



MAPLE SHADE TOWNSHIP

INSPECTION CHECKLIST

FOR RESIDENTIAL PROPERTIES

PLEASE NOTE: The following list is a general requirement checklist to prepare for a Maple Shade Township Housing Inspection prior to occupying any residential building. Each property is evaluated for code compliance and may be cited for violations not found on this list.

EXTERIOR GENERAL REQUIREMENTS:

- House numbers must be visible from the street (4" high numbers, contrasting color).
- Sidewalks and driveways may not have any cracks raised more than ½ inch. Extensive cracking or damage should be repaired or replaced
- Curbs must be undamaged where curbs are present
- All roofing must be sound and damage free. Evidence of leaks will require a certification to be provided by a licensed roofing contractor. Must include valid license number, signature, date, copy of NJ home improvement license.
- Provide gutters and downspouts flush to ground and drain away from buildings. Remove all downspouts from soil pipes and cap open pipes.
- Front steps with more than 3 risers require a handrail and guardrails on any open side.
- Provide guardrails around any deck or porch taller than 30". The space between the balusters must be less than 4".
- Electrical service wire must be undamaged and properly secured to building.
- Provide front and rear lights. All entry doors should be lit as well from exterior.
- Scrape and paint all deteriorated surfaces including steps, porches, windows, doors, trim, soffits, fascia, and siding.
- Repair or replace any damaged or rotting wood. Repair or replace any loose siding, soffit, or fascia. Repair or replace any broken or cracked glass.
- All windows must have proper fitting, undamaged screens.

___ Fences must not be in a state of disrepair and painted or finished properly.

___ Cut all grass. Remove all overgrowth. Remove all vegetation from sidewalks, cracks, & curbs. During winter months sidewalks and driveways must be cleared of all snow for proper inspection.

___ Chimney must be properly pointed or covered and capped with no lean.

___ Brickwork must be properly pointed, covered, or capped.

___ Trash and recyclable cans must be supplied and stored in the rear of the property not visible from the street.

___ Pools higher than 24" or inground pools must have a permit when installed. All fences and gates must comply with the U.C.C. & Zoning codes.

___ Roof replacements on an attached building (duplex, row, etc.) requires a permit.

INTERIOR GENERAL:

___ Smoke detectors 10 year sealed, battery operated detector installed one per level.

___ Carbon monoxide detectors are required within 10' of all sleeping areas.

___ Interior surfaces must be smooth and not chipping or flaking paint.

___ All stairways must have including basements a graspable rail from top to bottom with cornered rails. Open sides of all stairways must have guards. The space between the balusters in all guards must be less than 4".

___ All switches, outlets, junction boxes must have proper fitting covers and be secure. All outlets, fixtures, and switches must be working properly.

___ All light fixtures must have proper bulbs and covers.

___ All windows must open, close, and lock. They must stay up when they are open. Screens must be maintained not torn or frayed.

___ Exterior door locks and deadbolts may not be keyed from interior side.

___ Building must be free of infestation of any kind on all levels.

___ All drainpipes must be leak free.

___ All floors must be undamaged. Carpets must not be torn, frayed, or damaged causing a tripping hazard.

___ All Fireplaces and attached chimneys must be certified by a qualified contractor. Must have a valid License, signature, and date.

___ Permits are required for any new electrical wiring, plumbing, electrical service, or panel, heater, A/C, water heater, drywall comprising of more than 25% of the building, or any U.C.C. improvements covered. If the building you are buying has improvements with no permits you assume responsibility upon ownership of obtaining and completing the necessary permits.

BASEMENT:

___ No bedrooms allowed unless basement has proper egress.

___ Provide windows or vents for proper ventilation.

___ Concrete or stone floor at least 4" thick is required throughout.

___ Firestop all open wall cavities at top of foundation sill plates and center beams.

___ Hot water heater pressure safety valve pipe within 6" of floor, bonding wire pipes hot to cold.

___ Vent stack for chimney must be properly sealed.

___ Emergency heater switch must be provided.

___ Sump pumps must be drained to exterior away from buildings without encroaching onto neighboring properties. No sump pump discharge into sewer lines.

___ Electric must be a minimum of 60 Amp service. All breakers in panel labeled.

___ Parge or seal basement walls. Walls must be dry.

___ Remove all termite damaged areas. A certificate from a termite exterminator must be provided if termite damage is found. Must include valid license number, date, signature.

___ Remove any old / abandon oil tanks and fill all holes. Permit is required.

___ Dryer vent hose must be hard piped vented directly to exterior of dwelling.

___ Gas dryers require a shut off at appliance connection.

___ A backflow preventer (Check valve) is required at any opening below grade (washer drainpipe, utility sink drainpipe, condensate drainpipe).

___ Any temporary support columns will require a permit and inspection by the U.C.C.

___ Washer outlet must be GFCI type.

KITCHEN:

___ Anti-tip device installed on stove.

___ All food preparation surface outlets and any outlet within 6' of a sink must be GFCI type.

___ 2A:10B:C Fire Extinguisher must be mounted as per NJ Fire code.

___ All cabinetry and counter tops must be undamaged.

___ Exhaust fans if present must operate properly.

BEDROOMS:

___ All bedrooms must have sealed 10 year, battery operated smoke detector in each bedroom. Detectors cannot be more than ten years old.

___ All habitable rooms must have a switch that controls a light or outlet.

___ All bedrooms must have proper egress to exterior as per code.

BATHROOM:

___ All bathroom outlets must be GFCI type. All bathrooms are required to have at least one outlet.

___ All bathrooms must have an openable window with proper screen or mechanical ventilation fan.

___ All shower or tub area must have proper caulking.

ALL OF THESE ITEMS CAN BE LOCATED IN THE INTERNATIONAL PROPERTY MAINTENANCE CODE & NEW JERSEY STATE HOUSING CODES. MAPLE SHADE TOWNSHIP CONDUCTS THEIR INSPECTION TO PROVIDE A SAFE ENVIRONMENT FOR ALL OCCUPANTS AND SURROUNDING PROPERTIES / RESIDENTS.