

BOROUGH OF SEA BRIGHT
HOUSING INSPECTION CERTIFICATE FOR SALES AND LONG-TERM RENTALS (MORE THAN 90 DAYS)
1099 OCEAN AVENUE
SEA BRIGHT, NJ 07760
732-842-0099 EXT. 120, FAX 732-936-8998

THIS SECTION FOR OFFICE USE ONLY:

DATE _____ OPEN PERMITS _____ AMOUNT _____
BLOCK _____ LOT _____ QUALIFIER _____ YEAR BUILT** _____ TAX/SEWER CURRENT _____

COMPLETE ALL INFORMATION BELOW, MAKE CHECK PAYABLE TO THE BOROUGH OF SEA BRIGHT

INSPECTION ADDRESS _____ NUMBER OF BEDROOMS _____

TYPE: **CHECK ONE**

RENTALS 90 DAYS OR LESS REQUIRE SHORT TERM APPLICATION

___ RENTAL PER UNIT \$ 50.00**

DATE **RENTAL BEGINS:** _____ **ENDS:** _____

___ SALE PER UNIT \$100.00

DATE OF REAL ESTATE **SALE CLOSING:** _____

___ COMMERCIAL \$100.00

___ FAILURE REINSPECTION \$25.00

DOES PROPERTY HAVE A SUMP PUMP ___ YES ___ NO SUMP PUMP FEE ADDITONAL \$20.00

PRESENT PROPERTY OWNER INFORMATION:

NAME _____

PHONE _____ EMAIL _____

MAILING ADDRESS IF DIFFERENT THAN SEA BRIGHT ADDRESS _____

NEW BUYER INFORMATION:

NAME _____

PHONE _____ EMAIL _____

MAILING ADDRESS IF DIFFERENT THAN SEA BRIGHT ADDRESS _____

RENTAL INFORMATION:

NUMBER OF PERSONS TO OCCUPY RENTAL _____ NAMES OF ALL TENANTS _____

****HOMES RENTED FOR MORE THAN 6 MONTHS AND CONSTRUCTED IN 1977 OR PRIOR REQUIRE A LEAD INSPECTION.**

RENTAL HOMES CONSTRUCTED DURING 1978 AND AFTER ARE EXEMPT FROM LEAD INSPECTION. HOME SALES AND MULTIPLE RENTAL DWELLINGS ARE EXEMPT FROM LEAD INSPECTION PURSUANT TO P.L.2021,.C.182.

___ **LEAD INSPECTION** \$50.00 (COMPLETED BY HOUSING INSPECTOR)

___ **CERTIFICATION FILING FEE** \$25.00 (IF YOU FILE YOUR OWN LEAD SAFE CERTIFICATE OR LEAD FREE CERTIFICATE)

CONTACT INFORMATION TO SCHEDULE APPOINTMENT (REALTOR OR HOMEOWNER):

NAME _____ PHONE _____ EMAIL _____

CERTIFICATION

I HEREBY ATTEST, TO THE BEST OF MY KNOWLEDGE, THAT THE DWELLING IS IN COMPLIANCE WITH MUNICIPAL ORDINANCES, HEALTH, SAFETY AND MAINTENANCE STANDARDS, AND CODES. IF (3) OR MORE UNITS, THEN HOTEL AND MULTIPLE DWELLING LAWS AND REGULATIONS APPLY. I ACKNOWLEDGE THAT WORKING SMOKE DETECTORS ARE REQUIRED IN THE RESIDENCE UNDER THE UNIFORM FIRE SAFETY ACT. IN ADDITION, I ACKNOWLEDGE THAT A CARBON MONOXIDE ALARM IS REQUIRED IN ANY DWELLING CONTAINING A FUEL BURNING APPLIANCE AND/OR AN ATTACHED GARAGE. I HAVE READ THE INSPECTION CHECKLIST AND UNDERSTAND ALL THE REQUIREMENTS.

OWNERS SIGNATURE OR AGENT FOR OWNER _____

INSPECTOR _____ CO# ISSUED _____ DATE ISSUED _____ TEMPORARY CO COMPLIANCE DATE _____

**HOUSING INSPECTION REQUIREMENTS/CHECKLIST
VISUAL INSPECTION ONLY**

Basic requirements follow the International Property Maintenance Code. The following is a condensed version reflecting what is required. However, considering each residence is different it will be up to the housing inspector's discretion to interpret and enforce the provisions of the Code.

***EXTERIOR PROPERTY AREA**

- Property free of garbage or rubbish.
- Sidewalk and driveway in good state of repair.
- House number must be at least 3" high and clearly visible from the street.
- Weeds or grass should not exceed 6 inches.
- Exterior of structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. Paint or siding must be in good condition. Fences and landscaping included.
- Handrails or guards must be secure, capable of handling imposed loads.

***INTERIOR PROPERTY AREAS**

- No peeling paint or plaster and it must be in clean stable condition.
- Handrails and guards shall be secure and capable of handling imposed loads.
- Windows and doors in good operating condition and weather tight, screens are required in occupied space April 15th to October 15th.
- Locks at all entrances to dwelling units shall tightly secure the door.
- GFI outlets shall be required within 3 feet of a water outlet.
- Mechanical and electrical equipment (heating/cooking) must be in good working order. Stove, refrigerator, hot and cold water required.
- Bathroom facilities must be in good working order and sanitary waste lines maintained to flow freely. Kitchen areas must be free of garbage and in sanitary condition. When pets are permitted, these areas must be maintained in a clean, sanitary condition to include exterior of building.
- Stove: Anti-tip bracket required on stoves manufactured after 1991. There will be a label on the oven frame.

***FIRE SAFETY REQUIREMENTS**

- The detectors required below shall be located in accordance with NFPA 72-2103. The detectors are not required to be interconnected. Battery powered detectors are acceptable and must be ten-year sealed battery type. Homes constructed after January 1977 provided with AC powered and/or interconnected detectors shall be maintained in working order:
 - On each level of the dwelling, including basements, excluding attic or crawl spaces; and
 - Outside each separate sleeping area and must be in working order; and
 - Carbon monoxide detector installed withing the vicinity of each sleeping area and be in working order; and
 - Min. 2A10BC Max 10 lb ABC fire extinguisher mounted in the vicinity of the kitchen.
- No storage of combustible, flammable, explosive or hazardous materials. All egress doors shall be openable from the egress side and without the need of special knowledge or keys or special effort.

***LEAD BASED PAINT INSPECTIONS FOR RENTAL UNITS**

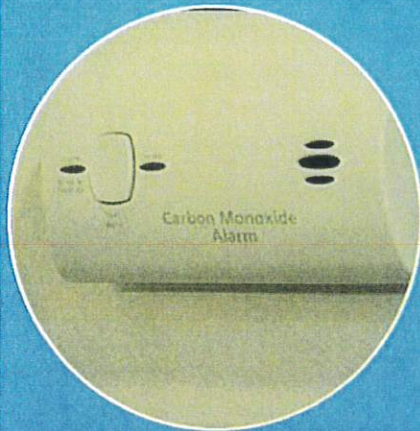
- Required for single-family, two-family and multiple dwellings units constructed during 1978 or prior.
- An additional \$50 fee will be required for Sea Bright Housing Inspector to perform visual lead inspection.

revised 4/23/24

NEW JERSEY RESIDENTIAL CARBON MONOXIDE ALARM REQUIREMENTS



**PLUG-IN
CARBON
MONOXIDE
ALARM**



**BATTERY-
OPERATED
CARBON
MONOXIDE
ALARM**



**HARD-
WIRED
CARBON
MONOXIDE
ALARM**

**CARBON MONOXIDE ALARMS SHALL BE INSTALLED, BY ANY ONE OF THESE METHODS,
WITH IN 10 FEET OF EACH SLEEPING ROOM.**

- Combination Carbon Monoxide/Smoke Alarms are acceptable, as long as all requirements are met.
- Carbon Monoxide Alarms installed as hard-wired at time of construction or rehabilitation shall remain so.



CARBON MONOXIDE ALARMS MUST BE MAINTAINED
**Shall be replaced when manufacturer's
 replacement date is reached**

NEW JERSEY RESIDENTIAL FIRE EXTINGUISHER REQUIREMENTS

1

**FIRE EXTINGUISHER MUST HAVE A
MINIMUM RATING OF
2A - 10B:C**

AND BE NO MORE THAN 10 POUNDS
FOR EXAMPLE: 3-A:40-B:C rated fire extinguisher
would also be acceptable



2

**FIRE EXTINGUISHER
MUST BE MOUNTED**

- MUST BE ACCESSIBLE & VISIBLE, NOT BEHIND CLOSED DOOR OR CABINET
- SHALL BE WITHIN 10 FEET OF KITCHEN
- LOCATED IN THE PATH OF EGRESS (TOWARDS AN EXIT)
- MUST USE THE MANUFACTURER'S MOUNTING BRACKET
- TOP OF EXTINGUISHER NOT MORE THAN 5 FEET ABOVE FLOOR



3

**FIRE EXTINGUISHER
MUST BE OPERABLE**

- EXTINGUISHER GAUGE SHALL INDICATE A FULL CHARGE
- EXTINGUISHER SHALL BE SERVICED & TAGGED BY SERVICE CONTRACTOR WITHIN THE PAST 12 MONTHS
- OR THE SELLER MUST HAVE A RECEIPT FOR RECENTLY PURCHASED EXTINGUISHER





NEW JERSEY RESIDENTIAL SMOKE ALARM REQUIREMENTS

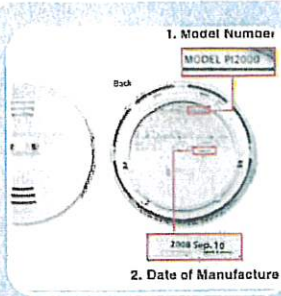
EFFECTIVE JANUARY 1, 2019

BATTERY OPERATED SMOKE ALARMS ARE REQUIRED TO HAVE A TEN-YEAR SEALED BATTERY



- HARD-WIRED (AC-POWERED) SMOKE ALARMS ARE NOT REQUIRED TO HAVE 10-YEAR BATTERY BACK-UP POWER

 DO NOT REPLACE HARD-WIRED SMOKE ALARMS WITH  BATTERY ONLY SMOKE ALARMS. SEE NOTE BELOW.



ALL SMOKE ALARMS SHALL NOT BE MORE THAN TEN YEARS OLD

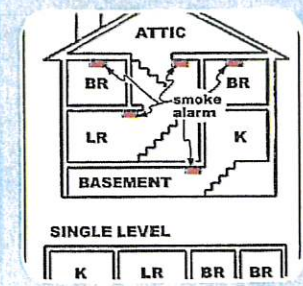
-Check the manufactured date on the back (if there is no date, it is way too old)



EXISTING HARD-WIRED SMOKE ALARMS AND INTER-CONNECTED SMOKE ALARMS MUST BE MAINTAINED

-THEY CANNOT BE REPLACED WITH BATTERY-ONLY SMOKE ALARMS

MINIMUM REQUIREMENT FOR SMOKE ALARMS



10-YEAR SEALED BATTERY-POWERED SMOKE ALARMS SHALL BE INSTALLED:

1. ON EACH LEVEL OF THE PREMIS
2. WITHIN 10 FEET OF EACH SLEEPING AREA

ALL DETECTORS MUST BE LOCATED AS PER MANUFACTURER'S SECIFICATIONS

THIS MINIMUM REQUIREMENT IS TYPICALLY ONLY FOR HOMES BUILT BEFORE 1977*.

*THE CODE AT THE TIME OF CONSTRUCTION OR REHABILITATION DETERMINES TYPE OF SMOKE ALARMS REQUIRED, AS WELL AS PLACEMENT. HARD-WIRED, INTERCONNECTED SMOKE ALARMS, SHALL NOT BE REPLACED WITH BATTERY-POWERED SMOKE ALARMS.