

TO HELP DETERMINE IF YOUR RESIDENTIAL PROPERTY NEEDS REPAIRS OR MAINTENANCE
REVIEW THESE ITEMS ON A REGULAR BASIS

YARDS

- Missing ground cover, bare spots
- Overgrown/diseased vegetation
- Tall grass or weeds over eight inches
- Inoperable or unlicensed vehicles
- Deteriorating or damaged fencing
- Cracked or deteriorating driveways
- Cracked or deteriorating concrete or asphalt surfaces
- Improper outside storage, including garbage and trash
- Animal wastes

WALLS-INTERIOR & EXTERIOR

- Broken or deteriorating siding/brick
- Holes/ broken walls or foundations
- Fading, peeling or flaking paint
- Rusted metal
- Broken shutters
- Missing or deteriorating trim
- Broken or deteriorating decorative features

GUTTERS & DOWNSPOUTS

- Missing or broken sections
- Securely anchored
- Rusting or deterioration
- Fading, peeling or flaking paint
- Improper discharge of downspouts

ROOFS

- Broken or missing shingles
- Deteriorating roofing materials
- Missing or deteriorated soffits and soffit screens
- Missing or deteriorated trim boards
- Awnings and canopies in good repair and properly anchored
- Chimneys and vents structurally sound, properly functioning and in good repair

WINDOWS & DOORS

- Broken, cracked or loose glazing
- Deteriorated or missing trim, frame, sash or sills
- Deteriorated doors
- Weather tight closures at doors, windows and skylights
- Fading, peeling or flaking paint
- Screens at doors and windows properly installed and in good repair

BALCONIES, PORCHES & STEPS

- Broken or deteriorated floor boards
- Missing or deteriorated posts or railings
- Broken concrete or bricks
- Faded, peeling or flaking paint
- Broken or missing stair treads or risers

TO HELP DETERMINE IF YOUR COMMERCIAL PROPERTY NEEDS REPAIRS OR MAINTENANCE
REVIEW THESE ITEMS ON A REGULAR BASIS

YARDS

- Overgrown or diseased vegetation
- Tall grass or weeds over eight inches
- Deteriorated or damaged fencing and walls
- Deteriorating steps, driveways, walkways or parking lots
- Cracked or broken concrete
- Improper storage of garbage and trash
- Deteriorated or obsolete signage, including frames/ supports
- Lighting in good repair and properly maintained
- Drainage of roofs and paved surfaces shall not cause a public nuisance

WALLS-INTERIOR & EXTERIOR

- Broken, rusting or deteriorating walls: siding, brick, etc
- Holes or major cracks in walls or foundations
- Fading, peeling or flaking paint
- Rusted metal
- Missing or deteriorating trim
- Broken or deteriorating decorative features
- Deteriorated or obsolete wall signage

GUTTERS & DOWNSPOUTS

- Missing or broken sections
- Rusting or deterioration
- Fading, peeling or flaking paint
- Securely anchored
- Improper discharge of downspouts

ROOFS

- Deteriorating or missing roofing materials
- Missing or deteriorated soffits and soffit screens
- Missing or deteriorated trim boards
- Awnings and canopies in good repair and properly anchored
- Chimneys structurally sound and in good repair
- Vents in good repair and properly functioning
- Properly screened rooftop equipment

WINDOWS & DOORS

- Broken, cracked or loose glazing
- Deteriorated or missing trim, frame, sash or sills
- Deteriorated doors
- Weather tight closures at doors, windows and skylights
- Fading, peeling or flaking paint
- Rusted metal

BALCONIES, PORCHES & STEPS

- Broken or deteriorated floor boards
- Missing or deteriorated posts or railings
- Broken concrete or brick
- Faded, peeling or flaking paint
- Broken or missing stair treads or risers

*The listed items are intended as general guides to assist with reviewing maintenance needs
They are representative only of the more typical code concerns and are not meant to be a complete account of code requirements.*

The Basics of Residential Property Maintenance

A recreational vehicle can be permanently stored on residential property when:

- 1) it is not more than 30 feet in length, and 10 feet in height
- 2) stored in the side or rear yard no closer than 10 feet from the property line, and...
- 3) screened from adjoining properties and any street by a solid fence, wall, or evergreen hedge not less than 6 feet in height

Trees, shrubs and similar landscaping to be properly maintained in healthy condition, free from disease and/or decay

Trees overhanging public sidewalks need to be trimmed up to an 8 foot clearance height and fallen or broken limbs removed from sidewalk or yard

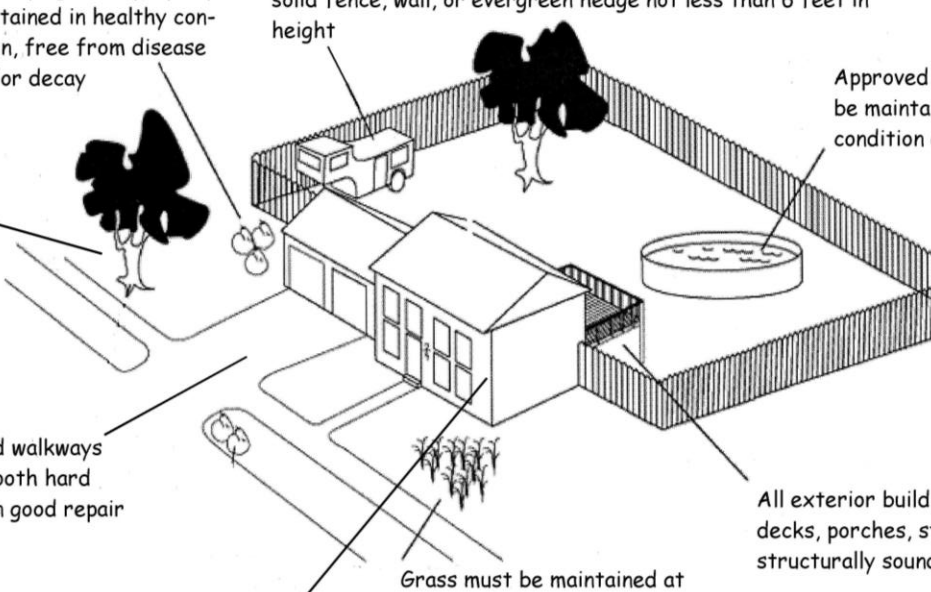
Driveways and walkways must be a smooth hard surface and in good repair

All buildings that have been assigned a street number shall display it so to be easily readable from the street

Grass must be maintained at less than 8 inches in height

Approved swimming pools shall be maintained in a sanitary condition and in good repair

All exterior building surfaces including decks, porches, stairways, etc. must be structurally sound and in good repair.



CITY OF KETTERING

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