

GREENWICH TOWNSHIP

Office of Housing & Zoning

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Greenwich, NJ 08323

Neal Sheppard - Phone: 856-455-8640

The following is a list of the most common Housing Inspection Violations

1. Remove any exterior/interior trash & debris from property.
2. Repair/replace walkways, sidewalks, steps and driveways to avoid all tripping hazards.
3. Remove high growth of grass & weeds.
4. Repair/replace missing or damaged exhaust vent covers.
5. Accessory structures (i.e. garages, sheds fences, walls, etc.) must be maintained structurally sound, safe and in good repair.
6. Remove/regrade any source of standing water.
7. Swimming pool must be maintained in clean/sanitary condition and in good repair.
8. Gates used for swimming pool enclosure must be self-closing/self-latching and in good repair.
9. Not more than one untagged/unregistered motor vehicle on premises and must not be in a major state of disrepair.
10. Exterior wood surfaces must be protected from the elements and free from decay.
11. Repair/replace missing or broken siding or shingles.
12. Scrape and paint any exterior peeling, chipping or flaking paint.
13. Repair broken window glass.
14. Scrape and re-glaze windows where necessary.
15. Scrape and paint any rusted or corroded metal surfaces.
16. Dwelling must have street address numbers and unit identification numbers visible from street.
17. Foundation walls must be plumb and free from open cracks or breaks.
18. Exterior walls shall be free from holes and loose or rotting materials.
19. Structural members are to be maintained free from deterioration.
20. Roofs and flashing shall be free from defects.
21. Gutters and downspouts shall be in good repair and free from obstructions.
22. Steps, stairways, decks and balconies shall be maintained structurally sound and in good repair.
23. Exterior and interior steps (pitched stairways) having more than four (4) risers require a handrail <30" or >42" high.
24. Guardrails are required and shall not be less than 30" high.
25. Chimneys shall be structurally sound and in good repair.
26. Windows shall open easily and be held in the open position by the window hardware.
27. Openable windows must have tight fitting window screens and free of defects.
28. Exterior doors shall be maintained in good condition and shall be readily openable from the egress side without the use of a key.
29. Interior surfaces shall be free from defects including chipping/peeling paint or wallpaper.
30. Doors shall fit reasonably well within its frame, free from defects, and open and close easily.
31. If evidence of insect or rodent infestation is found, proof of extermination shall be provided.
32. Bedrooms shall have a privacy door lock and shall comply with Sections 404.4.1 through 404.4.5
33. Bathrooms/toilet rooms shall have a privacy door lock and shall have a window or a mechanical ventilation system that shall discharge to the outdoors.
34. Clothes dryers shall be exhausted appropriately to the outdoors.
35. Plumbing fixtures shall be installed and maintained in a sanitary, working order and be free from defects.
36. Hot water heaters shall be properly installed and capable of providing an adequate supply of hot water drawn from plumbing fixtures at a temperature of not less than 110 degrees.
37. Hot water heaters shall have manufacturers approved discharge pipe approximately 6" from floor.
38. Drainage of roofs and other drainage sources shall not be discharged in a manner that creates a public nuisance.

39. The heating system shall be properly installed and maintained in a safe operating condition.
40. All fuel burning appliances and equipment shall be clear of combustible material.
41. All electrical equipment, appliances and wiring shall be properly installed and maintained in a workmanlike manner.
42. An approved carbon monoxide detector must be installed outside the bedroom areas in accordance with the manufacturer's recommendations.
43. Any work completed on/in the dwelling without obtaining appropriate Building Permits from the Construction Office will require permits to be obtained and final inspections completed.
44. Every habitable space in a dwelling shall contain at least two separate and remote electrical receptacle outlets.
45. Every bathroom shall contain at least one ground type electrical receptacle.
46. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection.
47. Any laundry area shall contain at least one ground type receptacle or a receptacle with a ground fault circuit interrupter protection.
48. Any kitchen or bathroom with an electrical receptacle outlet that is a 2-prong receptacle and located within 3 feet of the sink basin must be upgraded to a receptacle outlet that is ground fault circuit interrupter protection.
49. Any receptacle within 6ft of a water source will need to be GFCI protected, this includes exterior receptacles as well.
50. A passing water test certification from the County Health Department is required.
51. A passing septic certification or waiver from the County Health Department is required.
52. Any home with a wood burning stove will need to be inspected by a licensed chimney inspector/contractor and in proper working condition.
53. A passing fire inspection report is required from The Bridgeton Fire Department.

*Please note that Greenwich is an Historic town, certain requirements will need to be met when housed in the historic district to be in compliance with the Greenwich Historic Preservation Commission. Any questions, please refer to the land use board secretary.