

ELIZABETH TOWNSHIP

Residential Occupancy Inspection Checklist

Sidewalks and or Driveway in good repair (no tripping hazards).

Accessory structures in good repair (sheds, fences, garages).

Pools and spa in good repair with required enclosure or barrier.

Exterior property areas (grass trimmed no weeds, free of debris or trash).

No unlicensed or uninspected vehicles on the property.

All exterior surfaces in good repair.

- Foundation & Exterior walls
- No chipping paint
- Gutters & Downspouts in good repair
- Roof in good repair
- Doors must open and close without excessive force
- Operable windows

Porches or decks in good repair decks must have a protective treatment.

Stairs in good repair with handrails when 4 or more steps.

Premises identification (Address number) Buildings shall have *approved* address numbers placed in a position to be plainly legible and visible from the street or road fronting the property.

Interior surfaces in good repair.

- Interior walls
- No peeling or chipping paint
- No cracked or loose plaster
- Floor in good repair (structurally solid)
- Handrails and guards on stairs
- Doors must open and close without excessive force
- Sanitary condition

An approved steel door or solid core wood door must be between the garage and the basement or interior living space of the structure.

A finished ceiling is required when habitable living space is located above a garage.

Electrical system

- Receptacles in kitchen, bathroom or within 6 feet of a water source must be ground fault circuit interrupter receptacles
- Outside receptacles or receptacles in unfinished basements must be ground fault circuit interrupter receptacles
- Cover plates must be in place
- No electrical hazards

Gas fired appliances must have a shut off valve at the appliance and be properly vented (furnace, water heater, clothes dryer, heaters).

Water heaters must have a drain tube on the pressure relief valve that comes to within 6 inches of the floor.

Plumbing no broken or leaking pipes, drains, or other hazards.

Smoke detectors

- Must function
- One in each bedroom/sleeping unit
- One outside in any hallway leading to bedrooms/sleeping units
- One on each floor of the structure

Note: The inspector will also check for any visible safety hazards and violations not listed above. Any follow-up or re-inspections will require a re-inspection fee of \$35.00