

# PROPERTY MAINTENANCE ESSENTIALS: HOME & YARD CHECKLIST

## INTERIOR HOUSING MAINTENANCE

- **Smoke Detectors:** 1 in each bedroom, areas leading to bedrooms, and each level. Verify battery powered is operable in addition to hard wired.
- **Carbon Monoxide Alarms (CO):** Installed within 10 ft. of each room used for sleeping purposes.
- Adequate sanitation fixture and maintenance.
- Hot and cold running water
- Heating system capable of 70 degrees 3 feet from floor.
- Adequate electric service and wiring/free from hazards.
- Handrails: all stairs over 3 risers, in adequate conditions/no disrepair.
- Stairs free from defects.
- Dryer venting, vent to outside.

## EXTERIOR HOUSING MAINTENANCE

### ROOFS AND CHIMNEYS

- Roofs are free from surface breaks, raised edges, curling, missing or damaged shingles or holes.
- Roofs are free of missing, damaged, or rotting eaves, fascia or soffit.
- Roofs are free of sag and capable of supporting required loads.
- Chimneys are free of loose or unstable materials.

### FOUNDATION

- Buildings are structurally sound and do not lean or sag.
- Foundations are free from cracks or holes.

### EXTERIOR SURFACES

- All exterior surfaces are free of blighting and deteriorating conditions such as cracks, tears, holes, loose, missing, or rotted boards or other materials.
- Peeling, cracked, or blistered paint or stucco.

### EXTERIOR WALLS

- The walls are weatherproof and watertight: protected from the elements by paint, protective covering or treatment.
- The walls are in sound condition and repair.



## **DOORS, WINDOWS, & SCREENS**

- All windows have screens and unbroken windowpanes.
- All doors and windows are waterproof, weatherproof and free of rot.
- The doors, windows and screens are free of cracks, tears, holes, and loose or unstable materials.
- The doors, windows and screens are in sound condition and repair.

## **FENCES, RETAINING WALLS, DECKS, ETC.**

- Are: safe, structurally sound, and not leaning.
- Free of missing slats or parts, loose or unstable materials.
- Free of cracks and blistering that requires patching and/or painting.

## **VEHICLES, TRAILERS, BOATS, CAMPERS, ETC.**

- The property is free of outdoor storage of inoperable, unlicensed, dismantled or extensively damaged vehicles.
- The property has no more than four vehicles parked on the property. All vehicles must be on a legal hard surface.
- All vehicles outside are parked on an impervious surface.
- Not more than a total of two boats, trailers, and RV (but no more than one RV)
- All vehicles are parked at least five feet from side and 10 feet from the rear lot lines. \*Some exceptions apply to attached units.

## **OUTSIDE STORAGE**

- The property is free of junk, debris, brush, equipment, appliances, indoor furniture, or other personal property no longer used for the purpose it was made or manufactured.
- Garbage cans are stored within a fully enclosed building or screened from public view.

## **WEEDS, GRASS, AND VEGETATION**

- The grass is less than 9 inches tall and free from noxious weeds.
- The property is free from brush, leaves, grass and weed clippings.

