

# Old Bridge Housing Inspection Guide

## **Article 1      Exterior of Building**

- \_\_\_\_\_ OPEN PERMITS CLOSED???
- \_\_\_\_\_ Address numbers must be visible and legible from the street. (4" high)
- \_\_\_\_\_ Property must be free of tall weeds (8") and debris.
- \_\_\_\_\_ Doorbells, if present must work.
- \_\_\_\_\_ Storm doors must have closers and latches.
- \_\_\_\_\_ All exterior stairs, which have 4 or more risers, must have a handrail. (Count the riser backs).
- \_\_\_\_\_ Any landing, balcony or deck that is 30 inches or more above grade must have a guardrail.
- \_\_\_\_\_ Decks & their components must be in safe & in working condition.
- \_\_\_\_\_ Condition of sidewalk, driveway and apron. (Pose a major tripping hazard?).
- \_\_\_\_\_ Electric service wire secure and in safe condition.
- \_\_\_\_\_ Condition of roof, gutters, downspouts & leaders.
- \_\_\_\_\_ Condition of fences.
- \_\_\_\_\_ Shrubs and hedges trimmed.
- \_\_\_\_\_ Condition of structure siding, (paint, brick, stucco, etc.)
- \_\_\_\_\_ Condition of wood trim, soffits, eaves, fascia, etc.
- \_\_\_\_\_ Pools must be protected.
- \_\_\_\_\_ Screens must be in good condition
- \_\_\_\_\_ Septic and/or well certification required where applicable.

## **Article I.      Interior of Building**

- \_\_\_\_\_ OPEN PERMITS CLOSED???
- \_\_\_\_\_ There can be no openings in the electrical panel. Panel must have unobstructed access.
- \_\_\_\_\_ Check hallway lighting & stairwell lighting – switch from both top & bottom.
- \_\_\_\_\_ Outlets must be secure in wall.
- \_\_\_\_\_ Extension cords are not to be used as a substitute for permanent wiring and may not be fastened to or run through walls, ceilings, or under floor coverings. All extension cords must be removed for inspection. Use of Multi-plug adapters is prohibited.
- \_\_\_\_\_ All utilities must be turned on for inspection
- \_\_\_\_\_ Metal extension pipe on the relief valve of the hot water required. Cannot be reduced in size and must be 6 to 8 inches from the floor.
- \_\_\_\_\_ Be sure water heater has ground jumper.
- \_\_\_\_\_ Check flue pipes.
- \_\_\_\_\_ Bathroom must have an operable window or an exhaust fan.
- \_\_\_\_\_ Bathroom must have at least one receptacle.
- \_\_\_\_\_ All plumbing fixtures must be in good working order.
- \_\_\_\_\_ Flush toilets, test showers & sinks - check for leaky drains.
- \_\_\_\_\_ Windows must be operable and lockable (within 6 ft. of the ground)
- \_\_\_\_\_ Broken or cracked glass must be repaired.
- \_\_\_\_\_ Repair glass where the seal is broken (foggy glass).
- \_\_\_\_\_ Any penetrations in walls or ceilings must be repaired
- \_\_\_\_\_ Handrails required on any stairs with 4 or more risers.
- \_\_\_\_\_ Guardrails required when there is a drop of 30 inches or more from the floor.
- \_\_\_\_\_ All floors and floor coverings must be in good condition.
- \_\_\_\_\_ Sump pump may not be discharged into internal waste system.
- \_\_\_\_\_ Clothes driers must independently vent.
- \_\_\_\_\_ Check all GFIC receptacles – near water and in garage, if present,
- \_\_\_\_\_ Be sure front & rear doors lock – dead bolts cannot be key operable from inside.
- \_\_\_\_\_ NO Keyed locks on the inside of the home.
- \_\_\_\_\_ Sliding patio doors to work properly and have screens.
- \_\_\_\_\_ Attic stairs must be operable and safe.
- \_\_\_\_\_ Attic appliances must be unobstructed to work properly and not pose a fire hazard.
- \_\_\_\_\_ Garage door openers must work properly – including "Electric Eye" safety devices.

**All open Building Department permits must be closed out!! Failure to address these immediately may delay your closing!**