



BERKELEY TOWNSHIP HOUSING INSPECTION HELPFUL HINTS
RESALE OR RENTAL FOR RESIDENTIAL PROPERTIES



Interior

1. Potable approved water supply
2. Toilet, tub, shower afford privacy.
3. Plumbing fixtures in good working order.
4. Hot & cold water to sinks and tubs.
5. Heating equipment properly installed and in working order.
6. Mandatory Smoke Detectors within 10 ft. of sleeping area.
7. Egress safe and unobstructed.
8. Floors, foundation, walls, ceilings, doors, windows (clean and in good working order).
9. 3 or more steps must have handrail.
10. Foundation, floors, walls free of dampness.
11. Free of rodents.
12. Windows screens from May 1 to Oct 1.
13. Paint/wallpaper in good condition.
14. Kitchen/bathroom floors impervious to water.
15. Termite report may be required.
16. Solid core door or sheathing on door from garage to house.
17. No extension cords, spliced cords or adapter outlet for garage door openers.
18. Mandatory Carbon Monoxide Detectors within 10 ft. of sleeping areas.
19. Front door deadbolt cannot be a doubled keyed deadbolt. Latch to Key

Exterior

1. Trash properly stored in approved containers.
2. Windows, roof and other parts of building in good repair.
3. Decks, porches, balcony has safe railings.
4. Roof, walls, windows, exterior doors free from holes and leaks.
5. Premises free from litter, garbage, rubbish junk and debris.
6. Lawns, hedges, bushes are to be maintained and trimmed.
7. Fences in good repair.
8. Driveway, steps sidewalks are to be in good repair.
9. Gutters & downspouts are to be in good repair.
10. Place street numbers on buildings- to be visible from road.
11. Pool fencing to meet code from original installation.
12. Sheds, garages are to be in good repair.
13. Bulkheads are to be in good repair.

Other Requirements

1. Well water must have Certification for OCHD if primary source of water.
2. If oil supplied must have tank tested for leak and certified by company that tested tank.
3. Property in Flood Zone must supply Township with current Flood Elevation Cert. with raised seal.
4. All open permits must be closed before inspection will be scheduled.
5. Property owner or a representative must be on site to operate all utilities.
6. Portable Fire Extinguisher mounted within 10ft of kitchen, A B C rated between 2 1/2 & 10 lbs.
7. Homeowners Assoc. Age Approval letter must be submitted with Application.

**FIRE EXTINGUISHERS FOR ALL RESALES
& RENTAL DWELLINGS.**

- 1. RATED ABC TYPE. 2A:10B:C**
- 2. NO SMALLER THAN 2 ½ POUNDS OR NO LARGER THAN 10 POUNDS.**
- 3. MUST BE MOUNTED VISIBLE WITHIN 10 FEET OF THE KITCHEN. CAN'T BE BLOCKED BY FURNITURE, STORAGE, OR OTHER ITEMS AND NOT INSIDE ENCLOSED AREAS.**
- ACCOMPANIED BY AN OWNER'S MANUAL.**
- 4. TOP OF THE FIRE EXTINGUISHER IS NO HIGHER THAN 5 FEET ABOVE THE FLOOR.**
- 5. NEAR A ROOM EXIT OR TRAVEL WAY THAT PROVIDES AN ESCAPE ROUTE TO THE EXTERIOR.**