BOROUGH OF MERCHANTVILLE
CAMDEN COUNTY, NEW JERSEY

CODE ENFORCEMENT **NUMBER** _____

RESALE INSPECTION CERTIFICATE

OWNER: _____

PHONE NUMBER: _____ EMAIL: _____

ADDRESS: _____

BLOCK: _____ LOT: _____

SINGLE FAMILY: _____ MULTIFAMILY: _____ COMMERCIAL: _____

AGENT: _____

ADDRESS: _____

TELEPHONE: _____ SETTLEMENT DATE: _____
FEE: $50.00

NOTE:
1. All dwellings or other buildings fronting on any a public street shall be numbered at the expense of the owners as hereinafter described:
   A. House and building numbers shall be:
      1. In Arabic numerals on house and dwelling.
      2. A minimum height of three (3) inches
      3. At least thirty (30) inches above ground level and placed that trees, shrubs and other obstructions do not block the line of sight of the numbers from the street upon which the building fronts.
2. Any fence, deck, shed, above or in ground pool, etc. which may have been previously installed or constructed on the property without Zoning or Construction permits may cause a delay in issuing a Resale Inspection Certificate until the violations are corrected or abated.
3. Sidewalks shall not be raised or broken.
4. See attached inspection sheet for additional items that are inspected.

INSPECTION DATE: _____
INSPECTOR NAME: _____
INSPECTOR SIGNATURE: _____
COMMENTS:

_____
_____
_____
_____

BOROUGH OF MERCHANTVILLE
APPLICATION FOR CERTIFICATE
OF
SMOKE DETECTOR COMPLIANCE

OWNER: _____

ADDRESS: _____

BLOCK: _____ LOT: _____ QUAL: _____

If this property is being sold, provide the name of the purchaser(s):

Name:_____ Phone:_____

If this property is being rented, provide the name of the tenant(s):

_____

The application fee for certificate of smoke detector, CO detector and fire extinguisher is:

More than 10 business days $35.00
Less than 10 days but more than 4 days $70.00
4 business days or fewer $125.00
Re-inspection required / per re-inspection $10.00

Telephone: 856-662-2474 ext. 110 Fax: 856-665-1662

LISTING AGENT:_____
APPLICANT NAME

_____
COMPANY

_____
ADDRESS

_____
TOWN STATE ZIP CODE

_____
TELEPHONE # FAX #

_____
SETTLEMENT DATE

_____
SCHEDULED FOR INSPECTION

_____
CODE ENFORCEMENT OFFICIAL

Merchantville Property Maintenance Inspection

Date of Inspection: _____

Person Requesting Inspection:

Name _____

Address _____

_____

Phone _____

Buyers:

Name _____

Address _____

_____

Phone _____

Block _____ **Lot** _____

SECTION	CODE	APPROVED		N.A.	REMARKS
		YES	NO		
302.3	Sidewalks / Driveways				
302.4	Weeds / Debris				
302.7	Accessory Structures				
302.8	Motor Vehicles				
303.1	Swimming Pools Maintained				
303.2	Pool Enclosures				
304.1	Exterior Structures General				
304.2	Protective Treatment				
304.3	Premises Identification #				
304.7	Roofs & Drainage				
304.13	Windows				
305.1	Interior General				
306.1	Handrails / Guards				
307.1	Accumulation of Garbage				
5:70-4.19(c)	Smoke Alarms				
5:70-3, 915	CO Detectors				
5:70-3, 906.9	Fire Extinguisher				
Remarks:					
Zoning Officer:				**Re-inspection Date:**	

Preparing for a Resale Inspection

Borough of Merchantville
1 West Maple Ave
Merchantville, NJ 08109
codeenforcement@merchantvillenj.gov

Office: 856 662-2474
Fax: 856-662-1662

The following is a list of code requirements that will be checked during a resale inspection. This list includes the most common code violations. The number after each item cites the 2006 International Property Maintenance Code, the Merchantville Borough Ordinance, and New Jersey Fire Code.

☐ **Sidewalks and Driveways (PM 302.3):** All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

☐ **Weeds (PM 302.4):** All premises and exterior property shall be maintained free from weeds or plant growth in excess. All noxious weeds shall be prohibited.

☐ **Accessory Structures (PM 302.7):** All accessory structures, included detached garages, fences and walls, shall be maintained structurally sound and in good repair.

☐ **Swimming Pools (PM 303.1):** Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

☐ **Swimming Pool Enclosures (PM 303.2):** Private swimming pools, hot tubs and spas, containing water more than 24 inches in depth shall be completely surrounded by a fence or barrier at least 48 inches in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching.

☐ **Protective Treatment (PM 304.2):** All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected form the elements and decay by painting or other protective covering or treatment.

☐ **Premises Identification (PM 304.3):** Building shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property.

☐ **Handrail and Guardrails (PM 306.1):** Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches above the floor or grade below shall have guards.

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- ☐ **Accumulation of Rubbish or Garbage (PM 307.1):** All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

- ☐ **Smoke Alarms (N.J.A.C 5:70-4.19(c)):** Single or multiple-station smoke alarms shall be installed and maintained on each level of the home including basements and cellars but not including crawl spaces and uninhabitable attics. Each alarm must be a 10 year sealed lithium battery detector.

- ☐ **Carbon Monoxide Detector (N.J.A.C 5:70-3, 915):** Carbon monoxide detectors must be installed within 10 feet of sleeping areas. Detectors can be plug-in or battery operated.

- ☐ **Fire Extinguishers (N.J.A.C 5:70-3, 906.7):** 2A:10BC Fire extinguishers are required to be in an approved cabinet or installed on a hanger within 10 feet of the kitchen.