



**TOWNSHIP OF LAWRENCE**  
**DIVISION OF HOUSING**  
**2207 LAWRENCE ROAD**  
**LAWRENCE TOWNSHIP, NEW JERSEY 08648**  
**609-844-7032**



### **CERTIFICATE OF INSPECTION CHECKLIST**

➤ **Smoke Alarms in homes built:**

<b>Prior to 1977</b>	Either 120-volt hard wired or battery powered on every level of the home and outside each separate sleeping area in immediate vicinity of bedrooms.
<b>January 1977- September 1978</b>	Electric (120-volt) hard wired smoke alarms on sleeping levels. All other levels can be either battery powered or electric (120-volt).
<b>October 1978 – January 1983</b>	Electric (120-volt) hard wired smoke alarms required in immediate vicinity of each sleeping area and basement level. Battery powered alarms can be added to meet new required for each level of the structure.
<b>February 22, 1983 – July 1984</b>	Electric 120-volt hard wired smoke alarms on all levels and outside each separate sleeping area in immediate vicinity of bedrooms.
<b>August 1984 – February 1991</b>	Electric 120-volt hard wired multi-station smoke alarms are required on each level of structure and outside each separate sleeping area in immediate vicinity of bedrooms. <b>ALL SMOKE DETECTORS MUST BE ELECTRIC HARDWIRED AND INTERCONNECTED UNITS. IF ONE DETECTOR ACTIVATES ALL DETECTORS SOUND AN ALARM.</b>
<b>March 1991 – Present</b>	Electric 120-volt hard wired interconnected smoke alarms with battery back-up power must be installed in all bedrooms, outside each separate sleeping area, and on every level of structure.
<b>Effective January 1, 2019</b>	All single-station battery operated smoke alarms must be replaced with ten-year sealed battery power units. They shall be listed in accordance with ANSI/UL 217. Smoke alarm must have an ANSI/UL listing or they will need to be replaced. A/C-powered single or multiple-station smoke alarms installed as part of the original construction or rehabilitation project shall not be replaced with battery-powered smoke alarms.
<b>N.J.A.C. 5:70-3, 907.10</b>	Smoke alarms shall be tested and maintained in accordance with the manufacturer's instructions. Smoke alarms shall be replaced when they fail to respond to operability tests, or when they exceed 10 years from the date of manufacture, unless an earlier replacement is specified in the manufacturer's published instructions.
<b>Low Voltage Alarm Systems</b>	Low voltage alarm systems such as ADT, Nest, etc. are supplemental systems. The original smoke alarms required at time of construction must be reinstalled if they were removed. If 120-volt hard wired smoke alarms were required then they must be put back in service. If battery operated smoke alarms were required then they must be 10-year sealed battery units. See above for what was required at time of construction.

➤ **Carbon Monoxide Alarms**

- Can be battery powered, plug-in type, or combination unit.
- Must be located in immediate vicinity of the sleeping area(s) within 10 feet of the bedroom doors or one in each bedroom.
- Shall be listed and labeled in accordance with UL-2034.

➤ **Secondary Power Source Identification Label (Effective February 13, 2025-Law P.L. 2025, C.19)**

- Applies to single-family or two-family and attached single-family dwellings with a secondary power source (permanently installed internal combustion generators, solar panels, battery storage systems, or any other supplemental source of electrical energy to the primary power supply).
- Label must be installed within 18 inches of the main electrical panel and electrical meter warning of dangers associated with secondary power source.
- Label must be marked with the wording similar to “CAUTION: MULTIPLE SOURCES OF POWER” and may not be handwritten.

➤ **Dryer Vents**

- Dryer vents must be aluminum flex and not plastic.

➤ **Sump Pumps**

- Sump pumps cannot be connected into sewer lines. They must discharge outdoors.

➤ **Well Water Certification**

- The New Jersey Private Well Testing Act requires any property being sold or leased with a private well to be tested for contaminants and results reviewed by both the buyer and seller or tenant in the case of a rental. A copy of well test report should be forwarded to the Division of Housing.
- Rental properties are required to have well water tested every five years.

➤ **Septic System Certification**

- A New Jersey Department of Environmental Protection recognized inspection shall be conducted which follows the NJ DEP protocol as noted in N.J.A.C. 7:9A-12.6. Review and approval by the Health Department is required prior to issuance of a Certificate of Inspection.

➤ **Permits**

- It is the responsibility of the buyer to verify that there are no outstanding permits on the property and that all work done had permits prior to closing on the property. Government records request can be submitted to the Municipal Clerk’s Office.

**DISCLAIMER: THIS INSPECTION IS VISUAL ONLY. IT SHOULD NOT BE CONSIDERED A  
GUARANTEE OR WARRANTY OF ANY KIND.**