

RESIDENTIAL PROPERTY INSPECTION CHECKLIST

CITY OF SUMMIT

DEPARTMENT OF COMMUNITY SERVICES

908 273-6408
One or Two Family

512 Springfield Avenue
Summit, New Jersey 07901

____ Sale
____ Compl.

Address: _____ Block: _____ Lot: _____ Zone: _____
Owner: _____ Phone: _____
Address: _____ Agent: _____ Phone: _____
Agency: _____

Inspection Date: _____ Re-inspection Date: _____ OK Date: _____ Inspector: _____
Re-inspection Times are between 12:00 PM and 2:00 PM on the assigned date.

DRO = Development Regulations Ordinance (zoning)
PMC = Property Maintenance Code

SRO = Summit Regulatory Ordinances
NJHC = New Jersey Housing Code

1. Exterior

- a. *Sidewalks in need of replacement and/or leveling, at the street/front/side/rear walk. See note below.
[See paint markings] Replace _____ + Level _____ = Total slabs _____ Section 7.15, DRO
- b. *Curbs and/or driveway apron in need of replacement. See permit note below.
[See paint markings] Approximate curb length = _____ feet. Section 7.15, + Appendix I, DRO
- c. Remove obstructions overhanging/protruding onto City sidewalks. Section 10.7, NJHC
Appendix J Section 9, DRO
- d. Remove/re-arrange fencing and/or trim landscaping within 10' of the curb line to provide a clear sight distance. Section 5.19, DRO
- e. Provide a permanent house number a minimum of 3" in height & clearly visible from the street. Section 3, Title 58 SRO
- f. Provide a 48" high fence and/or self-closing and self-latching gate(s) around the swimming pool. Section 5.24 + Appendix E, DRO
- g. *Repair or replace the steps and/or porch at the front/side/rear, and/or install/repair/replace handrail and/or guardrail at the front/side/rear. Guardrails shall be solid or have vertical balusters with a 4" maximum opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrail(s) shall be located between 34" & 38" above stair tread nosing and shall have a minimum of 1 1/2" clearance space to the wall. Section 6.8, PMC; Section 10.2 + 10.3, NJHC
- h. *Other _____

2. Interior

- a. Install securely mounted, properly working smoke detectors outside of each sleeping area in the vicinity of the bedrooms (within 10' of the bedroom doors), and on each level of the house, including the basement, but not in unheated attic. Certification of Operation required Section 7.15-3, DRO
- b. *Remove the sump pump discharge from the sanitary sewer and route directly outside. Section 7.15-3, DRO; Section 2, Article III, Title 40, SRO
- c. Repair/replace the defective vent connector (flue pipe) at the furnace/boiler/water heater and/or cement the chimney connection at the furnace/boiler/water heater. Section 6.8, PMC; Section 8.1, NJHC
- d. Install the correct size discharge pipe on the water heater and/or boiler safety valve, to within 6" of the floor. Section 6.8, PMC; Section 4.6, NJHC
- e. Install/repair handrail(s), on at least one side of the stairway(s) at the basement/1st -- 1st/2nd -- 2nd/3rd floor(s) and/or attic. Handrail(s) shall be located between 30" & 38" above stair tread nosing and shall have a minimum of 1 1/2" clearance space to the wall. Section 6.8, PMC
- f. * Install/repair/replace guardrail(s) on the open side(s) of the basement/1st -- 1st/2nd -- 2nd/3rd floor and/or attic stairs/landings. Guardrails shall be solid or have vertical balusters with a 4" maximum opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Section 10.3, NJHC
- g. *Correct zoning violations and/or building, plumbing, electrical violations and/or fire hazards listed below.

Remarks:

 *Construction without a permit: _____

Permit# _____

Inspector: _____

Signed: _____

Please Note: An asterisk (*) = a permit may be required; Contact Dept. Of Community Services at (908) 273-6408
 Curb & Sidewalk work requires a fee exempt permit and inspections by the City Engineer.

Date Mailed _____ BY: _____ TCO Date _____ (For Office Use Only) Expiration _____ BY: _____ See reverse side for notes.