

This serves as a friendly reminder from The City of Daytona Beach Code Enforcement, that the work indicated above needs your attention in order to avoid a possible citation. **If these issues are not addressed in a timely manner, the City may take legal action to ensure necessary repairs are made.** If you rent, please contact your property owner or person that you pay rent to, on these items.

Address:_____ **Date:**_____

ISSUES NEEDING WORK (ONLY ITEMS CHECKED):

- _____ PEELING/FLAKING PAINT ON SIDING
- _____ PEELING/FLAKING PAINT ON TRIM/PORCH OR WINDOWS
- _____ MISSING OR HANGING SIDING
- _____ ROTTING WOOD
- _____ HANGING OR DAMAGED GUTTERS
- _____ GUTTERS HAVE VEGETATION GROWING IN THEM
- _____ GUTTERS ARE RUSTED AND NEED REPAIR
- _____ BROKEN WINDOWS (DOOR GLASS AND WINDOW GLASS)
- _____ PORCH RAILING OR HANDRAILS ARE MISSING OR LOOSE
- _____ DAMAGED FENCING
- _____ CORNICES/EAVES ARE IN NEED OF REPAIR
- _____ GARAGE OR SHED IN DISREPAIR
- _____ MISSING ROOF SHINGLES
- _____ TORN SCREENS
- _____ MISSING HOUSE NUMBERS
- _____ PARKING ON GRASS IN FRONT YARD

SOLUTIONS TO EACH ISSUE ABOVE AND CONTACT INFORMATION

SOLUTIONS:

FOR PEELING PAINT ISSUES:

Scrape, prime and repaint all areas needing repainting where paint is peeling or flaking in color to match existing

FOR MISSING OR HANGING SIDING:

Replace missing or damaged siding and fix hanging siding

FOR ROTTING WOOD:

Rotten wood must be removed and replaced with new wood. Wood should be primed and repainted to match color of adjacent area so as to protect it from rotting again

FOR GUTTER ISSUES:

Hanging gutters should be refastened. Damaged gutters should be replaced in the damaged section so as to allow water to drain properly. All vegetation must be removed. Rusty gutters need to be replaced.

FOR BROKEN WINDOWS:

All broken glass needs to be replaced.

FOR PORCH RAILING OR HANDRAILS:

Porch railings must be secure (not loose) and all pickets on railing must be spaced to allow for an opening no larger than 4 inches by building code.

FOR FENCING:

All fencing must be upright (not leaning or falling over). Fence must not be missing pickets or boards. Broken fences/gates need repair.

FOR CORNICES/EAVES:

Generally cornices and eaves on structures need repair due to wood rot. Rotting wood must be replaced and repainted.

FOR GARAGES/SHEDS:

Garages and sheds must be maintained like a house. Repair any rotting wood, scrape and repaint any siding or trim needing paint, replace broken glass, repair gutters and check roof shingles. Any item above could apply.

FOR ROOFS:

Replace or nail down (using roofing nails) any missing or loose shingles on roof.

FOR SCREENS:

Screens cannot be torn. Replace any area of torn screen to match existing screens.

FOR HOUSE NUMBERS:

House numbers must be present on the front façade of your home, large enough to read from the street, and in a contrasting color to the adjacent siding they are located on. 911 dispatch requires building numbers.

FOR PARKING ON GRASS:

Parking of motor vehicles on the unimproved surface of the front yard, corner side yard or buffer yard of a lot in a residential district is a City Code Violation--City Code Section 25-293.1. This serves a reminder that a fine of \$30.00 per vehicle, per infraction will be levied if parking continues.

QUESTIONS: Contact Michael P. Fitzgerald 386-671-8195 Email. fitzgeraldm@codb.us.

This flyer is to advise you of the current code issues at the above address. To avoid legal action, your cooperation in making the above repairs is greatly appreciated!

Habitability Checklist

This list is a guide to help you identify all of the things that *can* affect habitability, based upon Civil Code §1941.1 and Health and Safety Code §17920.3. Due to the variety of circumstances which can arise in a given rental situation, all of the *possible* conditions can't be listed, so you should use your own judgment to determine whether a particular condition you are concerned with is *like* one of those listed here. Plainly stated, just because it's not on this list doesn't mean it isn't an uninhabitable one, particularly if it adversely affects living there.

<p>Electrical</p> <p>Wall switches [all work?] Light fixtures [all work?] Exterior lights work For your exterior doors For stairways For garage/parking For common walkways Electrical outlets [all work?] Power Stable [or goes out?] No shocks from any part GFI [have reset button] plugs Around kitchen sink Around bathroom sink Fans all working ceiling [eg, bathroom] heater [eg, bathroom] above stove Switch/plug Cover plates None missing or broken Smoke alarms work properly Doorbell works well Security system works well</p> <p>Heating/Air Conditioning</p> <p>Gas/Electric room heater Exists and works Thermostat works properly Provides adequate heat Pilot stays lit Does not produce odor Other heaters heat lamps [eg, bathroom] wall heaters [electrical] Air Conditioning Exists and works Adequately cools all rooms Makes a loud noise Has a working thermostat Vents have metal adjusters Air filters keep out dust</p>	<p>Plumbing</p> <p>Hot and cold water supplied Hot water heated enough Adequate water pressure For both hot and cold? To all faucets? To washing machines? No bursts Clean water Free of rust, discoloration Odor free No bad taste [eg, sewage] Adequate drainage No backups into sink/tub Fast drainage in all sinks in shower/bathtub Garbage disposal flows Bathtub drain closes fully Sink stoppers close fully Toilets fill and flush quickly No backups, overflows Flushing mechanism works Don't leak at all From water line to wall At the base on the floor From cracks or joints Faucets on sinks and tub firmly placed and unbroken work easily on and off Completely stop [no drips] Leaky plumbing Faucets don't leak when used [from stem] Onto or under counter Drains don't leak under sink Dishwasher doesn't leak Clothes washer doesn't leak Hoses -hot and cold intake Drainage hose Machine itself Broken pipes in ceiling,</p>	<p>Windows</p> <p>Adequate number of windows No cracks or broken glass No gaps in panes or windows Weather sealing [no drafts] Windows that open Open easily and don't stick Stay open as needed Close completely and latch Ground floor windows lock All have window screens No holes or tears Frames unbent, unbroken</p> <p>Doors</p> <p>Solid in frame [not loose] All open without sticking All easily close securely All have working knobs All have working latches Exterior doors have deadbolts Weather stripping [no drafts] Threshold is solid, unbroken No broken glass [exterior] Sliding glass doors Slide without effort Close and lock securely No tears or holes in screen Screen door secure in track Screen door latches closed No cracks or broken glass Screen doors on Exteriors Properly mounted Closing device works well Frame unbent and unbroken No holes or tears in screen Opens and closes properly</p> <p>Flooring</p>	<p>Structure</p> <p>Ceilings all secure No holes, flaking, looseness No leaks, stains from leaks Not collapsing or soft Walls all secure No holes or gaps to outside No weak, damp or soft spots Protected surface near water Shower area waterproofed Adequate heat insulation Paint is not flaking or peeling, and is not lead-based Stairways and rails secure Earthquake retrofitting done No roof leaks from rain Weather-sealed walls [ie, dry] Sealed underground walls Unflooded basement areas</p> <p>Common Areas</p> <p>Working security gates, etc. Clean swimming pool Adequate exterior lighting Working intercom system Walkways with trip hazards Working, lit laundry room Adequate trash bins/pickup No trash/debris/junk</p> <p>Nuisances</p> <p>Health: Infestations of mice, rats, cockroaches, ants, spiders, termites, bees, wasps, hornets, flies, pigeons, mosquito's, etc. Mold, mildew, mushrooms in any interior part of the unit Unsanitary water, sewage Noxious fumes from sewer,</p>
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<p>No broken ducts No asbestos in ducts</p> <p>Appliances Refrigerator works properly Stove/Oven works properly Washer/Dryer work properly Garbage disposal works well Trash compactor works well Dishwasher works well</p>	<p>wall Sewer/Septic system Works properly Adequately maintained No surface discharge, leaks No odor from any part No discharge under building Kitchen sink counter tiled, nonporous and cleanable</p>	<p>No uncovered holes in floors No floor separating from wall No weak or loose floorboards No buckling or uneven floors No loose/chipped/missing tiles No loose/torn/missing linoleum No torn or loose carpeting No nails sticking up No exposed carpet tack strips Carpeting not mildewed, moldy, smelling of animal defecation or urine, or otherwise unsanitary</p>	<p>chemicals, paints, neighbors Crime: "Drug trafficking" and "gang activity" are nuisances Assault, rape, molestation robbery, burglary, prostitution, etc. are arguably nuisances Noise: from construction, neighbors, roof-mounted AC system is arguably a nuisance Driveway blocking: is a nuisance [any ingress/egress]</p>
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