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**HISTORIC  
FRANKLIN  
TENNESSEE**

## **Property Maintenance and Codes Guide**

**Sanitation:** Is the property clean, safe and sanitary?

**Grading and Drainage:** Is the property graded and maintained properly to prevent the erosion of soil and the accumulation of stagnant water?

**Sidewalks and Driveways:** Are all sidewalks, walkways, stairs, driveways, parking spaces in a proper state of repair and free from hazards?

**Weeds:** Is the grass and/or weeds maintained to the standards of the Municipal Code of twelve (12) inches or less?

**Accessory Structures:** Are all accessory structures including detached garages, sheds, fences, carports, swing sets/jungle gyms and any other similar structures maintained?

**Motor Vehicles:** Are all motor vehicles including cars, trucks, motorcycles, and recreational vehicles, i.e. motorized campers, watercraft, snowmobiles, tow behind campers, etc. in a proper state of repair and/or any inoperative or unlicensed vehicle(s) parked, kept and/or stored on the exterior of the property.

**Note: Parking on the grass in the front area of the property is not allowed.**

**Defacement of Property:** Are all exterior surfaces including structures, driveways and sidewalks free from markings, carvings or graffiti?

**Swimming Pools, Spas, and Hot Tubs:** Are swimming pools, spas, and hot tubs maintained in clean and sanitary condition? Does the swimming pool over the depth of twenty-four (24) inches have the proper safety standards in place, i.e. a fence or barrier at least forty-eight (48) inches high and are proper operating safety gates and latches in place?

**Protective Treatment:** Are all exterior surfaces including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences free from peeling, flaking or chipped paint and/or oxidation (rust)? **Note:** All wood surfaces shall be protected from the elements decay by painting or other protective covering or treatment. All metal surfaces subject to rust or corrosion shall be coated to prevent such rust or corrosion.

**Premises Identification:** Are there identifying numbers and/or letters attached to the structure or mailbox? **Note:** If attached to the structure the numbers/letters shall be a minimum of four (4) inches high with a minimum stroke of one-half (1/2) inch wide.

**Roofs and Drainage:** Is the roof and flashing sound, tight and free from any defects? Are the roof drains, gutters, downspouts and splash-blocks free from obstructions and maintained in good repair?



**Structural Members, Foundation Walls, and Exterior Walls:** Are there any breaks, cracks, holes, and loose or deteriorating members that could allow water or entry of rodents or other pests?

**Stairways, Decks, Porches, Handrails and Guards:** Is there any deteriorating members of the components?

**Insect Screens:** Are the insect screens on every door, window, and other outside opening for ventilation free from holes, tears, rips or any other damage and/or missing?