MANCHESTER TOWNSHIP

1 Colonial Drive
Manchester, New Jersey 08759
732-657-8121

RE-OCCUPANCY INSPECTION LIST

Listed below are SOME of the things the Inspector will look for:

1. **Outside of property clean of trash, debris, high grass and weeds. No accumulation of rubbish of any kind.**
2. **All utilities are functional. Water, electric, and gas must be on.**
3. **All rooms have privacy doors and all doors are free from holes.**
4. **Handrails inside and out are secured; required where there are 4 or more risers, over 30 inches or more in height, and for all stairs or steps used for egress.**
5. **Heating and plumbing systems in working order.**
6. **Water analysis certification from the Ocean County Health Dept. for houses with well water.**
7. **Relief pipe on water heater must be within 6" of floor.**
8. **Fire extinguisher in kitchen not less than 2A:10-B:C.**
9. **All electric garage door openers must be plugged into a separate receptacle in the ceiling.**
10. **Smoke detectors on each level and within 10' of sleeping areas and must be less than 10 years old. If in doubt about the age, replace them. Hard wired detectors must be replaced with hard wired.**
11. **Carbon monoxide detectors within' 10' of sleeping areas. NOT IN SLEEPING AREAS. May be hard wired, plug-in, or battery.**
12. **All GFCI receptacles must trip when pushing TEST button.**
13. **No cracked or broken glass. All windows and doors must be operational.**
14. **Double keyed deadbolts (inside keyed) must be removed entirely or replaced with ones equipped with thumb knobs.**
15. **House numbers required and must be minimum 4" high and visible from the street.**
16. **No open electrical wiring or splices. All boxes must have covers.**
17. **Ranges installed 1991 to present must have "anti-tip" devices as per manufacturer's specifications.**
18. **Improvements made to property, which require permits, where permits were not obtained, will be cited as violations. The owner of the property shall be responsible for obtaining required zoning & construction permits and required inspections. Any open permits on file must be closed out before the C/O is issued.**

RENTAL UNIT LIST IN ADDITION TO ABOVE

1. **Rental unit is maintained in good repair, structurally sound, and in a sanitary condition.**
2. **Dwelling completely cleaned and freshly painted inside.**
3. **Outside of house and trim clean and neat (not peeling, chipping, or worn).**
4. **All carpets are clean, free of ripped or worn areas.**
5. **All appliances clean and operable.**

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