

# Sayreville Certificate of Residential Resale & Rental Compliance Checklist

**Compliance Requirement:** All applicable items on this checklist must be in compliance and inspected prior to closing. If violations are found, a correction notice will be issued, and the Certificate of Resale/Rental Compliance will not be granted until all items are abated and a reinspection is conducted. This checklist covers the most common violations, but inspectors may also cite other violations of the International Property Maintenance Code (IPMC) and applicable ordinances of the Borough of Sayreville. For resale inspections, additional fire protection requirements may apply; see separate Smoke/CO Alarm Checklist.

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## A. Life Safety / Fire Protection

- 1. Smoke and CO alarms:** Working alarms required on every level and within 10 feet of all sleeping areas; smoke alarms must be 10-year sealed battery or hardwired-interconnected. CO alarms must be less than 7 years old. All alarms must have a nationally recognized testing lab label (UL, ETL, etc.).
  - 2. Exit Doors:** Must open from inside without a key. Double-keyed deadbolts are prohibited; use thumb-latch style. Exterior doors must be free of obstruction and operable.
  - 3. Stairs & Landings:** Stairs with three or more steps, or any raised edges/open sides over 30 inches, require a handrail or guard. Handrails and guards must be securely fastened.
  - 4. House Numbers:** Must be clearly visible from the street and at least 4 inches tall.
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## B. Interior Conditions

- 5. Walls, Ceilings & Floors:** Must be in good condition, free of holes, cracks, or damage.
  - 6. Windows & Doors:** Must open, close, and lock properly; all hardware in place. Broken/cracked glass or torn/missing screens must be repaired.
  - 7. Electrical Outlets & Wiring:** All outlets, switches, and junction boxes must work and have cover plates. No loose or exposed wiring; extension cords cannot replace permanent wiring. Appliances, garage door openers, sump pumps, etc. shall be plugged directly into a wall outlet without the use of an extension cord, surge protector strip, or multiplug adapter.
  - 8. Bathrooms:** Each must have a working window or exhaust fan. Toilets must be secure and leak-free; hot and cold water must work at all sinks, showers, and tubs, with hot water reaching at least 110°F and shut-off valves installed.
  - 9. Kitchens:** Stoves must have anti-tip devices. Single-family homes may only have one working kitchen; secondary kitchens (e.g., in basement) are not permitted.
  - 10. Basement, attic, or garage bedrooms:** Any finished basement, attic, or garage space used as a bedroom must meet all habitable space requirements, including having approved egress windows (installation requires a construction permit), two means of egress, comply with smoke/CO alarm requirements. Otherwise, these areas being used illegally as bedrooms will result in automatic inspection failure.
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## C. Building Systems & Major Alterations

- 11. Mechanical Systems:** Water heaters, furnaces, boilers, and HVAC systems must operate properly. Vents and flues must be sealed, secure, and properly supported; water heater pipes must be properly grounded. Systems must not present a hazard to occupants.
  - 12. Electrical Systems:** Main service lines must be securely attached; panels must have all cover plates, no open knockouts or exposed wiring, and, if applicable, permanent labels warning of secondary power sources (e.g., solar, standby generators) per ANSI Z535.4.
  - 13. Permits / Major Work:** Any installation, replacement, or major work involving major appliances, building systems, structural components, or property improvements shall have all required permits per the New Jersey Uniform Construction Code (UCC) and applicable zoning ordinances. Work done without proper permits is a violation. A New Jersey licensed contractor must apply for, complete, and finalize all permits before a Resale/Rental Certificate is issued. Unpermitted work may delay closing, **and houses being sold "as-is" are NOT exempt from these requirements.**
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## D. Exterior / Property Conditions

- 14. Roofs & Foundations:** Roofs must be watertight and in good repair. Gutters and downspouts must function properly. Foundation walls must be sound.
  - 15. Fireplaces & Chimneys:** Safe and properly maintained; must be free of combustible obstructions and maintained in safe operating condition.
  - 16. Property Maintenance:** All structures, grounds, and vegetation maintained in a safe, clean, and orderly condition; free of overgrowth, debris, unsafe or deteriorated structures, abandoned vehicles, or conditions that attract pests, wildlife, or create odors or hazards.
  - 17. Swimming pools:** Pools more than 18 inches deep must be fenced in and be at least 48 inches high. Gates must self-close, self-latch, open outward, operate smoothly, and not be blocked or chained in lieu of required hardware. Fences and gates must be in good repair. Ladders or steps must not allow access when pool is unattended. Locking hardware must be at least 54 inches above ground or located on the pool side of the gate.
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## E. Administrative / Local Requirements

- 18. Open Permits / Municipal Issues:** Any open construction permits or outstanding municipal/code enforcement issues must be resolved before the certificate is issued.
- 19. Water curb stop:** Must be working. Contact Sayreville Water Department at 732-390-7060 before closing.
- 20. Homeowner Notification: Realtors/agents must provide this checklist to the homeowner to ensure all items are addressed prior to inspection.**