

*City of Woodbury*  
**Residential Housing Inspection Checklist**  
 33 Delaware St., 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: <ul style="list-style-type: none"> <li>• Kitchen sink</li> <li>• Flush type water closet</li> <li>• Lavatory</li> <li>• Bath tub or shower</li> </ul>
4.2	Lodging house has min of: (1 for every 8 persons) <ul style="list-style-type: none"> <li>• Flushing water closet</li> <li>• Lavatory; Bath tub or shower</li> </ul>
4.3	Water closet, Lavatory, Bathtub, or Shower Accessible and afford privacy
4.4	All plumbing fixtures properly connected and in good working order
4.5	All Kitchen sinks, lavatories, bath tub, showers must be 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 a min 2 lumens
6.6	Bathroom & Water closet have min 3 lumens; Artificial lighting controlled by a 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)

Type ABC Fire Extinguisher mounted in kitchen or within 10 feet of kitchen on the way to an exit. 2A:10B:C
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**Section 8- Heating Equipment**

8.1	Properly Installed; Good, safe working order, Fan maintains 70F
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: <ul style="list-style-type: none"> <li>• Foundation, floors, walls, ceilings, doors, windows, roof &amp; other parts of structure</li> </ul>
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 <sup>st</sup> floor, occupant & 100 sq. ft. for each additional occupant
11.2	Sleeping rooms each dwelling unit has: <ul style="list-style-type: none"> <li>• 70 sq. ft. for 1<sup>st</sup> occupant, 50 sq. ft. for each occupant over 1</li> </ul> Lodging units: <ul style="list-style-type: none"> <li>• 80 sq. ft. for 1 occupant, 60 sq. ft. each occupant over 1</li> </ul>
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
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