



**CITY OF URBANA OHIO
ZONING AND COMPLIANCE**

RESIDENTIAL PROPERTY MAINTENANCE CHECKLIST

With recommendation from the Planning Commission, City Council approved the adoption of the International Property Maintenance Code (IPMC) through Ordinance [#4602-24 \(Ch. 1303\)](#). The checklist below provides a sample of items to consider when evaluating the condition of your residence. The current IPMC can be found "[here](#)"

- Exterior walls should be free from large gaps, holes or other defects preventing the structure from being weather tight.
- Siding shall be in good repair.
- Broken or missing windows, window panes or glazing shall be repaired.
- Exterior doors shall be secured, weather tight and able to be locked.
- Gutters and downspouts shall be in proper working order, directing water away from walls and foundations.
- Soffit, fascia and trim shall be in good repair and weather tight.
- All exposed exterior wood shall be weather-protected.
- Foundations shall be reasonably free from cracks and holes.
- Roofs, chimneys shall be structurally sound and free of leaks; all shingles and flashing should be in place.
- All porches, stairs/steps and decks shall be in good/safe condition; reasonably level.
- Any accumulation of lawn debris, trash/junk, unlicensed and/or inoperative vehicles, indoor furniture or appliances shall not be kept/stored outside.
- Pools and hot tubs must be free of debris, stagnant water and/or unpleasant odors.
- New fence construction requires a permit; existing fences must be free from large holes, broken/missing pickets or structural posts.

Please call the City of Urbana Zoning and Compliance Office with any questions regarding your residential property (937-652-4322).