



State of New Jersey
Department of Community Affairs
Division of Codes and Standards
Bureau of Housing Inspection

INSPECTION REPORT AND ORDERS OF THE COMMISSIONER

Registration #: 0103007720
Notice #: 40231654
Issuance Date: 2/21/2023
Inspector(s): Krzysztof Rzeczkowski

Inspection Type: RI #1 of 3/28/2022 Cyclical
Inspection Date: 2/2/2023

Owner Information: DOLPHIN COVE CONDO ASSN INC
C/O Corner Property Management Allison
Sanmarco
PO BOX 36899
CHARLOTTE, NC 28236
9733763925

Property Information: DOLPHIN COVE CONDO
4901 HARBOUR BEACH BLVD
BRIGANTINE CITY, ATLANTIC COUNTY

Property Type: Condominium
Buildings: 12
Total Units: 280

Please take notice that the Inspections conducted by the New Jersey Bureau of Housing Inspection at the premises noted above disclosed that violations listed below exist at said premises in contravention of the Hotel Multiple Dwelling Law and of the "Regulations for the Maintenance of Hotels and Multiple Dwellings" promulgated there under. You are hereby ORDERED by the Commissioner to comply with all of the following orders and to correct all the violations listed below by the date listed above. Failure to comply with this notice and Orders of the Commissioner will subject you to a penalty levied by the Department of Community Affairs in accordance with the provisions of the Hotel and Multiple Dwelling Law (P.L. 1967, C76) as amended and supplemented; N.J.S.A. 55:13A-1 et seq.)

Lt. Governor Sheila Y. Oliver
Commissioner, Community Affairs by:
Carmin Giangeruso, Bureau Chief, Bureau of Housing Inspection

ATTENTION - PLEASE READ FURTHER INSTRUCTIONS AT END OF REPORT

ANY VIOLATION CITED IN THIS REPORT SHALL BE CORRECTED AND SHALL BE MAINTAINED
AND/OR KEPT IN AN OPERATIVE CONDITION AT ALL TIMES PURSUANT TO N.J.A.C. 5:10-1.6
AND/OR N.J.A.C. 5:70 ET SEQ.

OPEN VIOLATIONS

| Violation ID | Area | Location | Violation | Life Safety | Status |
|---------------------|-------------|-----------------|------------------|--------------------|---------------|
| | | | | | |

CLOSED VIOLATIONS

DOLPHIN COVE CONDO BLDG 1 - 24 UNITS - 0103007720001

4901 HARBOUR BEACH BLVD

| Violation ID | Area | Location | Violation | Life Safety | Status |
|---------------------|-------------------|-----------------|---|--------------------|---------------|
| 10585944 | Unit A1, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10585942 | Unit A13, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10585941 | Unit A6, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10585943 | Unit A8, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10585945 | Unit B01, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10585949 | Unit B03, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10585950 | Unit B03, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10585946 | Unit B04, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10585947 | Unit B05, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10585948 | Unit B05, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |

CLOSED VIOLATIONS**DOLPHIN COVE CONDO BLDG 10 - 20 UNITS - 0103007720010****4901 HARBOR BEACH BLVD**

| Violation ID | Area | Location | Violation | Life Safety | Status |
|---------------------|-------------------|-----------------|---|--------------------|---------------|
| 10586030 | Unit R03, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10586029 | Unit R03, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10586038 | Unit R04, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10586028 | Unit R07, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10586027 | Unit R07, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10586033 | Unit R08, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10586034 | Unit R08, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10586032 | Unit R10, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10586031 | Unit R10, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10586036 | Unit R12, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10586035 | Unit R14, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10586037 | Unit R17, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10586039 | Unit R18, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |

CLOSED VIOLATIONS

DOLPHIN COVE CONDO BLDG 11 - 20 UNITS - 0103007720011

4901 HARBOR BEACH BLVD

| Violation ID | Area | Location | Violation | Life Safety | Status |
|---------------------|-------------------|-----------------|---|--------------------|---------------|
| 10586055 | Unit S01, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10586054 | Unit S01, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10586041 | Unit S04, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10586040 | Unit S04, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10586045 | Unit S05, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10586044 | Unit S05, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10586052 | Unit S07, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10586053 | Unit S07, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10586061 | Unit S08, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10586043 | Unit S09, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10586042 | Unit S09, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10586058 | Unit S10, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| | Unit S11, Floor 1 | Entire Unit | Provide admission to specific area within | No | Abated |

| | | | | | |
|----------|-------------------|-------------|---|-----|--------|
| 10586056 | | | dwelling unit to conduct inspection. [5:10-1.10(a) | | |
| 10586046 | Unit S12, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10586047 | Unit S12, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10586057 | Unit S13, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10586060 | Unit S14, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10586059 | Unit S15, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10586050 | Unit S16, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10586051 | Unit S16, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10586048 | Unit S17, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10586049 | Unit S17, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10586062 | Unit S20, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |

CLOSED VIOLATIONS

DOLPHIN COVE CONDO BLDG 12 - 20 UNITS - 0103007720012

4901 HARBOR BEACH BLVD

| Violation ID | Area | Location | Violation | Life Safety | Status |
|---------------------|-------------------|-----------------|--|--------------------|---------------|
| 10575359 | Unit T01, Floor 1 | | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10575360 | Unit T04, Floor 1 | | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10575358 | Unit T05, Floor 1 | | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10575384 | Unit T08, Floor 1 | Hallway | Maintain in full operating condition carbon monoxide alarms installed in the locations specified in the Uniform Construction Code (N.J.A.C. 5:23) or the Uniform Fire Code (N.J.A.C. 5:70-4.9) as an alternative to the requirements in 1(a)2 [5:10-28.1(a)2 | Yes | Abated |
| 10575385 | Unit T08, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10575356 | Unit T11, Floor 1 | | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10575361 | Unit T14, Floor 1 | | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10575357 | Unit T15, Floor 1 | | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10575383 | Unit T16, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10575382 | Unit T16, Floor 1 | Hallway | Maintain in full operating condition carbon monoxide alarms installed in the locations specified in the Uniform Construction Code (N.J.A.C. 5:23) or the Uniform Fire Code (N.J.A.C. 5:70-4.9) as an alternative to the requirements in 1(a)2 [5:10-28.1(a)2 | Yes | Abated |

CLOSED VIOLATIONS

DOLPHIN COVE CONDO BLDG 2 - 20 UNITS - 0103007720002

4901 HARBOUR BEACH BLVD

| Violation ID | Area | Location | Violation | Life Safety | Status |
|---------------------|-------------------|-----------------|--|--------------------|---------------|
| 10585956 | Unit C05, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10585955 | Unit C05, Floor 1 | Hallway | Maintain in full operating condition carbon monoxide alarms installed in the locations specified in the Uniform Construction Code (N.J.A.C. 5:23) or the Uniform Fire Code (N.J.A.C. 5:70-4.9) as an alternative to the requirements in 1(a)2 [5:10-28.1(a)2 | Yes | Abated |
| 10585952 | Unit C12, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10585951 | Unit C14, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10585960 | Unit C15, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10585959 | Unit C15, Floor 1 | Hallway | Maintain in full operating condition carbon monoxide alarms installed in the locations specified in the Uniform Construction Code (N.J.A.C. 5:23) or the Uniform Fire Code (N.J.A.C. 5:70-4.9) as an alternative to the requirements in 1(a)2 [5:10-28.1(a)2 | Yes | Abated |
| 10585957 | Unit C16, Floor 1 | Hallway | Maintain in full operating condition carbon monoxide alarms installed in the locations specified in the Uniform Construction Code (N.J.A.C. 5:23) or the Uniform Fire Code (N.J.A.C. 5:70-4.9) as an alternative to the requirements in 1(a)2 [5:10-28.1(a)2 | Yes | Abated |
| 10585958 | Unit C16, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10585953 | Unit C18, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10585954 | Unit C20, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |

CLOSED VIOLATIONS

DOLPHIN COVE CONDO BLDG 3 - 24 UNITS - 0103007720003

4901 HARBOUR BEACH BLVD

| Violation ID | Area | Location | Violation | Life Safety | Status |
|---------------------|-------------------|-----------------|---|--------------------|---------------|
| 10585964 | Unit D01, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10585965 | Unit D01, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10585961 | Unit D02, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10585963 | Unit D03, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10585962 | Unit D04, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10585966 | Unit D07, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10585967 | Unit D07, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10585971 | Unit E03, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10585970 | Unit E03, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10585968 | Unit E04, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10585969 | Unit E04, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10585973 | Unit E05, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10585972 | Unit E05, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in | Yes | Abated |

| | | | | | |
|----------|-------------------|-------------|--|----|--------|
| | | | accordance with UL 2034*M [5:10-28.1(b) | | |
| 10585974 | Unit E07, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10585975 | Unit E13, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |

CLOSED VIOLATIONS

DOLPHIN COVE CONDO BLDG 4 - 28 UNITS - 0103007720004

4901 HARBOUR BEACH BLVD

| Violation ID | Area | Location | Violation | Life Safety | Status |
|---------------------|-------------------|-----------------|---|--------------------|---------------|
| 10575119 | Unit F04, Floor 1 | Front Door | Provide for every unit of dwelling space in hotels and multiple dwellings some permanent and legible identification by letter, number or other symbol at or near the front entrance thereof [5:10-18.2(a) | No | Abated |
| 10575120 | Unit F07, Floor 1 | Front Door | Provide for every unit of dwelling space in hotels and multiple dwellings some permanent and legible identification by letter, number or other symbol at or near the front entrance thereof [5:10-18.2(a) | No | Abated |

CLOSED VIOLATIONS**DOLPHIN COVE CONDO BLDG 5 - 20 UNITS - 0103007720005****4901 HARBOUR BEACH BLVD**

| Violation ID | Area | Location | Violation | Life Safety | Status |
|---------------------|-------------------|-----------------|--|--------------------|---------------|
| 10575132 | Unit H01, Floor 1 | Hallway | Maintain in full operating condition carbon monoxide alarms installed in the locations specified in the Uniform Construction Code (N.J.A.C. 5:23) or the Uniform Fire Code (N.J.A.C. 5:70-4.9) as an alternative to the requirements in 1(a)2 [5:10-28.1(a)2 | Yes | Abated |
| 10575133 | Unit H01, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10575135 | Unit H03, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10575134 | Unit H03, Floor 1 | Hallway | Maintain in full operating condition carbon monoxide alarms installed in the locations specified in the Uniform Construction Code (N.J.A.C. 5:23) or the Uniform Fire Code (N.J.A.C. 5:70-4.9) as an alternative to the requirements in 1(a)2 [5:10-28.1(a)2 | Yes | Abated |
| 10575142 | Unit H04, Floor 1 | Entire Unit | Occupant shall provide housekeeping to insure cleanliness and sanitation within individual units of dwelling space [5:10-8.2(e) | No | Abated |
| 10575139 | Unit H06, Floor 1 | | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10575140 | Unit H10, Floor 1 | | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10575143 | Unit H11, Floor 1 | Front Door | Repair door saddle to have an even and smooth surface [5:10-8.2(a) | No | Abated |
| 10575138 | Unit H14, Floor 1 | | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10575136 | Unit H15, Floor 1 | | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10575141 | Unit H18, Floor 1 | Entire Unit | Occupant shall provide housekeeping to insure cleanliness and sanitation within individual units of dwelling space [5:10-8.2(e) | No | Abated |
| 10575137 | Unit H20, Floor 1 | | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |

CLOSED VIOLATIONS

DOLPHIN COVE CONDO BLDG 6 - 28 UNITS - 0103007720006

4901 HARBOUR BEACH BLVD

| Violation ID | Area | Location | Violation | Life Safety | Status |
|---------------------|-------------------|-----------------|--|--------------------|---------------|
| 10575130 | Unit J09, Floor 1 | Hallway | Maintain in full operating condition carbon monoxide alarms installed in the locations specified in the Uniform Construction Code (N.J.A.C. 5:23) or the Uniform Fire Code (N.J.A.C. 5:70-4.9) as an alternative to the requirements in 1(a)2 [5:10-28.1(a)2 | Yes | Abated |
| 10575131 | Unit J09, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10575129 | Unit J10, Floor 1 | | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10575128 | Unit J11, Floor 1 | | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10575353 | Unit K04, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10575167 | Unit K08, Floor 1 | | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10575354 | Unit K09, Floor 1 | Hallway | Maintain in full operating condition carbon monoxide alarms installed in the locations specified in the Uniform Construction Code (N.J.A.C. 5:23) or the Uniform Fire Code (N.J.A.C. 5:70-4.9) as an alternative to the requirements in 1(a)2 [5:10-28.1(a)2 | Yes | Abated |
| 10575355 | Unit K09, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |

CLOSED VIOLATIONS

DOLPHIN COVE CONDO BLDG 7 - 28 UNITS - 0103007720007

4901 HARBOUR BEACH BLVD

| Violation ID | Area | Location | Violation | Life Safety | Status |
|---------------------|-------------------|-----------------|---|--------------------|---------------|
| 10585977 | Unit P02, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10585976 | Unit P02, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10585981 | Unit P05, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10585978 | Unit P06, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10585979 | Unit P06, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10585983 | Unit P08, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10585982 | Unit P09, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10585980 | Unit P10, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10585984 | Unit Q05, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10585987 | Unit Q10, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10585988 | Unit Q10, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10585985 | Unit Q11, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10585986 | Unit Q16, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |

CLOSED VIOLATIONS**DOLPHIN COVE CONDO BLDG 8 - 20 UNITS - 0103007720008****4901 HARBOUR BEACH BLVD**

| Violation ID | Area | Location | Violation | Life Safety | Status |
|---------------------|-------------------|-----------------|---|--------------------|---------------|
| 10585998 | Unit N01, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10585997 | Unit N01, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10585995 | Unit N05, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10585996 | Unit N05, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10585999 | Unit N08, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10585990 | Unit N09, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10585989 | Unit N09, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10586002 | Unit N10, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10586001 | Unit N12, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10586000 | Unit N13, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10585994 | Unit N16, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10585993 | Unit N16, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10585992 | Unit N20, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling | Yes | Abated |

| | | | | | |
|----------|-------------------|---------|--|-----|--------|
| | | | units of Use Group R-2. [5:70-4.9(a)3v | | |
| 10585991 | Unit N20, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |

CLOSED VIOLATIONS

DOLPHIN COVE CONDO BLDG 9 - 28 UNITS - 0103007720009

4901 HARBOR BEACH BLVD

| Violation ID | Area | Location | Violation | Life Safety | Status |
|---------------------|-------------------|-----------------|---|--------------------|---------------|
| 10586011 | Unit L01, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10586012 | Unit L01, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10586017 | Unit L02, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10586003 | Unit L03, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10586004 | Unit L03, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10586005 | Unit L04, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10586006 | Unit L04, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10586010 | Unit L05, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10586009 | Unit L05, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10586014 | Unit L07, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10586013 | Unit L07, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10586016 | Unit L09, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling | Yes | Abated |

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|----------|-------------------|-------------|---|-----|--------|
| | | | units of Use Group R-2. [5:70-4.9(a)3v | | |
| 10586015 | Unit L09, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10586008 | Unit L12, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10586007 | Unit L12, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10586018 | Unit L15, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10586019 | Unit L16, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10586026 | Unit M02, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10586024 | Unit M04, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10586022 | Unit M05, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10586023 | Unit M05, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |
| 10586025 | Unit M09, Floor 1 | Entire Unit | Provide admission to specific area within dwelling unit to conduct inspection. [5:10-1.10(a) | No | Abated |
| 10586020 | Unit M12, Floor 1 | Hallway | Provide carbon monoxide alarms manufactured, listed and labeled in accordance with UL 2034*M [5:10-28.1(b) | Yes | Abated |
| 10586021 | Unit M12, Floor 1 | Hallway | Provide approved 10-year sealed battery-powered single station smoke alarms for Use Group R2 or Provide A.C. powered interconnected smoke alarms in dwelling units of Use Group R-2. [5:70-4.9(a)3v | Yes | Abated |

IMPORTANT NOTICE TO OWNERS
(PLEASE READ CAREFULLY)

IF YOUR BUILDING WAS BUILT BEFORE 1978 AND IT IS NOT CERTIFIED AS BEING LEAD FREE, ALL WORK PERFORMED TO ABATE PAINTING VIOLATIONS OR VIOLATIONS THAT DISTURB PAINTED SURFACES SHALL BE CARRIED OUT USING LEAD SAFE WORK PRACTICES BY INDIVIDUALS TRAINED IN ACCORDANCE WITH N.J.A.C.5:10-6.6(g). UPON REINSPECTION, THE PROPERTY OWNER MUST HAVE AVAILABLE FOR THE INSPECTORS REVIEW, ANY TRAINING RECORDS TO SUPPORT COMPLIANCE WITH N.J.A.C. 5:10-6.6(g), AS WELL AS ANY REQUIRED WIPE SAMPLES SHOWING THE WORK AREA TO BE LEAD HAZARD FREE. IF THERE IS DOCUMENTATION INDICATING THAT THE SURFACES CITED DO NOT CONTAIN LEAD BASED PAINT, THEN ALL WORK MUST COMPLY WITH N.J.A.C. 5:10-8.2.

PERMIT INFORMATION

It is the owner's responsibility to obtain proper permits and approval from the local enforcing agency when needed for the abatement of the violations cited. Please refer to our web site for a list of ordinary maintenance items (NJAC 5:23-2.7 Ordinary maintenance) that do not require a permit. For abatement of all other violations, please consult with your local Construction Official's office. Ordinary maintenance is part of the Uniform Construction Code (NJAC 5:23) and can be viewed at https://www.nj.gov/dca/divisions/codes/codreg/pdf_regs/njac_5_23_2.pdf

VIOLATIONS - REINSPECTIONS

A reinspection will take place no earlier than 30 days from which this inspection report was delivered or served. If you have any questions, contact the Bureau at (609) 633-6216 or BHICodeAdmin@dca.nj.gov.

INSPECTION FEE PAYMENT

The Certificate of Inspection cannot be issued until all violations have been corrected, *all* fees and penalties have been paid, and the Certificate of Registration has been issued to the current owner. If you have any questions, contact the Bureau at (609) 633-6216 or BHICodeAdmin@dca.nj.gov.

HEARING REQUEST

YOU HAVE THE RIGHT TO CONTEST THESE ORDERS at an administrative hearing. Submit a request for hearing online through the DCA Service Portal (<https://njdcportal.dynamics365portals.us/>). Request must be made within 15 days of receipt of these ORDERS. Requests not submitted online must be made in writing and must set forth in detail each issue, factual, legal, or procedural, intended to be raised. Any issue not so raised shall be deemed waived. The hearing shall be held pursuant to Section 17 and 18 of the Hotel and Multiple Dwelling Law and the "Regulations for the Maintenance of Hotels and Multiple Dwellings." Requests not submitted online may be emailed to BHIAppeals@dca.nj.gov, faxed to (609) 633-7262 or mailed to Division of Codes and Standards, Attention: Hearing Coordinator, PO Box 810, Trenton, NJ 08625-0810. Please be sure to specify the property address, registration number, and notice ID or bill ID in hearing request. You will be notified of the time and place of the hearing. A corporation may be represented only by (1) a licensed attorney, or (2) a person who submits a written authorization statement bearing the corporate seal which specifies that by means of corporate resolution they have been nominated as corporate agent in this matter. If you have any questions, contact the Bureau of Housing Inspection Hearing Coordinator at (609) 633-6229 or BHIAppeals@dca.nj.gov.

REGULATIONS AND CODES

Violations suffixed by "N.J.A.C. 5:10-" or "N.J.S.A. 55-13A" on this Inspection Report and Orders of the Commissioner refer to violations cited pursuant to the Regulations for Maintenance of Hotels and Multiple Dwellings N.J.A.C. 5:10-1 et seq. These regulations along with the New Jersey Multiple Dwelling Law N.J.S.A. 55:13A-1 et. seq. are available online at the Department of Community Affairs, Division of Codes and Standards, Bureau of Housing Inspection website at:

<http://www.nj.gov/dca/divisions/codes/offices/housinginspection.html>.

Violations suffixed by "N.J.A.C. 5:70-" refer to violations cited under the New Jersey Uniform Fire Code N.J.A.C. 5:70-1 et. seq., which is available online at the Department of Community Affairs, Division of Fire Safety's website at: <http://www.nj.gov/dca/divisions/dfs/codes>.