



BOROUGH OF OCEANPORT

- COUNTY OF MONMOUTH -
MUNICIPAL BUILDING
315 E. MAIN STREET • OCEANPORT, N.J. 07757
(732) 222-8221 • FAX (732) 222-0904

GUIDE FOR CERTIFICATE OF OCCUPANCY

RENTAL/RESALE (REAL ESTATE) INSPECTION

EXTERIOR OF BUILDING

- Address #s for structures must be visible and readable from the street
- Property must be free from debris and weeds.
- All exterior stairs which have three (3) or more risers must have a handrail.
- Any landing, balcony or deck that is thirty inches (30") or more above grade must have a guardrail
- Condition of sidewalk, driveway and apron.
- Condition of roof, gutters, downspouts and leaders
- Condition of fences, shrubs and hedges
- Condition of structure siding (Paint, Brick, Stucco, etc).
- Condition of wood trips, soffits, eaves, fascia, etc.
- Screens must be in good condition.

Fee: \$65.00

Reinspection Fee: \$50.00

INTERIOR OF BUILDING

- Must have a SMOKE DETECTOR and CARBON MONOXIDE DETECTORS on each level. If the house was built with hardwired detectors, they must be in proper working condition
- There can be NO openings in electrical panel. Panel must have unobstructed access.
- Electrical service must be a minimum of sixty (60) AMPS.
- Extension cords are not to be used as a substitute for permanent wiring and may not be fastened to or run through walls, ceilings or under floor coverings. All extension cords must be removed for inspection.
- All utilities must be turned on for inspection.
- Metal extension pipe on the relief valve of hot water heater require
- All plumbing fixtures must be in good working condition.
- Windows must be operable and decent looking
- Broken or cracked glass must be repaired.
- Any penetrations in walls or ceilings must be repaired.
- Handrails required on any stairs with three (3) or more risers
- Guardrails required when there is a drop of thirty (30") inches or more from ground floor.

ALL OPEN PERMITS MUST BE CLOSED OUT

SOME REPAIRS MAY REQUIRE UCC PERMITS

This is a GUIDE of what the Inspector will look for and is NOT limited to just the above items!

**IF YOU ARE RENTING YOUR RESIDENTIAL PROPERTY YOU WILL ALSO NEED TO FILE
A LANDLORD IDENTITY REGISTRATION**