

Community Development

Exterior Property Maintenance Tips and Requirements

Homeowner Self-Inspection Checklist

The following questions serve as a useful tool in determining if your property is in compliance with City ordinances.

Do you have...

- ☐ Trash, debris, garbage or uncut weeds?
- ☐ Your trash receptacles properly stored on your property, not in the front yard?
- ☐ Inoperable, unlicensed or dismantled vehicles, or vehicle parts stored on the exterior property?
- ☐ Areas of the yard cluttered with old lumber, scrap metal, aluminum, appliances, or furniture?
- ☐ Trash, dog food or animal waste lying on the ground?
- ☐ Dead trees, tree limbs or brush?
- ☐ Tree limbs over sidewalk less than 8 feet?
Tree limbs over sidewalk must be maintained more than 8 feet.
- ☐ Sagging of the roof, missing or damaged shingles or holes? Check the eaves and soffits for missing boards, damage or rot.
- ☐ Cracks or holes in the building foundation? Patch them to keep weather and animals out.
- ☐ Walls with rotted wood, broken, loose or missing siding; cracks in mortar, or cracked, blistered or peeling paint?
- ☐ Gutters that sag, leak or have missing or disconnected sections, or are rusty or need paint?
- ☐ Broken windows, screens torn or missing; windows that do not fit within the frame well, have rotted frames, or have cracked blistered or peeling paint?
- ☐ Doors that do not fit within the frame well, have rotted wood, cracked, blistered or peeling paint?

- ☐ Porches with missing boards or railings, that have deteriorated columns or are not supported properly; that sag excessively, have cracked, blistered or peeling paint or torn screens?
- ☐ Stairs to porches that sag, have missing steps, loose or missing handrails, loose, missing or sinking concrete or pavers that present a trip hazard?
- ☐ Garages, sheds and other detached buildings that lean or have any of the conditions listed above?
- ☐ Fences and retaining walls that lean, have parts missing, are loose or unstable, need paint or have any cracks that need patching?
- ☐ Address number posted on the house that is not visible from the street or on the mailbox at the street?

If you did not place a “√” in any of the boxes above, congratulations! You can be proud of your property’s appearance and the way it is maintained.

If you placed a “√” in any of the boxes above, these items should be looked at for proper property maintenance.

Thank you for helping to keep Novi
one of the *Best places to live in America!

*Money Magazine 2016



For additional resources and if you have any questions, concerns, or need clarification contact:
Community Development
Code Compliance
248.735.5678
www.cityofnovi.org

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Novi, Michigan 48375 | 248.347.0460

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The City of Novi takes pride in offering these Exterior Property Maintenance Tips & Requirements. This brochure is designed as a guide to preserve existing housing stock and ensure that properties are maintained in a safe and sanitary manner. The City of Novi is interested in assisting homeowners in maintaining their properties by identifying problems before they become major unexpected expenses.

Nuisance Ordinance

A basis for improving neighborhoods

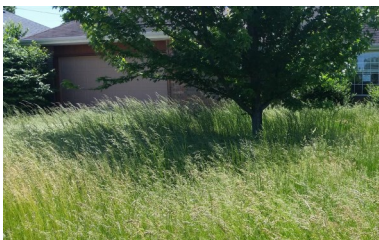
The City of Novi has a Nuisance Ordinance that will ensure the quality of life expected for Novi residents. The ordinance includes property maintenance issues, snow removal requirements, inoperable vehicles, address posting, storage of trash receptacles, and more.

Exterior Property Maintenance

A homeowner's responsibility

To a property owner, summer means more than barbecues and vacations.

It is also the ideal time to examine the exterior of your property, looking for any damage caused by spring weather and making sure weeds are under control. Keeping weeds under control reduces pollen for allergy sufferers and eliminates rodent shelters.



Weeds / grass over 8 inches high are a violation of City of Novi code.

The appearance of your property also impacts its market value.

As a result of spring rains, grass and weed populations grow quickly. The City of Novi restricts grass and weed growth to less than 8 inches high. Cultivated flowers and garden areas are not included in this height restriction, but all noxious weeds are prohibited.

Take a walk around your property. Pay attention to sheds, fences, trellises, rose arbors, and TV or cable equipment that can take a beating from high winds.

Inspect siding, roofs, gutters and downspouts for damage. If wood surfaces are left unprotected, water damage can result in surprisingly high repair bills. Wire brush, sand and prime or repaint surfaces as needed.



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Repair or replace loose and damaged aluminum that covers the fascia—flat board, band or face, often used in combination with moldings and located at the outer face of the cornice. These building components may seem like small matters; however, if left unattended, they can provide a path for the elements to begin the structural deterioration of your property.

Check for any areas that may harbor insects or rodents, especially firewood and rubbish areas. Keep firewood stacked at least 6 inches from any building or structure, off the ground and free of any rubbish or debris. Also, routinely clear dog waste from the yard to prevent vermin and unwanted odor.

City of Novi Code Compliance Officers will systematically visit neighborhoods and inspect the exterior of properties. The officers will notify homeowners if there are any property maintenance issues requiring attention.



Keep firewood stacked at least 6 inches from any building or structure, off the ground and free of any rubbish or debris.

Correcting these items will bring the property into compliance with City of Novi ordinances. Active homeowners associations may be enlisted in identifying and resolving problems.

**“Ensuring the quality of life
for Novi residents”**

City of Novi

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