

City of Woodbury
Housing Inspection Checklist
 33 Delaware St., Rear Entrance, Woodbury, NJ

The items below are a guide of what is looked for on a housing inspection.
 (Adopted regulations combined State of New Jersey Housing Code & Local Housing Ordinances)

Section 3 – Water Supply

3.1	Safe & Potable
3.2	Approved
3.3	Min. rate of flow not less than 1 gal per minute

Section 4 – Facilities

4.1	Every dwelling Unit has: Kitchen Sink Flush type water closet Lavatory Bath tub or shower
4.2	Lodging house has min of 1 for every 8 persons: Flushing water closet Lavatory; Bath tub or shower
4.3	Water Closet, Lavatory, Bathtub or Shower Accessible afford privacy
4.4	All plumbing fixtures properly connected In good working order
4.5	All kitchen sinks, lavatories, bath tub, showers, connected to hot & cold water
4.6	Water heating facilities installed & properly Maintained: Min water temperature 120F

Section 5 – Garbage & Rubbish

5.1	Garbage properly stored: Approved receptacles, 1 for each dwelling unit
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Section 6 – Lighting

6.1	Direct to outdoors; Min window area 10%
6.2	Electric Service
6.3	Each room has 2 electric outlets In good working order; electric wiring hazards
6.4	Non-habitable areas have a min 2 lumens
6.5	Common stairways have min 2 lumens
6.6	Bathroom & Water closet have min 3 lumens Artificial lighting controlled by wall switch

Section 7 – Ventilation

7.1	Every habitable room has a min 2 air change per hour (6.1)
7.2	Bathroom & Water closet has min 6 air change per hour (6.1)

Section 8 – Heating Equipment

8.1	Properly installed Good safe working order Fan maintain 70 F
8.2	Space heater properly vented

Section 9 – Egress

9.1	Adequate, safe & unobstructed
9.2	Below grade level sleeping rooms must have proper egress

Section 10 – Maintenance

10.1	In Good Repair Foundation, floors, walls, ceilings, doors, windows, roof & other parts of structure
10.2	Stairways & porches are safe & in good repair, stairway banister
10.3	Porch/balcony/roof used for egress has safe railings
10.4	Roof, windows, walls exterior doors, free from Holes & leaks
10.5	Foundation, floors, walls free of chronic dampness
10.6	Free from rodents, vermin & insects Outer openings properly screened from May 1 to October 1
10.7	Dwelling units & premises free of - garbage, rubbish, litter; Lawns, hedges, bushes trimmed; Fences in good repair
10.8	Interior paint/wallpaper in good condition
10.9	Water closet & bathroom floors Properly constructed and kept clean

Section 11 – Use & Occupancy

11.1	Dwelling unit has 150 sq. ft. 1 st flr, occupant & 100 sq. ft. for each additional occupant
11.2	Sleeping rooms each dwelling unit has: 70 sq. ft. for 1 st occupant, 50 sq. ft. for each occupant over 1 Lodging units: 80 sq. ft. for 1 occupant, 60 sq. ft. each occupant over 1
11.3	Min ceiling height 7 ft, 50 % flr area
11.4	Sleeping room below 3'6" of ground level
11.5	Sleeping room below ground level but not in Excess of 3'6"

Section 12 – Smoke Detectors

12.1	Smoke detectors must be located one on each level & within each bedroom
	Carbon Monoxide detectors must be located within 10 ft of all sleeping areas