



Vineland

FIRE PREVENTION BUREAU

Brian Murray
Fire Official
(856) 794-4000 x 4747

640 E. Wood Street – P.O. Box 1508 – Vineland, New Jersey 08362-1508

RESIDENTIAL DWELLING RESALE CHECKLIST

GENERAL

- All Construction permits shall be closed out prior to application. Basements, garage, attic conversion without permits shall be checked prior to sale. (856-794-4113)
- No bedrooms in basements without proper egress directly from the bedroom. UCC approved.
- Zoning prior approvals must be permitted through the Zoning Office. i.e. Duplex, Triplex. (856-794-4113)
- Any and open Code Enforcement violations must be closed out. (856-794-3806)
- Utilities must be on at the time of inspection.

EXTERIOR / INTERIOR

- All exterior walls shall be free of large holes, loose, or rotting materials and no falling siding or coverings. Where rain gutters are present, they must be in good repair.
- House numbers: each dwelling must have contrasting house number displayed in a position easily observed and readable from the public right-of-way. All numbers shall be at least four (4) inches high.
- All accessory structures, including detached garages, shall be maintained structurally sound and in good repair.
- Yards must be free of trash, debris and abandon vehicle, trailers etc.
- All stairways, decks, porches, and balconies shall be maintained structurally sound.
- All landings or porches 30" in height must have a guard rail around the entire area, with intermediate rails, spaced a maximum of 4" between, no less than 36" in height.(UCC)
- Handrails are required where there are 3 or more risers, over 30 inches in height, and for all stairs used for egress. (UCC)
- All visible foundation components shall be maintained structurally sound. Wood joists free from decay.
- Interior egress key dead bolt locks on egress doors are not permissible. A thumb latch or turnstile must be installed on the interior of egress doors. Bedroom doors must close and latch.
- Yards with in ground swimming pools (functional or non-functional) must have a fence with self-closing, self-latching gates. Pools must meet all UCC codes. Areas must have GFI.
- A smoke detector is required on each level of the premises. On levels where bedrooms exist, detectors must be located within 10' of the sleeping area. Smoke alarms must be sealed battery operated units, unless electrical (110v) hardwired already exist and must be maintained.
- A carbon monoxide (CO) detector is required on all levels where bedrooms are located.
- Combination units, 10-year smoke and carbon monoxide alarms are recommended.



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- **2A-10B:C** approved fire extinguishers must be within 10 feet of the kitchen, mounted on the wall.
- Free of excessive, peeling paint pre-1978. More than 25% of the home.
- All windows and doors, other than a fixed window, shall be capable of being easily opened and shall hold in position by the window hardware. (Randomly checked). No broken, missing, or cracked glass.
- No holes in ceiling, wall, or floors.
- Heater(s) and hot water heaters shall be operational. Chimneys shall be in good condition.
- Bathrooms must have exhaust fan or window.

ELECTRICAL

- Exterior electrical service feed shall be in good condition.
- All electrical must be free of hazards. No open breaker panel holes. An electrical certification may be required.
- No exposed taped electrical connections are permitted, all connections must be an approved junction box with a cover and secured.
- All electrical outlets, switches and junction boxes must have proper covers installed.

PLUMBING

- Toilet must flush properly and be free of leaks.
- Hot and cold water must operate.
- Water heater must have bonding strap (if applicable) and pressure relief valve overflow needs to extend within 2" to 6" off the floor. Units must be 3.5' of the floor unless in approved pan.

ALARM INSTALLATION GUIDELINE

Ten-year sealed battery-powered single station smoke alarms are to be located on every walkable level of the residence, (basement, first floor, second floor and walkable attics) within 10 feet of every separate sleeping area in accordance with N.J.A.C 5:70-4.19. For single story homes, smoke and carbon monoxide alarms shall be located outside of every separate sleeping area. (See figure 1 & 2). In multi-story homes, smoke alarms are to be located on every walkable level and outside of every separate sleeping area (See figure 3).

First and Second floor level smoke alarms should be located in close proximity to the stairs as possible. But within 10 feet of the bedrooms. (See figure 4). Basement level alarms shall be located in close proximity to the bottom of the stairs. (See figure 4 & 5). Smoke alarms shall never be mounted in dead air space. (See figure 6). Alarms shall be mounted with the supplied mounting hardware and screws.



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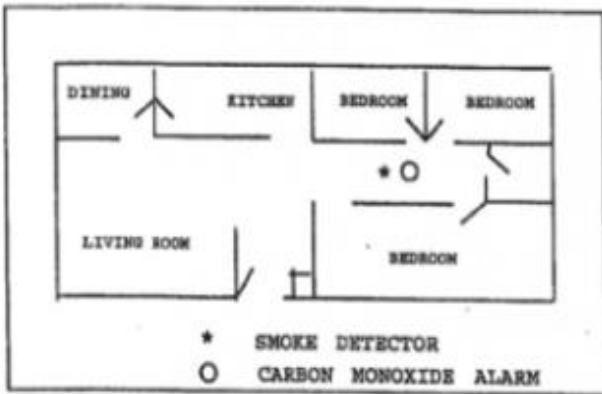


Figure 1

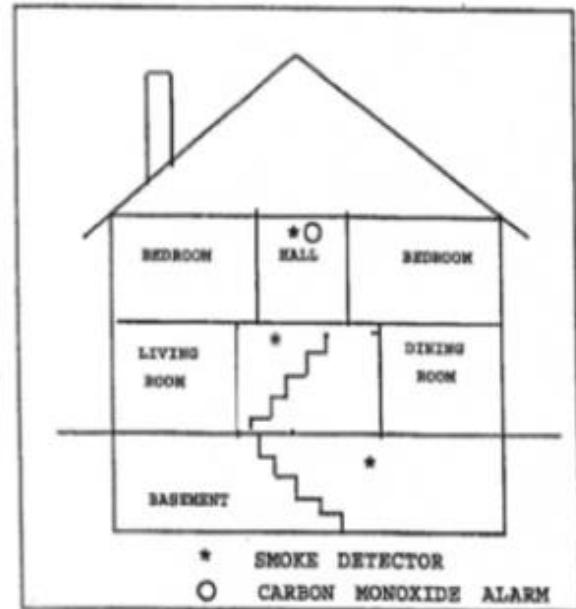


Figure 4

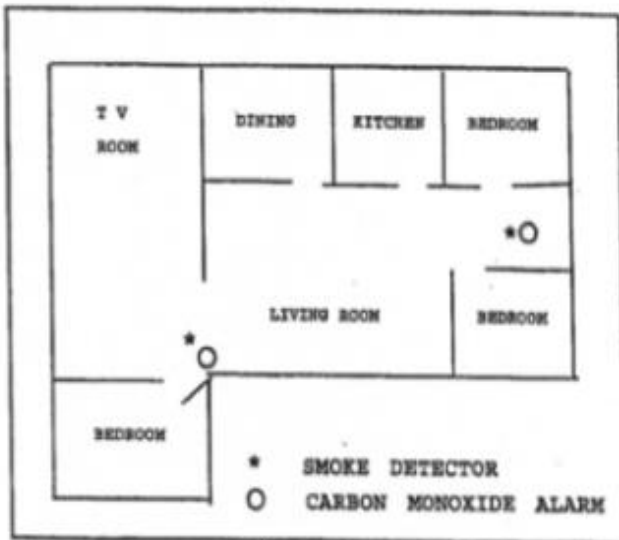


Figure 2

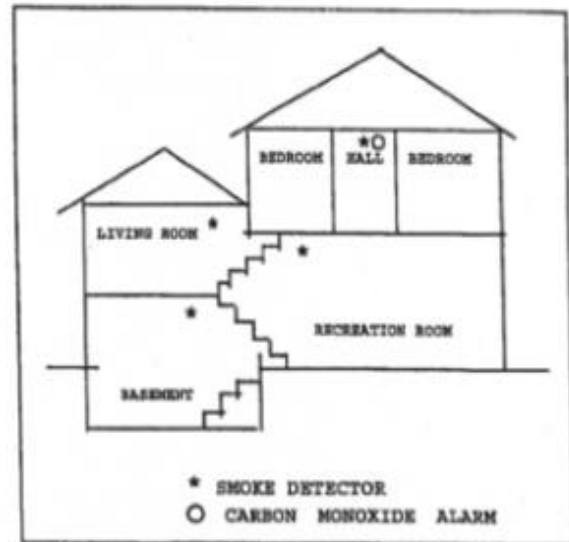


Figure 5

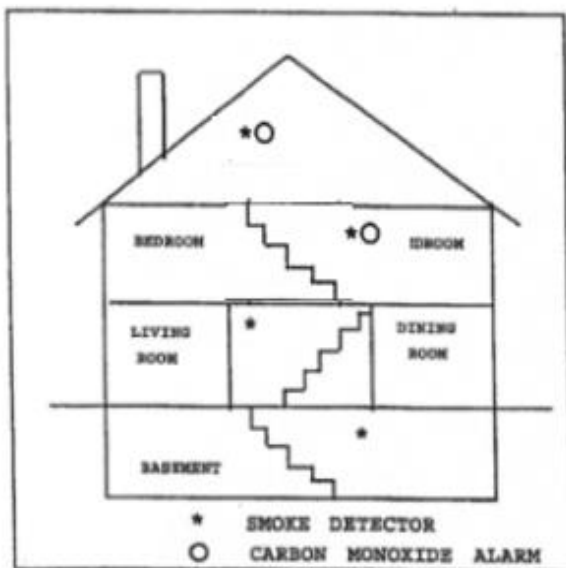


Figure 3



Figure 6