



Housing Division  
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## **RENTAL PROPERTY INSPECTION**

**This document is provided as a courtesy only to help you prepare for a rental inspection and does not preclude the citing of other sections of the Plainsboro Housing Ordinance.**

- ❖ Smoke alarms will be tested and interconnected alarms must all sound together.
  - Smoke alarms should be installed according to the manufacturer's installation instructions.
  - NFPA 72 requires that smoke alarms be replaced every 10 years.
  - Smoke alarms to be installed at least three feet from any source of air movement or any bathrooms containing a tub or shower.
- ❖ Carbon monoxide alarms are required to be in the immediate vicinity of all sleeping areas in all buildings that contain fuel-burning appliances, fireplaces or have attached garages. They shall be battery operated, hard-wired or of the plug-in type and installed on wall, ceiling or in accordance with the manufacturer's installation instructions.
- ❖ Fireplace and/or wood burning stoves, if more than three (3) years old, must be certified safe for use by a qualified individual/business via an inspection in accordance with NFPA 211.
  - *The Housing Certificate of Occupancy cannot be issued until this report is received.*
- ❖ Oil or gas furnaces must be inspected by a heating professional and certified safe for use.
  - *The Housing Certificate of Occupancy cannot be issued until this report is received.*
- ❖ Ground Fault Circuit Interrupter (GFCI) receptacles will be tested, if defective they must be replaced. These devices may be found in bathrooms, kitchens, garages, basements and outside.
- ❖ A fire extinguisher is required in a townhouse or single-family home. It is not required in a condo. An approved listed and labeled type with a minimum rating of 2A-10B:C and no more than 10 pounds must be mounted in the kitchen and near an exit.
- ❖ Unit must be vacant, clean and ready for re-occupancy at the time of inspection.
- ❖ Bath mechanical ventilation fans must be operating and free of lint.
- ❖ Furnace and kitchen range hood must have a clean filter and be in operable condition.
- ❖ Interior flooring must be clean and replaced if in bad condition.
- ❖ Interior painting must be in good condition.
- ❖ All appliances must be clean inside and out and operable.
- ❖ Electrical power must be on for the inspection.

### **ATTENTION:**

Please make sure all the permits with the Building Division are inspected and closed. If you are not sure, please contact the Building Division at (609) 799-0909 ext. 2545

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