



# Buying / Selling Real Estate Information Sheet



## Required Approvals for Change in Ownership

### DEPARTMENT OF HEALTH

**Letter of Review:** An approval for onsite septic systems and/or onsite well water quality is required for any sale or rental in Hopewell Township. If a property has public water or public sewer service, these approvals are not required. The Health Department does not dictate who pays for testing or submits application. That is privately negotiated and agreed upon as part of sale process. Here's what you need to do:

**Septic** - A third party inspection firm must be contracted to inspect the septic system following NJDEP procedures. These procedures are prescribed by state law and assure standardized inspection methods are followed. Should the inspection note deficiencies, the buyer and seller must negotiate how those deficiencies will be addressed. The Health Department will only mandate action where federal, state or local laws are violated. Any repairs or alterations to septic systems require permits and inspections from the Hopewell Township Health Department.

**Well Water** - A New Jersey Department of Environmental Protection certified laboratory must collect a water sample from the property following New Jersey Private Well Test Act (NJPWTA) procedures and analyze for all NJPWTA parameters. A raw water sample is required by NJPWTA. If treatment device(s) are already in place, post treatment sample(s) are also needed to demonstrate effectiveness of that system(s).

If the water test fails to meet New Jersey Safe Drinking Water Act standards for primary drinking water contaminants, corrective action will be required. The Health Department will not dictate who undertakes corrective action and that can be worked out between parties privately. All water treatment system installations must be permitted through the Municipal Construction Department prior to installation to assure they meet all applicable standards.

**Once completed, the reports of inspection/analysis shall be submitted with an application for Letter of Review and the review fee at least ten (10) days prior to scheduled closing date. Fee for septic review is \$75.00 and water quality review is \$75.00. Total of \$150.00 if you require both. We presently do not accept credit cards. Applications must be filled out completely and all applicable reports be attached to submit. We do not accept partial applications. If deficiencies in septic system or water quality were found, a written statement noting how they will be addressed, by whom, and when will help speed up review.**

### BUREAU OF FIRE SAFETY

Certification of smoke detectors, carbon monoxide alarms, and fire extinguishers is required prior to closing. Inspections can be performed by Bureau or self inspections are acceptable if notarized. Fees are on a sliding scale based on time to closing. You can obtain more information at:

<http://www.hopewelltwp.org/fire/BFS.html> or download application with instructions and information at: <http://www.hopewelltwp.org/fire/documents/Smoke%20Application.pdf>

## Additional Helpful Links:

### General

**Application for Letter of Review** - <http://www.hopewelltp.org/forms/Application-Letter-of-Review.pdf>

Hopewell Health Department Web Page - [http://hopewelltp.org/health\\_department.html](http://hopewelltp.org/health_department.html)

### Septic System

**Septic Inspection Procedure (Starts on Page 166)** <http://www.state.nj.us/dep/dwq/pdf/njac79a.pdf>

**Septic Inspection Report Form** - <http://hopewelltp.org/forms/NJDEP%20forms%20for%20septic%20inspectiosn.pdf>

**Septic System Repair & Abandonment Application** - [http://www.hopewelltp.org/Septic-Repair\\_abandonment\\_app.pdf](http://www.hopewelltp.org/Septic-Repair_abandonment_app.pdf)

**General Septic System Information** - [http://hopewelltp.org/septic\\_Manual.pdf](http://hopewelltp.org/septic_Manual.pdf)

### Well Water

**Private Well Test Act Information** - [http://www.nj.gov/dep/watersupply/pw\\_pwta.html](http://www.nj.gov/dep/watersupply/pw_pwta.html)

**General Well Testing Information** - <http://hopewelltp.org/forms/FACTS%20-%20Private%20Well%20Water%20Testing.pdf>



# TOWNSHIP of HOPEWELL

## MERCER COUNTY DEPARTMENT OF HEALTH

201 Washington Crossing Pennington Road Titusville,  
New Jersey 08560-1410

Phone: 609.737.0120 Fax: 609-737-6836 www.hopewelltp.org

### APPLICATION FOR LETTERS OF REVIEW

Block \_\_\_\_\_ Lot \_\_\_\_\_ Street Address \_\_\_\_\_

Check One:  Sale of Property  Rental of Property  Change in Use Settlement Date \_\_\_\_\_

#### Property Owner Information:

Name \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Fax: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Email: \_\_\_\_\_

Attorney \_\_\_\_\_ Phone \_\_\_\_\_

Fax \_\_\_\_\_ E-mail \_\_\_\_\_

#### Purchaser/Tenant Information

Name \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Fax: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Email: \_\_\_\_\_

Attorney \_\_\_\_\_ Phone \_\_\_\_\_

Fax \_\_\_\_\_ E-mail \_\_\_\_\_

Applying for:  Septic System Review - \$75.00  Well Water Quality Review - \$75.00 Total Fee \_\_\_\_\_  
Date \_\_\_\_\_

\_\_\_\_\_ To be completed by Health Department \_\_\_\_\_

Septic System Review	Date	Well Water Quality Review	Date
Report Received		Report Received	
Rejected		Rejected	
Temporary Approval Granted		Temporary Approval Granted	
Final Approval Granted		Final Approval Granted	
Comments:			



**Hopewell Valley Bureau of Fire Safety**  
201 Washington Crossing Pennington Road, Titusville, NJ 08560  
Phone (609) 730-8156 Fax (609) 730-1563

**APPLICATION FOR CERTIFICATION OF SMOKE DETECTOR AND  
CARBON MONOXIDE ALARM COMPLIANCE**

**Please read instructions on page 2 prior to filling out this form**

Street Address: \_\_\_\_\_ Town: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Check one:  Sale  Rental **Date of Closing/Change in Occupancy** \_\_\_\_\_

Block: \_\_\_\_\_ Lot: \_\_\_\_\_ # of Bedrooms \_\_\_\_\_ Year of Construction \_\_\_\_\_

Owner Name: \_\_\_\_\_ Phone: \_\_\_\_\_

**Application Fee Schedule:**

**Applications received more than 10 business days prior to the closing/change of occupancy: \$35.00**

**Applications received 4 - 10 business days prior to the closing/change of occupancy: \$70.00**

**Applications received fewer than 4 business days prior to the closing/change of occupancy: \$125.00**

Make checks payable to Hopewell Valley Bureau of Fire Safety or HVBFS - Application Fees are NON-REFUNDABLE

Check one:  Bureau Conducted Inspection  Self Inspection/Affidavit

Smoke and carbon monoxide detectors have been installed in accordance with the Uniform Fire Code.

All smoke detectors and carbon monoxide detectors are in working order and are less than 10 years old.

All smoke detectors have been tested. Date tested: \_\_\_\_\_

ABC-type fire extinguisher rated for residential use, greater than 2.5 lbs and less than 10 lbs, is **visible, mounted** using manufacturer hanger or brackets, is easily accessible within 10 ft of the kitchen, is operable, and is labeled for residential use.

Is there an after-market Fire / Burglar alarm? Yes/No \_\_\_\_\_ Do you have the alarm reset code? Yes/No \_\_\_\_\_

**I have read the attached recall notices 14-275 and 17-031 and I verify that the smoke detectors/carbon monoxide detector models listed were not installed in this residence at the time of inspection.**

**BUREAU-CONDUCTED INSPECTIONS WILL BE SCHEDULED ON TUESDAY MORNINGS (9 AM - 11 AM) AND THURSDAY AFTERNOONS (1 PM - 3 PM). THE INSPECTOR MAY ARRIVE AT ANY TIME DURING THIS BLOCK. YOU OR A REPRESENTATIVE MUST BE PRESENT.**

**THE SECTION BELOW IS REQUIRED FOR SELF INSPECTIONS / AFFIDAVITS ONLY**

The property owner or their representative has conducted this inspection. The detectors required shall be located in accordance with NFPA Standard #74, 1984 edition. All detectors are to be of an approved type. Factory Mutual (FM) and/or ANSI/UL listed Carbon Monoxide - NFPA 720-98

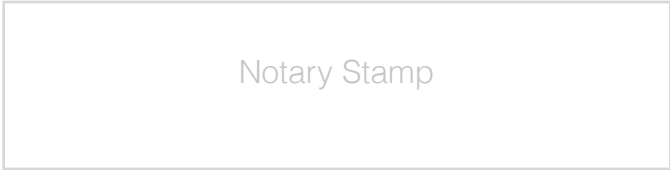
I do hereby certify that the foregoing statements made by me are true. I have read and fully understand the contents of page 2 of this application. I am aware that if any of the foregoing statements made by me are willfully false, I will be subject to penalty.

Sworn and subscribed to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

Applicant Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Notary Signature \_\_\_\_\_



Invoice ID \_\_\_\_\_ Amt Paid \_\_\_\_\_ Check # \_\_\_\_\_ FH Reg# \_\_\_\_\_

**Uniform Fire Code of New Jersey Certification Criteria  
One & Two Family Homes**

<b>Homes Built Prior to 1977</b>	<b>Homes Built After 1977</b>	<b>Homes Built After 1990</b>
<p align="center"><b>Smoke Detectors</b></p> <ul style="list-style-type: none"> <li>• Battery Operated</li> <li>• On each floor level</li> <li>• Within 10' of bedrooms</li> </ul>	<p align="center"><b>Smoke Detectors</b></p> <ul style="list-style-type: none"> <li>• Hardwired Electric</li> <li>• Interconnected</li> <li>• On each floor level</li> <li>• Within 10' of bedrooms</li> </ul>	<p align="center"><b>Smoke Detectors</b></p> <ul style="list-style-type: none"> <li>• Hardwired Electric</li> <li>• Battery Backup</li> <li>• Interconnected</li> <li>• On each floor level</li> <li>• In each bedroom</li> </ul>
<p align="center"><b>Carbon Monoxide Detectors</b></p> <ul style="list-style-type: none"> <li>• Within 10' of sleeping areas</li> </ul>	<p align="center"><b>Carbon Monoxide Detectors</b></p> <ul style="list-style-type: none"> <li>• Within 10' of sleeping areas</li> </ul>	<p align="center"><b>Carbon Monoxide Detectors</b></p> <ul style="list-style-type: none"> <li>• Within 10' of sleeping areas</li> </ul>
<p align="center"><b>Fire Extinguisher</b></p> <ul style="list-style-type: none"> <li>• ABC Type</li> <li>• Greater than 2.5 lbs.</li> <li>• Less than 10 lbs.</li> <li>• Listed, labeled, charged, &amp; operable, rated for residential use</li> <li>• Mounted using manufacturer hanger or brackets</li> <li>• Visible and easily accessible location within 10' of kitchen</li> </ul>	<p align="center"><b>Fire Extinguisher</b></p> <ul style="list-style-type: none"> <li>• ABC Type</li> <li>• Greater than 2.5 lbs.</li> <li>• Less than 10 lbs.</li> <li>• Listed, labeled, charged, &amp; operable, rated for residential use</li> <li>• Mounted using manufacturer hanger or brackets</li> <li>• Visible and easily accessible location within 10' of kitchen</li> </ul>	<p align="center"><b>Fire Extinguisher</b></p> <ul style="list-style-type: none"> <li>• ABC Type</li> <li>• Greater than 2.5 lbs.</li> <li>• Less than 10 lbs.</li> <li>• Listed, labeled, charged, &amp; operable, rated for residential use</li> <li>• Mounted using manufacturer hanger or brackets</li> <li>• Visible and easily accessible location within 10' of kitchen</li> </ul>

**To obtain approval, consult the chart above. This will be your guide for approval.**

Fill out the form completely and ensure the correct application fee is included. The application fee is based on the number of business days between the receipt of application and date of closing/change in occupancy. Applications must be submitted either by mail or in-person. Applications sent via e-mail or fax or applications without the appropriate fee cannot be processed.

Certificates are valid for 6 months or until the date of closing/change in occupancy.

Do not wait until the last minute to submit your application! Allow at least two weeks.

If there are two separate residences on the property that are being sold or rented (i.e. a cottage or garage apartment), you must fill out a separate application for each one.

**If you wish to have the Bureau of Fire Safety conduct the inspection**, simply fill out the top portion of the application, mail it to the Bureau of Fire Safety with the appropriate application fee, and we will contact you to set up the appointment. *Please make sure to check that your detectors work and are located in the proper area, and that you have the fire extinguisher mounted in the appropriate location* before the inspector comes to your home. You or a representative must be present for the inspection. **Inspections are conducted on Tuesday Mornings (9 AM - 11 AM) and Thursday Afternoons (1 PM - 3 PM).**

**If you wish to conduct a self-inspection**, you must test the smoke detectors and confirm that all smoke detectors, carbon monoxide detectors, and the fire extinguisher are all in working order and are in the proper locations according to the guidelines above. You must fill out the entire form, have it notarized, and mail it to the Bureau of Fire Safety with the appropriate application fee, and we will provide you with a certificate.

If you wish to speak to the program coordinator, please call Sarah Ocicki at (609) 730-8156.

United States  
CONSUMER PRODUCT SAFETY COMMISSION

Search CPSC

C

## Kidde Recalls Smoke and Combination Smoke/CO Alarms Due to Alarm Failure

2.5K

Recall date: September 11, 2014

Recall number: 14-275



## Recall Summary

**Name of product:**

Kidde hard-wired smoke and combination smoke/carbon monoxide (CO) alarms

**Hazard:**

The alarms could fail to alert consumers of a fire or a CO incident following a power outage.

**Remedy:**

↻ Replace

**Consumer Contact:**Kidde toll-free at (844) 553-9011 from 8 a.m. to 5 p.m. ET Monday through Friday or online at [www.kidde.com](http://www.kidde.com) and click on Recalls for more information.

## Recall Details

[Report an Incident Involving this Product](#)**In Conjunction With:****Units:**

About 1.2 million in the United States and about 112,000 in Canada

**Description:**

This recall involves Kidde residential smoke alarm model i12010S with manufacture dates between December 18, 2013 and May 13, 2014, combination smoke/CO alarm i12010SCO with manufacture dates between December 30, 2013 and May 13, 2014, and combination smoke/CO alarm model KN-COSM-IBA with manufacture date between October 22, 2013 and May 13, 2014. They are hard-wired into a home's electric power. The i12010S and i12010SCO come with sealed 10 year batteries inside. The KN-COSM-IBA model has a compartment on the front for installation of replaceable AA backup batteries. The alarms are white, round and measure about 5 to 6 inches in diameter. Kidde is engraved on the front of the alarm. Kidde, the model number and manufacture dates are printed on a label on the back of the alarm. "Always On" is also engraved on the front of alarms with sealed 10-year batteries.

**Incidents/Injuries:**

None reported

**Remedy:**

Consumers should immediately contact Kidde for a free replacement smoke or combination smoke/CO alarm. Consumers should keep using the recalled alarms until they install replacement alarms.

**Sold At:**

CED, City Electric Supply, HD Supply, Home Depot, Menards Inc. and other retailers, electrical distributors and online at Amazon.com, HomeDepot.com and shopkidde.com from January 2014 through July 2014 for between \$30 and \$50.

**Importer:**

Walter Kidde Portable Equipment Inc., of Mebane, N.C.

**Manufactured In:**

China

The U.S. Consumer Product Safety Commission is charged with protecting the public from unreasonable risks of injury or death associated with the use of thousands of types of consumer products under the agency's jurisdiction. Deaths, injuries, and property damage from consumer product incidents cost the nation more than \$1 trillion annually. CPSC is committed to protecting consumers and families from products that pose a fire, electrical, chemical or mechanical hazard. CPSC's work to help ensure the safety of consumer products - such as toys, cribs, power tools, cigarette lighters and household chemicals -- contributed to a decline in the rate of deaths and injuries associated with consumer products over the past 40 years.

Federal law bars any person from selling products subject to a publicly-announced voluntary recall by a manufacturer or a mandatory recall ordered by the Commission.

To report a dangerous product or a product-related injury go online to [www.SaferProducts.gov](http://www.SaferProducts.gov) or call CPSC's Hotline at 800-638-2772 or teletypewriter at 301-595-7054 for the hearing impaired. Consumers can obtain news release and recall information at [www.cpsc.gov](http://www.cpsc.gov), on Twitter @USCPSC or by subscribing to CPSC's free e-mail newsletters.

## Related Recalls



Samsung Recalls Top-Load Washing Machines Due to Risk of Impact Injuries



Makita Recalls Circular Saws Due to Laceration Hazard



Gleason Recalls Hand Trucks Due to Laceration and Injury Hazards



Sargent Art Recalls Craft Paints Due to Risk of Exposure to Bacteria



United Copper Recalls Metal Clad Cables Due to Fire and Shock Hazards (Recall Alert)

**Search Product Safety Reports**

Search Product Safety Reports on [Saferproducts.gov](http://Saferproducts.gov)

**Find more about government recalls**

[Recalls.gov](http://Recalls.gov)

**Find recalls from around the world**

[Global Recall Portal](http://Global Recall Portal)



United States  
CONSUMER PRODUCT SAFETY COMMISSION

C

## Kidde Recalls Combination Smoke/CO Alarms Due to Alarm Failure

[En Español](#)

1.2K

**Recall date: November 10, 2016**
**Recall number: 17-031**


1 of 3 photos « Previous Next »

Front of unit, with wire connectors

### Recall Summary

**Name of product:**

Kidde NightHawk combination smoke/carbon monoxide (CO) alarms

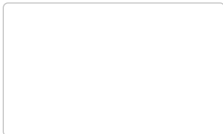
**Hazard:**

The alarm can fail to continue to chirp when it reaches its seven year end of life if the batteries are replaced, leading consumers to believe it is still working. This poses a risk of consumers not being alerted to a fire or CO incident in their home.

**Remedy:**
[Replace](#)
**Consumer Contact:**

Kidde toll-free at 855-239-0490 from 8 a.m. to 5 p.m. ET Monday through Friday or online at [www.kidde.com](http://www.kidde.com) and click on “Product Safety Notice” for more information.

### Recall Details

[Report an Incident Involving this Product](#)
**In Conjunction With:**

**Units:**

About 3.6 million (in addition 1.5 million were sold in Canada)

**Description:**

This recall involves Kidde NightHawk talking combo smoke/CO alarm with model number KN-COSM-IB and manufacture dates between June 1, 2004 and December 31, 2010. The alarms are hard-wired into a home's electric power. The unit has a compartment on the back for the installation of a replaceable 9V backup battery. The alarm is white, round and measures about 5 to 6 inches in diameter. “Kidde” is engraved on the front of the alarm. “Kidde,” the model number and manufacture dates are printed on a label on the back on the alarm.

**Incidents/Injuries:**

Kidde has received eight reports of incidents with the recalled alarms. No injuries have been reported.

**Remedy:**

Consumers should immediately stop using the recalled alarms and contact Kidde directly for a free replacement alarm based on date of manufacture or a discount on a new alarm.

**Sold At:**

Electrical distributors and home centers nationwide and online at Amazon.com from June 2004 through December 2010 for between \$40 and \$65.

**Importer(s):**

Walter Kidde Portable Equipment Inc., of Mebane, N.C.

**Manufactured In:**

China

The U.S. Consumer Product Safety Commission is charged with protecting the public from unreasonable risks of injury or death associated with the use of thousands of types of consumer products under the agency's jurisdiction. Deaths, injuries, and property damage from consumer product incidents cost the nation more than \$1 trillion annually. CPSC is committed to protecting consumers and families from products that pose a fire, electrical, chemical or mechanical hazard. CPSC's work to help ensure the safety of consumer products - such as toys, cribs, power tools, cigarette lighters and household chemicals -- contributed to a decline in the rate of deaths and injuries associated with consumer products over the past 40 years.

Federal law bars any person from selling products subject to a publicly-announced voluntary recall by a manufacturer or a mandatory recall ordered by the Commission.

To report a dangerous product or a product-related injury go online to [www.SaferProducts.gov](http://www.SaferProducts.gov) or call CPSC's Hotline at 800-638-2772 or teletypewriter at 301-595-7054 for the hearing impaired. Consumers can obtain news release and recall information at [www.cpsc.gov](http://www.cpsc.gov), on Twitter @USCPSC or by subscribing to CPSC's free e-mail newsletters.

## Related Recalls



Samsung Recalls Top-Load Washing Machines Due to Risk of Impact Injuries



Makita Recalls Circular Saws Due to Laceration Hazard



Gleason Recalls Hand Trucks Due to Laceration and Injury Hazards



Sargent Art Recalls Craft Paints Due to Risk of Exposure to Bacteria



United Copper Recalls Metal Clad Cables Due to Fire and Shock Hazards (Recall Alert)

### Search Product Safety Reports

Search Product Safety Reports on [Saferproducts.gov](http://Saferproducts.gov)

### Find more about government recalls

[Recalls.gov](http://Recalls.gov)

### Find recalls from around the world

[Global Recall Portal](http://Global Recall Portal)