

Property Inspection Prerequisite for Borough of Buena

- **Address Identification Numbers** visible from the street or road, contrasting background, minimum 4 inches high 0.5 inches wide.
- **Lawn, hedges and bushes** shall be maintained and in compliance.
- **Foundation Walls** maintained structurally sound and free of cracks and breaks.
- **Roof** shall be structurally sound and tight.
- **Paint** not cracked, peeling or in weather-beaten condition. **Siding** to be maintained and in good condition.
- **Stairways, decks, balconies and porches** – maintained structurally sound, have handrails and balustrades. Handrails shall be provided for exterior & interior stairs with four (4) or more risers.
- **Doors** – assemblies and hardware shall be maintained in good condition.
- **Windows** – in sound condition, good repair and weather tight. Openable windows are to be easily opened and held in position by its own hardware.
- **Insect screens** to be provided from May 1st thru October and code compliant on every door, window and outside opening.
- **Basement hatchways and windows** maintained to prevent the entrance of rodents, rain and surface drainage water.
- **Interior Walls and Ceilings** shall be clean, free of damage, cracks and peeling paint and freshly painted.
- **Flooring and Carpeting** shall be maintained, clean and sanitary and free from damage.
- **Smoke and Carbon Monoxide Detectors** shall be installed and in accordance with *International Fire Code*.
- **Plumbing** systems functional, free from leaks and code compliant. Septic in good working order.
- **Water heater** temp 120°.
- **Ventilation** shall be sufficient natural or mechanical
- **Heating Systems** shall be installed and maintained with minimum temperature and code requirements for heating and hot water.
- **Electrical Service** must be maintained, fused and marked properly and in compliance. GFI receptacles within 6ft of water source. Lighting fixtures in every hallway, bathroom, stairway and furnace room and operable.
- **Shall be no evidence of illegal occupancy of rooms without proper permit such as attics or basements**

Reference: Code of the Borough of Buena New Jersey and International Property Maintenance Code 2000

Fire Extinguisher Requirements:

The requirements for the type and placement of the extinguishers are as follows:

- At least one portable fire extinguisher **shall be mounted** in all one and two-family dwellings (except seasonal rental units) upon change of occupancy
- The extinguisher shall be listed, labeled, charged, and operable (arrow must be in the green area of the gauge)
- The extinguisher shall be serviced and tagged by a certified Division of Fire Safety contractor within the past 12 months (1 year) **or** the seller must have a receipt for a recently purchased extinguisher.
- Acceptable Fire Extinguisher size shall be no less than a **2A:10BC** (ABC Type)
 - The extinguisher **must** be the type that has a hose connected to it
- The extinguisher shall be within **10 feet** of the kitchen and located **in the path of egress**
- The extinguisher shall **be** readily accessible and not obstructed from view (free from being blocked by furniture, storage, cabinets, or other items. Extinguisher **cannot** be located in a closet or cabinet)
- The extinguisher shall be mounted using the manufacturer's hanging bracket so the operating instructions are clearly visible
- The top of the extinguisher shall **not be more than five (5)** feet above the floor
- The fire extinguisher must be maintained according to the manufacturer's instructions

Alarm Requirements

Smoke Alarm(s):

- Must be less than (10) years old per NFPA 72 14.4.7.1
- Hard wired / interconnected systems must remain hardwired and interconnected. Systems **cannot be replaced** by battery operated only type of alarm.
- Interconnected smoke alarm systems: When an alarm is activated, **ALL** alarm **MUST** activate.
- Smoke alarm must be wired and mounted properly
- ****Please note** As of January 1, 2019 all battery-operated smoke alarms (not hard wired with battery backup) must be 10-year sealed battery units**

Carbon Monoxide Alarm(s):

- Must be less than (7) years old
- Must be placed within (10) feet of each sleeping area
- Plug-in A/C type must be located in a common area within (10) feet of the sleeping area(s)
- **Carbon monoxide alarms are not to be in the basement, garage, or near any fueled fired appliances**

Smoke Alarm / Carbon Monoxide Alarm Combo Units:

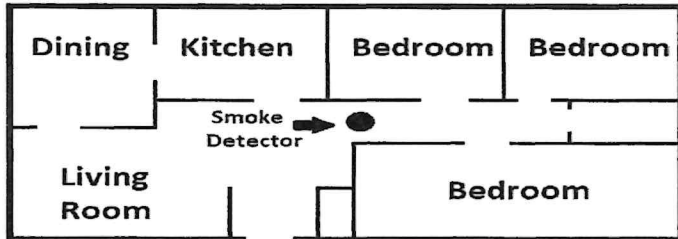
- Must be less than (10) years old per NFPA 72 14.4.7.2
- Must be placed within (10) feet of each sleeping area
- Combo units should only be used in common areas within (10) feet of the sleeping areas
- **Smoke Alarm / Carbon Monoxide Alarm Combo Units are not to be in the basement, garage, or near any fueled fired appliances**

*All alarms should be maintained and installed per manufacturers specifications

Please consult the following diagrams, which show where alarms are required for certain houses:

Centralized Bedrooms:

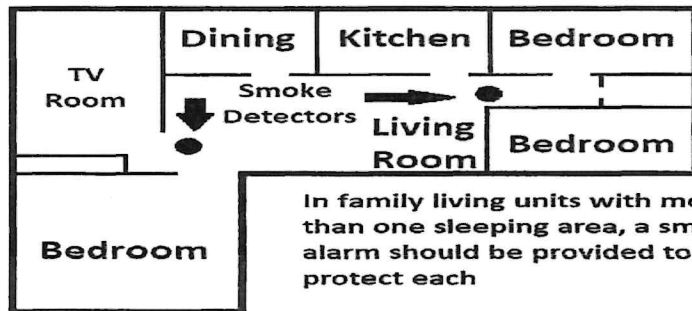
Shall have a minimum of (1) smoke alarm and (1) carbon monoxide alarm within (10) feet of each sleeping area. (Combo units are acceptable)



A smoke alarm should be located between the sleeping area and the rest of the family living unit

Non-Centralized Bedrooms:

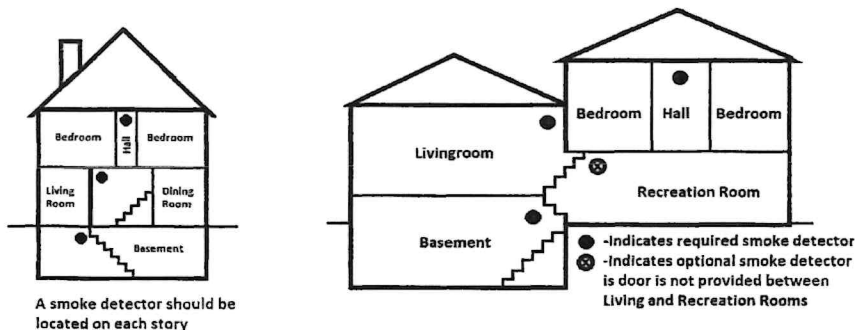
Shall have a minimum of (1) smoke alarm and (1) carbon monoxide alarm within (10) feet of each sleeping area. (Combo units are acceptable)



In family living units with more than one sleeping area, a smoke alarm should be provided to protect each

Multi-Level Homes:

Shall have a minimum of (1) smoke alarm on each level. If there are multi-level bedrooms, (1) carbon monoxide alarm required within (10) feet of each sleeping area.



A smoke detector should be located on each story

● -Indicates required smoke detector
⊗ -Indicates optional smoke detector is door is not provided between Living and Recreation Rooms