TOWNSHIP OF WASHINGTON/GLOUCESTER COUNTY / MUNICIPAL BUILDING
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CERTIFICATE OF RESALE & RENTAL INSPECTION CHECKLIST

Code Section	Description
EXTERIOR	
** **(304.3)** Premises I.D.	Plainly visible (on the actual house) from the street; minimum of four (4) inches high.
** **(302.3)** Sidewalk	Hazard free and in good repair.
(304.7) Roof and Drainage	Roof drains, gutters, and downspouts shall be maintained in good repair and free from obstructions.
(304.13.1 + 304.15) Windows & Doors	Windows and doors easily opened and able to hold in place.
(604.3) Electrical Service **(PERMITS**	No hazards; covers all installed.
(304.6) Exterior Wall	Free from holes, breaks, loose, or rooting.
(303.2) Pool Enclosure / Gates	Fence must fully surround pool and must be self-closing, self-latching, & open outward.
(302.1) Sanitation	Dwelling must be clean, safe, and sanitary.
** **(304.10)** Stairways, Decks, Porches, + Balconies	Must have permits and must be structurally sound with proper anchorage.
** **(307.1)** Handrails and Guards	Structures 30 inches above floor needs guards; handrail 30 inches – 42 inches and must be able to grasp.
(304.4) Structural Members	Free from deterioration / capable of handling 100 watts.
(304.18.1) Deadbolt	Doors used for exiting (means of egress) must be operable from the inside without a key, tool or special knowledge.
(404.4.4) Prohibited Occupancy	Maximum two (2) persons per bedroom. Lofts cannot be used as bedrooms.
INTERIOR	
** **(704.2)** Smoke Detector	Must have one (1) per level; if hardwired, must stay hardwired; if not hardwired, must have 10-year sealed battery smoke detector.
** **(State Law)** Carbon Monoxide Detector	Must be located in the vicinity of all sleeping rooms, in dwellings.
(601.2) All Utilities On	Electricity, water, and gas must be on in order to complete the inspection.
(602.1) Heating Facilities / **(603.5) A** Combustion Air	A supply of air for complete combustion of the fuel and for ventilation of the space containing the fuel-burning.
(703.1) B – Penetrations	Fire resistance rating of fire-resistance-related walls, fire stops, shaft enclosures, partitions, and floors shall be maintained.
(505.4) C – Water Heater **(MUST HAVE PERMIT)**	An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters. Must be done by licensed technician / contractor.
(604 + 605) Electrical Equipment	Every occupied building shall be provided with an electrical system in compliance with the requirements of Section 604 and Section 605.
(604.3) Electric Service **(PERMITS MAY BE REQUIRED)**	Electrical systems in dwelling must not have any issues that constitutes a hazard such as: **inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring / installation, deterioration or damage.**
** **(403.5)** Clothes Dryer Exhaust	Clothes dryer exhaust system must be exhausted outside the structure and should be made of non-combustible material.
(504.1) Plumbing System & Fixtures	Must be free from leaks.
(403.2) Bath & Toilet Ventilation	Must have working vent / fan or window; vents must terminate outdoors.
** **OPEN PERMITS**	Permits must be completed with the Construction Office in order to pass inspection.
(703.1) Fire Rated Walls, Ceiling, Floor	Fire-resistance-rated walls, fire stops, shaft enclosures, partitions, & floors shall be maintained.
(108) Dangerous and Unsafe Structures	
ATTIC	Must have access; access must be fire-rated if a component of fire assembly.

**** PAY SPECIAL ATTENTION TO THESE ITEMS**