:)**

**TOTAL HARDWARE
347 WASHINGTON ROAD
SAYREVILLE, NJ 08872
(PHONE: 732-254-2629)**

6. Electrical outlets shall be in good working order. Junction boxes shall have proper cover plates. All wire connections shall be boxed, wire nuted with cover plate installed.
7. Water heater & boilers shall be in good working order. Adequate ventilation is required to assure proper combustion. Vent/flue pipes to be properly sealed at chimney connection. Screws and supports on vent pipe if needed.
8. Main electrical services line (pipe or cable) shall be properly secured to the structure with approved cable straps or pipe straps.
9. Fire places/wood stove shall be properly maintained and in good condition. (if applicable).
10. All doors shall have proper hardware. Double keyed deadbolt locks are not permitted on exit doors.
11. All residential properties must have operable kitchens and bathroom in each apartment.
12. Every window (other than fixed windows) shall operate properly, repair all broken windowpanes. Window screens shall be free from holes, rips and tears.
13. Roof gutters and leaders must be properly installed and in good repair. Roof shall be in good repair with no evidence of leaks. Foundation walls shall be in good repair.
14. The use of extension cords to replace permanent wiring is not permitted and is illegal. Garage door openers shall be plugged directly into a power supply without the use of an extension cord.
15. Any open permits must be finalized before a CO can be issued.
16. House numbers shall be 4" minimum height, mounted so as to be visible from curb line.
17. Handrails are required on all stairways and steps with three or more risers. All stairways shall be in good condition.
18. Yard area: grass must be cut and trimmed; weeds must be cut and removed. Premises shall be free of rodents, insects and offensive odors.
19. Swimming pool protection (if applicable).