



# TOWNSHIP OF DEPTFORD

Gloucester County, New Jersey

Municipal Building  
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## **MOST COMMON HOUSING INSPECTIONS VIOLATIONS**

1. Remove exterior or interior trash & debris from property.
2. Property must be graded and maintained to prevent the erosion of soil and the accumulation of stagnant water.
3. Repair/replace sidewalk, walkway, steps or driveway to avoid tripping hazards.
4. Remove high growth of grass and weeds.
5. Repair/replace exterior exhaust vent covers. Exhaust vents shall not discharge upon abutting or adjacent properties.
6. Accessory structure (i.e. garages, fences, walls, etc.) must be maintained structurally sound and in good repair.
7. Remove sources of standing water.
8. Swimming pool must be maintained in clean and sanitary condition and in good repair.
9. Swimming pools, hot tubs and spas containing 24" or more of water shall be completely surrounded by a fence or barrier. Gates used for barriers must be self-closing/self-latching and in good repair.
10. Motor vehicles may not be in a state of major disassembly or disrepair.
11. Wood and metal surfaces must be protected from the elements and free from decay, rust or oxidation.
12. Interior & exterior surfaces must be free from defects including chipping flaking paint.
13. Repair/replace missing or broken siding or shingles.
14. Scrape and reglaze windows.
15. Repair broken window glass.
16. Dwelling must have address numbers and unit identification numbers visible from street (not less than 4 inches).
17. Foundation walls must be plumb and free from open cracks and breaks.
18. Exterior walls shall be free from holes, breaks, and loose or rotting materials and maintained weatherproof.
19. Structural members must be maintained free from deterioration.
20. Roofs and flashing must be free from defects.
21. Gutters and downspouts must be in good repair, free from obstructions and should not be discharged in a manner that creates a nuisance.
22. Steps, stairways, decks and balconies shall be maintained structurally sound and in good repair.
23. Exterior and interior steps with more than four (4) risers require a graspable handrail.
24. Guard rails are required with a drop of 30 or more inches.

25. Chimneys, cooling towers and smoke stacks must be maintained structurally sound and in good repair.
26. Windows must open easily and be held in open position by the window hardware.
27. Openable windows and screen doors must have tight fitting screens free from holes.
28. Screen doors shall have a self-closing device in good working condition.
29. Exterior doors must be maintained in good condition and may not have key latch to exit dwelling.
30. Doors must fit reasonably well within its frame, be free from defects and open and close easily.
31. If evidence of insect or rodent infestation exists – proof must be provided of proper extermination.
32. Bedrooms must have two (2) means of egress (i.e. 1 door & 1 window).
33. Bathrooms and toilet rooms must be equipped with at least one (1) window or an approved mechanical ventilation system discharged appropriately to the outdoors.
34. Clothes dryers exhaust shall be independent of all other systems and must be exhausted appropriately to the outdoors.
35. Plumbing fixtures must be properly installed and maintained in a sanitary, working order, be free from defects and have adequate clearances for usage and cleaning.
36. Water heaters must be properly installed and capable of providing an adequate amount of water at a temperature not less than 110°.
37. Water heaters must have manufacturers approved discharge pipe – between 2 – 6” from floor.
38. Drainage of roofs and other drainage sources must not be discharged in a manner that creates a public nuisance or within 8’ of a neighboring property.
39. Heating supply must be properly installed and maintained in a safe working condition.
40. All fuel burning appliances and equipment shall be clear of combustible material.
41. All electrical equipment, appliances and wiring must be properly installed and maintained in a safe approved manner.
42. Each level of a dwelling shall have an approved smoke detector mounted according to manufacturer’s directions. In dwellings and units in which hard wired smoke alarms exist the system must remain hard wired.
43. An approved smoke alarm and carbon monoxide (CO) detector must be installed outside each bedroom area.
44. Work completed on/in dwelling without obtaining appropriate permits will require permits be obtained and final inspections completed.
45. Appliances must be plugged into grounded outlet.
46. GFCI outlets required by kitchen sink, utility sinks, bathrooms, sump pumps and exterior property.
47. Fire extinguisher required – no smaller than 2A10BC, mounted with original hardware – within 10 ‘ of kitchen – on a way to escape route – not higher than 5 ‘ from floor – must be visible, not blocked by furniture or door.
48. Range anti-tip bracket must be installed and range should not tilt forward.