



Pine Beach Borough

Rental & Resale Checklist

- 1) Property must be free from all debris and trash.
- 2) Exterior and interior of structure in good repair (roof, siding, windows, paint, insect screens, etc.).
- 3) House number to be in place: visible from street.
- 4) Handrails and guardrails on stairs and decks.
- 5) Plumbing in working order.
- 6) All utilities to be turned on (gas, electric, water, sewer).
- 7) Chimney certification by a licensed contractor.
- 8) Heating system certification by licensed contractor.
- 9) Cooking device in good working order and must have the **anti-tip safety bracket** installed properly
- 10) Smoke Alarms: 10yr sealed battery smoke detectors are required in every bedroom, an additional smoke alarm is required within 10 feet of each bedroom in the hallway, as well as on every level within the structure. If your detectors are AC powered and interconnected, you do **not** need to install new 10yr version.
- 11) Carbon monoxide detector required on each level (No need for 10 yr model) Can be plug in or battery.
- 12) Fire Extinguisher, ABC type 10 lbs. or less, mounted within 10' of the kitchen. Top of extinguisher 5' or less from the floor.
- 13) All open permits must be closed with final inspections.
- 14) Comply with all requirements of the International Property Maintenance Code.
- 15) Electrical GFI by all water sources and exterior outlets and washing machines.
- 16) Hot water heater pressure relief valve to code.

Inspection Fee is: \$75.00 CASH

Re-Inspection fee is: \$40.00 CASH

The above list is not all inclusive and may be changed to reflect code updates

Allow a minimum of two (2) weeks processing time