



**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:**

Prior to 1977	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.
January 1977- September 1978	Electric (120-volt) hard wired smoke alarms on sleeping levels. All other levels can be either battery powered or electric (120-volt).
October 1978 – January 1983	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.
February 22, 1983 – July 1984	Electric 120-volt hard wired smoke alarms on all levels and outside each separate sleeping area in immediate vicinity of bedrooms.
August 1984 – February 1991	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. ALL SMOKE DETECTORS MUST BE ELECTRIC HARDWIRED AND INTERCONNECTED UNITS. IF ONE DETECTOR ACTIVATES ALL DETECTORS SOUND AN ALARM.
March 1991 – Present	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.
Effective January 1, 2019	All single-station battery operated smoke alarms must be replaced with ten-year sealed battery power units (This does not apply to Uniform Construction Code approved hard-wired installations.)
If the home has hard wired smoke alarms that were required under the Uniform Construction Code, then these smoke alarms must remain hard wired. Any hard-wired detectors that were replaced with battery operated units must be changed back to hard wired units.	

➤ **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.

➤ **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.

➤ **Ground-Fault Circuit Interrupter (GFCI)**

- Electrical outlets within six feet of a wet-bar or sink are required to have GFCI protection.

- **Woodburning Fireplace/Woodburning Stove**
 - An NFPA 211 Level 1 inspection performed by a New Jersey licensed contractor is required for woodburning fireplaces and woodburning stoves.
 - If property is located within an association (condominium or townhome) and they require chimney inspections every other year then the most recent report must be submitted.
- **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 and results reviewed by both the buyer and seller. A copy of well test report should be forwarded to the Division of Housing.
- **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.
- **Construction Permits**
 - It is the responsibility of both the buyer and seller to verify prior to closing that all work performed on the property had permits (i.e. decks, finished basement, water heaters, furnaces, etc) and the all permits on file are closed.
 - Please contact the Construction Department at 609-844-7056 with any questions related to permits.

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