



**BOROUGH OF FRANKLIN**  
**Hardyston Township Construction Office**  
**149 Wheatsworth Road Suite A**  
**Hardyston, New Jersey 07419**  
**Phone: 973-823-7020 Ext. 9001 Fax: 973-823-7023**

**Certificate of Habitability Check List**  
**(Resale / Rental)**

The following is a checklist of the most common looked at violations but by no means meant to be a complete list of citable violations.

1. Smoke detectors must be placed on all floors.  
Smoke detectors must be placed within ten feet of all sleeping areas.
2. Carbon monoxide detectors must be installed and maintained in the immediate vicinity of the sleeping areas. **(Effective April 7, 2003)**
3. At least one portable fire extinguisher shall be installed in all one and two family dwellings. The extinguisher must be located within 10 feet of the kitchen, near room exit or travel path that provides an escape route to the exterior, and the top of the extinguisher must not be more than 5 feet above the floor. No smaller than a 2-1/2 pound or larger than a 10-pound rated and must be rated for residential use consisting of an ABC type. **(Effective November 1, 2005)**
4. Electrical cover plates must be in place on all receptacles, switches and junction boxes.
5. Ground fault circuit interruption (GFCI) receptacles are required in all bathrooms near sinks and damp locations such as exterior receptacles.
6. Sump pumps can not terminate to town sewer.
7. Food disposal grinders are not permitted.
8. The use of extension cords for appliances including automatic garage door openers are prohibited.
9. Handrails are required on all stairways with three or more risers.
10. Exterior decks thirty or more inches above grade must be protected with guardrails that shall not allow the passage of a four-inch sphere nor may it be designed to create a climbable configuration.
11. Toilets and faucets must be maintained in good working order and shall not leak.

12. Did you install new heat or hot water units without permits that required inspection? Hot water heaters must have bonding jumpers and both boilers and hot water heaters must have pressure relief valves and extensions installed.
13. Any new remodeling including kitchens, baths and finished basements will be checked for permits and certificates of approvals. If none are found, the owner shall be responsible for obtaining permits and required inspections.
14. Any open permits must have been inspected and a certificate of approval issued prior to receiving a Certificate of Habitability.
15. Attached garages must have fire resistive ratings maintained. Any holes in walls or ceilings must be repaired properly.
16. Basement bedrooms are prohibited unless proper means of egress are installed according to Code.
17. Double keyed deadbolt locks are prohibited on the main entrance door.
18. Broken glass and missing screens (where required for multiple dwellings) must be repaired or replaced.
19. Interior wall surfaces must be maintained and all holes, cracked or peeling plaster must be repaired.
20. Wood burning fireplaces and chimney flues must be maintained and free of combustible buildup. (Chimney fires are a leading cause of home damage or loss.)
21. All exterior coverings and features including siding, roofing, trim and painted surfaces shall be maintained in good condition. The exterior of the property, including walkways, etc., must be maintained in good condition.
22. All accessory structures such as decks, swimming pools and sheds must meet Zoning and Building Codes.
23. If you have converted to gas from oil, did you properly decommission the oil tank?

If you have any questions concerning your property, please feel free to call the Hardyston Building Department Monday through Friday, 8:30 a.m. – 4:30 p.m.