



CERTIFICATE OF OCCUPANCY
INSPECTION CHECKLIST
VISUAL INSPECTION ONLY

EXTERIOR INSPECTION INCLUDES:

Revised 06/2012

1. Peeling paint
2. Safety Hazards
3. Gutters and Leaders
4. Trash; Debris; Weeds; Sanitation
5. Doors, Windows, Screens
6. Siding and Structural deterioration
7. Accessory Structures: garages; fences; sheds.
8. Sidewalks (no trip hazards or deterioration)
9. House numbers in contrasting color must be at least 3" high and clearly visible from the street.
10. Stairs: a handrail is required if more than four risers exist.
11. Porches/Landings/Stairs: A guardrail is required if open portion exceeds 30" in height.
12. Paved area for public use.
13. **The garbage and recycling containers provided by the Township of Ocean must be located at the property.**

INTERIOR INSPECTION INCLUDES:

1. Stairs and Porches (see exterior)
2. Locks
3. Plumbing in baths and kitchen
4. Ventilation
5. Wall / Floors / Ceilings
6. Sanitary Conditions
7. Evidence of leaks / Cellar water
8. Safety Hazards
9. Sufficient electrical outlets and covers
10. Hot water heater: Pressure and temperature valve with extension pipe required
11. 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.
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.
4. By the issuance of the Certificate of Occupancy, neither the Township of Ocean nor any of its employees or offices assume any liability, neither expressed or implied in connections therewith.