

Township of Waterford
2131 Auburn Ave, Atco, New Jersey 08004
856-768-2300 EXT 307

RESIDENTIAL RESALE INSPECTION

**** FIRE CERTIFICATE IS ONLY GOOD FOR 30 DAYS ****

Settlement Date _____ 10 DAYS PRIOR \$75
Block # _____ 4-9 DAYS PRIOR \$125
Lot # _____ 2-3 DAYS PRIOR \$200
Lock Box Code _____ Re-Inspection Fee \$50
Lock Box Location _____ No Show or No answer at the door
Address to be Inspected _____
Name of Purchaser _____
Current address of Purchaser _____
Phone Number _____ Email Address _____
Owner _____ Realtor _____
Phone Number _____ Phone Number _____
Email Address _____ Email Address _____
Property owners new forwarding address _____

A Certificate of Inspection will only be issued when the premises meet the minimum requirements of the New Jersey State Uniform Fire Code N.J.A.C. 5:70-4:19

1. Smoke Detectors on each floor, including the basement
 - a. 10 ft of a bedroom
 - b. 10-year sealed battery
 - c. 110 volt interconnected with 10-year sealed battery units
 - d. Less than 10-year-old or manufacturers recommendation for replacement
 - e. 110 volt smoke detectors must not be replaced or substituted with battery operated smoke detectors.
 - f. Smoke detectors are to remain as the time the structure was built or approved by the Construction Official as to renovations or alterations.
2. Carbon Monoxide Detectors
 - a. 10 ft of a bedroom
 - b. Less than 5 years old or manufactures recommendation for replacement
3. Address visible from the street 3 to 6 inches in height (non-contrasting color)
4. Secondary Power (meter and electrical panels)
5. Water and Septic Certifications
6. All utilities must be on and in working order.

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***** WATER AND SEPTIC CERTIFICATIONS MUST BE SUBMITTED BEFORE THE CERTIFICATE IS ISSUED*****

Please circle all that apply:

Public Water

Private Well

Septic

Public Sewer

Any house that currently has a cess pool cannot be sold until a septic system is installed. If a new system is needed, proof of money in an escrow account must be provided.

If the buyer is buying the property "AS IS" a notarized letter is expected describing the details to the as is purchase. An "AS IS" purchase is for properties that are not habitable. Uninhabitable will be referred to the Construction Office for Permit applications, approvals, inspections, and final approvals.

If there is an issue and the septic needs to be replaced, you will need to show that monies are in escrow.

YOUR TRASH AND RECYCLE CANS ARE THE PROPERTY OF WATERFORD TOWNSHIP. DO NOT TAKE CONTAINERS.

PLEASE DO NOT LEAVE ANY BULK TRASH, FURNITURE ECT AT THE PROPERTY OR AT THE CURB. YOUR CERTIFICATE WIL NOT BE ISSUED IF THERE IS ANY DEBRIS LEFT AT THE PROPERTY. CONTACT OUR PUBLIC WORKS DEPARTMENT AT (856)767-2359 TO INQUIRE ABOUT BULK PICK UP DAYS.

Print Name of Applicant _____

Sign Name of Applicant _____

Date Completed _____

Inspection # _____

Inspection Date _____

Certificate # _____

Inspector _____

Cash Check Money Order

Check # _____