

*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: <b>Min</b> water temperature <b>120F</b>

**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 <sup>st</sup> flr, occupant & 100 sq. ft. for each additional occupant
11.2	Sleeping rooms each dwelling unit has: 70 sq. ft. for 1 <sup>st</sup> 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

## **Attention:**

**All Realtors, Landlords, Apartment managers, Sellers of real estate**

**Effective January 1<sup>st</sup> 2019**

**The following will be required:**

**Change of occupancy inspection for all structures:**

- (a) In one- and two-family or attached single family dwellings subject to the requirements of N.J.A.C. 5:70-2.3, smoke alarms shall be installed as follows:
  - 1. On each level of the premises; and
  - 2. Inside of each separate sleeping area.
- (b) The alarms shall be located and maintained in accordance with NFPA 72.
  - 1. The alarms shall not be required to be interconnected unless required by the Uniform Construction Code (original construction or rehabilitation project).
- (c) Ten-year sealed battery-powered single station smoke alarms shall be installed and shall be listed in accordance with ANSI/UL 217, incorporated herein by reference. However, A/C-powered single or multiple-station smoke alarms installed as part of the original construction or rehabilitation project shall not be replaced with battery-powered smoke alarms.
  - 1. A/C-powered smoke alarms shall be accepted as meeting the requirements of this section.
- (d) Carbon monoxide alarms shall be installed in all dwelling units in buildings in one- and two-family or attached single family dwellings, except for units in buildings that do not contain a fuel-burning device or have an attached garage, as follows:
  - 1. Single station carbon monoxide alarms shall be installed and maintained in the immediate vicinity of the sleeping area(s).
  - 2. Carbon monoxide alarms may be battery-operated, hard-wired or of the plug-in type and shall be listed and labeled in accordance with UL-2034 and shall be installed in accordance with the requirements of this section and NFPA-720.
- (e) A portable fire extinguisher shall be installed in accordance with the following:
  - 1. The extinguisher shall be within 10 feet of the kitchen and located in the path of egress;
  - 2. The extinguisher shall be readily accessible and not obstructed from view;
  - 3. The extinguisher shall be mounted using the manufacturer's hanging bracket so the operating instructions are clearly visible;
  - 4. The extinguisher shall be an approved listed and labeled type with a minimum rating of 2A-10B:C and no more than 10 pounds; (Apartments may be 1A-10B:C)
  - 5. The owner's manual or written operation instructions shall be provided during the inspection and left for the new occupant;
  - 6. The extinguisher shall be serviced and tagged by a certified Division of Fire Safety contractor within the past 12 months or the seller must have a receipt for a recently purchased extinguisher; and
  - 7. The top of the extinguisher shall not be more than five feet above the floor.