

**Resale/Rental Inspection Report
Borough of Ocean Gate**

Date:

- Handrails one side stairs 30"-42" above nosing stairs over 3 risers
- Hot water heater pressure relief valve piped within 6" of floor metallic pipe
- Stove Gas all burners must ignite under pilot system, Electric at least 2 burners
Must work
- Electric panel no open spaces or missing panel covers. Check condition of wires
And connectors that can be done by visual inspections
- Stairs must be checked for safe egress from within and outside dwelling. Check
treads and stringers for stability. Guardrails required any walking surface more
than 30" above grade including stair treads.
- Sump pump cannot be connected to sewer line and or cannot discharge directly on
to street or adjacent property
- CO detector must be maintained on each level of structure, within 10' of bedroom
- Smoke detectors must be maintained as to there original design within 10' of all
bedrooms on all levels of dwelling unit including basement. If originally
hardwired must be maintained in same format.
- Exterior of dwelling must be free of rotted or decayed wood and surfaces subject
to moisture must be painted or covered to resist decay and or mold.
- Windows must operate under hardware integral to window unit (no sticks). One
ventilating window required for each habitable room. All widows required to
ventilate must have functional screens.
- Means of egress: There shall be a clear means of egress from all habitable areas
to the public right of way
- Keyed locks in the direction of egress shall not be permitted in a dwelling unit
All locks shall be within 48" of floor and no locks shall be permitted that prevent
egress from dwelling
- No extension cords permitted in dwelling unit unless appliance and cord are
temporary use.
- All fixtures in closets to have globe style fixtures or fluorescent type.(no exposed
incandescent bulbs).
- Hot water must be available and kitchen and bathroom plumbing fixtures check
these areas. All plumbing fixtures to be maintained in working order free from
- leaks defects, be safe and sanitary.
- All gas appliance to have shutoff at appliance service. hotwater heater, furnance,
dryer or fireplace.
- Check all electrical switches, receptacles and boxes for plates and condition
Every habitable room shall have at least two receptacles
- Dryer to vent to exterior with dryer rated metallic vent pipe maximum 25' with
maximum 8' flexible pipe
- Foundation openings to have screens and covers to prevent entrance of rodents

- Exterior siding and roof to be maintained in condition to protect structure from moisture and water damage
- Street numbers shall be posted on dwelling minimum 3" high with 1/2" stroke.
- All gates required by building code to be self closing & latching (pool barrier), open away from pool and must positively close and latch from 6" open position.
- List any misc. issues that may or will affect safety and health.
- The premises must be free of debris and rubbish inside and outside.
- Attached solid waste collection schedule shall be a condition of this CCO
- All vehicles on property outside of garage must be registered insured and show current approved inspection sticker(exception one permitted maintained under car cover)

Number of bedrooms _____
Number of accessory structures _____

Inspector _____

Date _____

Condition to be noted on CCO

Certificate of Occupancy Requirements for Fire Extinguishers

The requirements for the type and placement of the extinguishers are as follows:

1. At least one portable fire extinguisher shall be installed in all one and two family dwellings (except seasonal rental units) upon change of occupancy.
2. The extinguisher shall be listed, labeled, charged, and operable;
3. The size shall be no smaller than 2A:10B:C, rated for residential use and weigh no more than 10 lbs.
4. The hangers or brackets supplied by the manufacturer must be used.
5. The extinguisher must be located within 10 feet of the kitchen;
6. The top of the extinguisher must not be more than 5 feet above the floor;
7. The extinguisher must be visible and in a readily accessible location, free from being blocked by furniture, storage, or other items;
8. The extinguisher must be near a room exit or travel path that provides an escape route to the exterior;
9. The extinguisher must be accompanied by an owner's manual or written information regarding the operation, inspection, and maintenance of the extinguisher; and
10. Lastly, the extinguisher must be installed with operating instruction clearly visible.
11. New fire extinguishers are not required to be service and tagged, as long as the seller or agent can provide proof of purchase or receipt.