



# Township of Ocean

## Certificate of Occupancy

INSPECTION CHECKLIST VISUAL INSPECTION ONLY

### EXTERIOR INSPECTION INCLUDES:

1. Any peeling paint
2. All gutters and leaders must be connected and not clogged and painted the same color as the house/trim
3. All Doors, Windows and Screens operate and no holes
4. Any Safety Hazards
5. Any Trash and Debris must be properly disposed of
6. Any grass or obnoxious growths must be cut (lower than 9 inches)
7. Siding and Structural deterioration must be repaired
8. Accessory structures: garages, fences and shed must be in the correct location
9. House number must be at least 4" high and clearly visible from the street.
10. Stairs: A handrail is required if 5 or more stairs exist.
11. Porches/Landings/Stairs: A guardrail is required if open portion exceeds 30" in height.
12. The garbage and recycling containers provided by the Township of Ocean must be located at the property.
13. Cracked sidewalks and public access including along the street

### INTERIOR INSPECTION INCLUDES:

1. Stairs must have railings
2. Plumbing in baths and kitchen must be in good working condition
3. No holes, cracks, etc. in wall, floors and Ceilings
4. Evidence of leaks /Cellar water must be repaired
5. Sufficient electrical outlets and covers
6. No Locks on bedroom doors
7. GFCI for all locations within 6' of water including laundry areas and exterior
8. Any bathrooms without a window must have an exhaust fan that leads to the exterior
9. Sanitary Conditions
10. Any safety Hazards
11. Pressure and temperature valve with extension pipe required on Hot water heater
12. Stove: Tip-over bracket required on stoves manufactured after 1991. There will be a label on the oven frame.

### ADDITIONAL INFORMATION:

1. All utilities must be operating at the time of the inspection...NO EXCEPTIONS otherwise you will be charged an additional \$75.00 fee
2. If the water source is from a well, a report from a certified lab is required. Water must meet the standards set forth by the State of New Jersey Department of Environmental Protection.
3. Before a Certificate of Occupancy is issued, a check for open permits on the premises will be conducted by the Building Department. No inspection will be done unless all permits are closed.
4. If something was added or changed to the property, a permit or variance paperwork must be on file in the town otherwise no certificate will be issued.
5. Unless paperwork can be provided, garage apartments or 2-family houses are illegal and won't be passed.
6. By the issuance of the Certificate of Occupancy, neither the Township of Ocean nor any of its employees or offices assumes any liability, neither expressed nor implied in connections therewith.