

Property Maintenance Quick Reference Guide

The following property maintenance items shall be reviewed on a regular basis and addressed as needed:

Yards

- Diseased or dead vegetation
- Grass or weeds over eight inches tall
- Deteriorating or damaged walks, drives, or parking lots
- Improper screening or maintenance of garbage and trash areas
- Deteriorating or damaged signage
- Lighting in disrepair or improperly maintained
- Insufficient drainage or sump pumps
- Water drainage causing ponding, stagnation, or erosion
- Improper exterior storage

Interior and Exterior Surfaces

- Damaged or deteriorating siding, walls, or foundations
- Peeling, flaking, or delaminating finishes or rusting metals
- Damaged or deteriorating trim or decorative features
- Broken, damaged, or deteriorating walking surfaces
- Deteriorating, damaged, or obsolete wall signage

Gutters and Downspouts

- Missing, damaged, deteriorating, or improperly anchored
- Peeling, flaking, or rusted finishes
- Full of debris or not free flowing
- Negative effects from discharge of downspouts

Roofs

- Missing, damaged, or deteriorating roofing or flashing
- Missing, damaged, or deteriorating soffits or vent screens
- Missing, damaged, or deteriorating fascia or trim boards
- Awnings and canopies improperly anchored or in disrepair
- Chimneys not structurally sound, not flashed, or in disrepair
- Process ventilation in disrepair or functioning improperly
- Rooftop equipment not screened per zoning requirements

Windows and Doors

- Deteriorating or missing windows or doors
- Broken, cracked, or loose glazing
- Deteriorating or missing trim, frame, sash, or sills
- Not weather tight closures at doors, windows, or skylights
- Peeling, flaking, delaminating finishes or rusting metals
- Door and window hardware in inoperable condition

Balconies, Porches, and Stairs

- Broken, rotting, or deteriorating floorboards
- Missing or deteriorating support posts
- Handrails and guardrails not firmly attached
- Broken or deteriorating concrete or brick
- Broken, deteriorating, or missing stair treads or risers

Utilities

- All plumbing, mechanical, and electric utilities to be maintained code compliant and in good repair

Note: This guide is not an exhaustive list of all applicable standards in Kettering Codified Ordinances and other applicable laws that may impact property maintenance in the City of Kettering. This document is meant to serve as a general guide for residents.

If there are any questions regarding this information, please contact Kettering's Planning & Development Department by phone at 937-296-2441 or by email at kettpond@ketteringoh.org.

The images below depict violations of the property maintenance requirements of Kettering's Zoning Code:

