

C. O. GUIDE LINE ONLY

This guide list has been revised April 2007 and is to be used for both mainland and beach Rental Inspections.

*****EFFECTIVE 11/5/05: FIRE EXTINGUISHERS** In accordance with New Jersey Uniform Fire Code 52:27 D-198.1&2, fire extinguishers are required within 10' from the kitchen, mounted to the wall, no higher than 5' from floor. 2-1/2 to 10 lb rated ABC. This is not a requirement in summer rental units.

*****EFFECTIVE 4/7/03:** In accordance with New Jersey Uniform Fire Code 5:70-4.19; Carbon Monoxide detectors are required within 10 feet of any sleeping area. Follow manufacturer's directions for placement.

1. Apartment/House should be completely cleaned and freshly painted inside. Outside of house and trim should be painted if peeling, chipped or worn.
2. Outside should be clean of trash, debris, high grass and weeds – no accumulation of any kind.
3. All basement windows must have tight fitting covers.
4. Apartments/House carpets should be clean and free of rips or worn areas, if not replace. If needed, metal strips to be placed between rooms.
5. All tiles and flooring must be clean and free from rips or worn areas – secure thoroughly.
6. Smoke detectors must be up and in working condition (see note below). If smoke detector is not working at the time of inspection, the inspection will automatically be rejected.
7. Electric, gas and water must be turned on (including beach properties). **If well water, Ocean County Health Department “Water Analysis Certification” is required.**
8. All heat vents must be permanent and secured to wall.
9. All bedrooms and bathrooms must have privacy doors.
10. Screens must be on all windows and free of holes.
11. All windows inside and out should be properly maintained, free from cracks, properly glazed, have proper locking devices and knobs for all hand cranks.
12. All windows must open and close freely and where needed, channels repaired.
13. Sliding, entry and privacy doors must have knobs or handles that are secure. All doors must open and close freely.
14. All hand rails interior and exterior must be secured; you must have handrails when more that 4 risers or 30 inches or more in height.
15. Owner must furnish refrigerator and stove.
16. All furnished major appliances must be cleaned and operable.
17. No leaks in any faucet or under sinks.
18. No dead bolts are to be used unless it has a thumb latch or key soldered to keyhole.
19. Outside sheds must have locks/latches installed.
20. All outside showers must be clean, sanitary and free from leaks and must have proper drainage.
21. All closets with poles or shelves must be secured.
22. All sliding closet doors must have door guards.
23. All bulkheads and docks should be secured and free from rotted boards.
24. On all self installed wood burning stove and fireplaces, you must show proof of inspection (approval) by Toms River Township Building Department.
25. All stoves and fireplaces must be cleaned at least once a year prior to October 1.
26. Must supply safe sufficient heat during period from October 1 to May 15.
27. All electric outlets and light switches must be free of paint. Electric outlets and light switches with outlets in utility room must be grounded. Every bathroom shall contain at least one receptacle.

NOTE: Someone must be available between the hours of 9:30 AM to 3:30 PM. (except holidays)

NOTE: ES-904 Smoke Detector: All residential occupancies shall be provided with a minimum of one (1) approved single station smoke detector in sleeping area and at each level including basement. Smoke alarms that are hooked up to central system must have recent certification from your alarm company.

ES-904 Tampering: Anyone tampering or interfering with the effectiveness of a smoke detector shall be in violation of this code.

NOTE: ALL RENTALS MUST BE VACANT – NOT OCCUPIED BY TENANT OR OWNER WHEN C. O. INSPECTIONS ARE MADE. FURNACE MUST BE CLEANED ONCE A YEAR – YOU MUST HAVE A COPY OF INVOICE TO SHOW THE INSPECTOR WHILE INSPECTION IS BEING MADE.