

Berkeley Township Housing Inspection Requirements  
For Residential Properties-Resale or Rental

Interior

- Potable approved water supply
- Toilet, tub, & shower afford privacy
- Plumbing fixtures in good working order
- Hot & Cold water to sinks & tubs
- Heating equipment properly installed & in working order
- Mandatory smoke detectors & carbon monoxide detectors within 10 feet of sleeping area
- Egress safe and unobstructed
- Floors, foundation, walls, ceilings, doors, windows (clean & in good working order)
- 3 or more steps must have handrail
- Foundation, floors, walls free of dampness
- Free of rodents
- Window screens from May 1 to October 1
- Paint/Wallpaper in good condition
- Kitchen/Bathroom floors impervious to water
- Termite report may be required
- Solid core door or sheathing on door from garage to house
- No extension cords, sliced cords or adapter outlet for garage door openers
- Entrance Door Deadbolt lock must not require a key to exit house or apartment

Exterior

- Trash properly stored in approved containers
- Windows, roof & other parts of building in good repair
- Decks, porches, balcony have safe railings
- Roof, walls, windows, exterior doors free from holes & leaks
- Premises free from litter, garbage, rubbish, junk & debris
- Lawns, hedges, bushes are to be maintained & trimmed
- Fences in good repair
- Driveway, steps sidewalks are to be in good repair
- Gutters & downspouts are to be in good repair
- Street numbers on home must be visible from roadway
- Pool fencing to meet code from original installation
- Sheds, garages are to be in good repair
- Bulkheads are to be in good repair

Other Requirements

- Well water must have a Certification for OCHD if primary source of water
- If oil supplied, must have tank tested for leak & certified by company that tested tank
- Property in a Flood Zone must supply the Township with current Flood Elevation Certificate with raised seal
- All open permits must be closed before the Certificate of Occupancy can be issued
- Property owner or a representative must be on site to operate all utilities