



Residential Property Maintenance Checklist

The following checklist was created to assist in evaluating the condition of your property. The checklist is only meant to be used as a guide for commonly found property maintenance concerns and what could be potential violations. This list does not cover all code requirements or take into consideration of individual situations that are unique to each property.

If there are any questions concerning any issues or items on your property please contact our office at 937-339-9481 or by visiting our website www.troyohio.gov

Exterior of Structures

- Exterior walls should be free from large gaps, holes or other defects that prevent the building envelope from being weather tight
- Structures shall be free of chipping, peeling paint, and siding should be in good repair
- Broken or missing windows, window panes or glazing should be repaired or in proper working order
- Doors shall be secured, able to be locked and weather tight
- Gutters and downspouts if installed shall be in proper working order and direct water away from the walls and foundation
- Soffit, Fascia and trim shall be in good repair and weather tight
- Any exposed wood made for the exterior shall be weather-protected
- Foundations should be in sound, reasonably free of cracks and holes.
- Roofs and Chimneys should be structurally sound, free of leaks and all shingles and flashing in place
- Porches & Decks should be reasonable level and in good repair
- Stair & Steps should be reasonable level, in good repair, any stairs with 4 or more risers require at least 1 handrail
- House numbers at least four (4) inches tall in a contrasting color, should be installed and visible from the right of way
- Interior concerns can be directed to Miami County Public Health – 937-573-3500

Lawn and Yards

- Grass and noxious weeds shall be maintained and mowed regularly, 10 inches or higher will result in a violation
- Trash, rubbish, junk and litter items must be picked up and disposed of properly
- No interior furniture, or appliances are to be stored or kept outside
- No outdoor storage of items, like junk vehicles or other materials
- No keeping of products or conditions that create noxious or offensive odors
- Pools and Hot tubs must be free of debris, stagnant water, covered when not in use and a fence may be required
- Vehicles should have current license plates and stored on a hard surface

Fences

- Installation of a fence requires a zoning permit
- Fences shall be maintained in good condition free from large holes, collapse, broken pickets or structural members
- Fences that lean greater than 10 degrees from vertical should be repaired or replaced

Garbage & Recycling

- All trash, recycling or yard debris must follow collection standards set by the Solid Waste & Recycling Department
- Placement of items at the curb not meeting collection standards could result in a violation
- Contact the Solid Waste & Recycling Department for any trash collection or Dye Mill Facility questions at 937-335-1914

Permits

- All accessory buildings, sheds, carports, decks and patios, portable or permanent
- All new fences or a change of fence material
- Pools, hot tubs and jacuzzies require a permit
- New driveway additions or concrete walkways, if not existing
- Home Occupations, Outdoor Storage, and other additional property uses