



### Property Maintenance Inspection Report

Property Address  Parcel ID #

House Color  # of Units  Historic?

Type of Structure  Building Occupied  Time to Comply

Action to be take - Select all that apply  
 Unsafe Building - Rehab     Unsafe Building - Demo     Nuisance Abatement - Board up

Inspector  Date  Property Posted?

Comments

- Active Code Cases *Non-CP*     NONE ~~CP~~     Active Building Permit *7/5/18*     NONE ✓
- Lis Pendens check    Date  *7/5/18*     Rehab letter sent
- Demo letter sent     Nuisance letter sent
- Title search done     Affidavit recorded

Contact Information

Contact Info

Comments

Contact Info

Comments



<input type="checkbox"/>	Unsafe structures
<input checked="" type="checkbox"/>	Section 302 - Exterior property areas
<input type="checkbox"/>	302.1 - Sanitation - Premises shall be maintained in a clean, safe and sanitary condition.
<input type="checkbox"/>	302.2 - Grading and Drainage - Premises shall be graded and maintained to prevent erosion of soil and to prevent stagnant water.
<input type="checkbox"/>	302.3 - Sidewalks and Driveways - Sidewalks, walkways, stairs, driveways, parking spaces shall be kept in a state of proper repair.
<input type="checkbox"/>	302.5 - Rodent Harborage - Structures and exterior property shall be kept free from rodent harborage and infestation.
<input type="checkbox"/>	302.6 - Exhaust vents - Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon adjacent public or private property or that of another tenant.
<input checked="" type="checkbox"/>	302.7 - Accessory structures - Accessory structures including detached garages, fences and walls shall be maintained in good repair.
<input type="checkbox"/>	302.9 - Defacement of property - No person shall willfully damage, mutilate or deface any property by marking, carving or graffiti.

Comments

Carport structures independent from the main structure shall be demolished.

<input type="checkbox"/>	Section 303 - Swimming Pools, Spas and Hot Tubs
<input checked="" type="checkbox"/>	Section 304 - Exterior Structure
<input type="checkbox"/>	304.1 - General - The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.
<input type="checkbox"/>	304.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBC as required for existing buildings.
<input type="checkbox"/>	1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
<input type="checkbox"/>	2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
<input type="checkbox"/>	3. Structures or components thereof that have reached their limit state.
<input type="checkbox"/>	4. Siding and masonry joints are not maintained, weather resistant or water tight.
<input type="checkbox"/>	5. Structural members that have evidence of deterioration or cannot safely support all nominal loads and load effects.
<input type="checkbox"/>	6. Foundation systems that are not firmly supported by footings, are not plumb without cracks and breaks and are not properly anchored or cannot support all nominal loads and resisting all load effects.
<input type="checkbox"/>	7. Exterior walls that are not anchored to supporting elements or are not plumb or free from holes, cracks, breaks or loose or rotting materials, are not properly anchored and not able of supporting all nominal loads and resisting load effects.
<input type="checkbox"/>	8. Roofing that have defects that admit rain, roof surfaces with inadequate drainage, or any portion that is not in good repair with signs of deterioration, fatigue or without property anchorage and incapable of supporting all nominal loads.
<input type="checkbox"/>	9. Flooring with defects that affect serviceability or that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
<input type="checkbox"/>	10. Veneer, cornices, belt courses, corbels, trim, wall facings not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting load effects.
<input type="checkbox"/>	11. Overhang extensions or projections including trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or anchored with connections unable to support all nominal loads.
<input type="checkbox"/>	12. Exterior stairs, decks, porches, balconies and all attachments such as guards and handrails are not structurally sound, not properly anchored or anchored with connections unable to support all nominal loads and resisting all load effects.
<input type="checkbox"/>	13. Chimneys, cooling towers, smokestacks not properly anchored or that are anchored with connections unable to support all nominal loads and resisting all load effects.
<input type="checkbox"/>	304.2 - Protective Treatment - Exterior surfaces, including doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior surfaces shall be protected from elements and decay by painting or other protective treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion.



- 304.3 - Address identification - Buildings shall be provided with approved address identification that are legible and placed to be visible from the street fronting the property. They must contrast with their background, be numerical and a minimum of 4" tall.
- 304.4 - Structural members - Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- 304.5 - Foundation walls - Foundation walls shall be maintained plumb and free from cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
- 304.6 - Exterior walls - Exterior walls shall be free from holes, breaks and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- 304.7 - Roofs and drainage - The roof and flashing shall be sound, tight and not have defects that admit rain. Drainage must prevent dampness or deterioration in the walls or interior portion of the structure. Drains, gutters and downspouts must be in good repair and free from obstruction. Roof water shall not be discharged in a manner that creates a public nuisance.
- 304.8 - Decorative features - Cornices, belt courses, corbels, terra cotta trim, wall facing and similar decorative features shall be in good repair with proper anchorage and in safe condition.
- 304.9 - Overhang extensions - Overhang extensions including canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be in good repair and properly anchored and kept in sound condition. All exposed surfaces of metal or wood shall be protected from the elements with weather coating material such as paint or similar surface treatment.
- 304.10 - Stairways, decks, porches and balconies - Every exterior stairway, deck, porch and balcony shall be structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- 304.11 - Chimneys and towers - Chimneys, cooling towers, smoke stacks, shall be structurally safe and sound and in good repair. Exposed surfaces shall be protected by paint or similar surface treatment.
- 304.12 - Handrails and guards - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- 304.13 - Window, skylight and door frames - Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
- 304.13.1 - Glazing - Glazing materials shall be maintained free from cracks or holes.
- 304.13.2 - Openable windows - Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- 304.14 - Insect screens - Every door, window and other outside opening required for ventilation or food preparation areas shall have tightly fitting screens of minimum 16 mesh per inch and every screen door must have self closing device in good working condition.
- 304.15 - Doors - Exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door.
- 304.18 - Building security - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
- 304.18.1 - Doors - Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall have a dead bolt designed to open from the inside without a key.
- 304.18.2 - Windows - Operable windows located within 6 ft. above the ground that provides access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.
- 304.19 - Gates - Exterior gates, gate assemblies, operator systems and hardware shall be maintained in good condition.

Comments

Section 305 - Interior Structure

- 305.1 - General - The interior of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition.
- 305.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBD as required for existing buildings.
1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. The anchorage of the floor or roof to walls or columns, and walls and columns to foundations is not capable of resisting all nominal loads or load effects.



- 3. Structures or components thereof that have reached their limit state.
- 4. Structural members are incapable of supporting nominal loads and load effects.
- 5. Stairs, landings, balconies, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- 6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

- 305.2 - Structural members - Structural members shall be maintained structurally sound, and capable of supporting the imposed loads.
- 305.3 - Interior surfaces - Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked plaster, decaying wood and other defective surface conditions shall be corrected.
- 305.4 - Stairs and walking surfaces - Every stair, ramp, landing, balcony, porch, deck or other waling surface shall be maintained in sound condition and good repair.
- 305.5 - Handrails and guards - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- 305.6 - Interior doors - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer.

Comments Interior framing, walls and ceilings fire damaged. Heavy smoke damage throughout.

- Section 306 - Component Serviceability
- Section 307 - Handrails and guardrails
- Section 308 - Rubbish and garbage
- Section 309 - Pest Elimination
- Section 404 - Occupancy Limits
- Section 502 - Required facilities
- Section 503 - Toilet Rooms
- Section 504 - Plumbing systems and fixtures
  - 504.1 General - Plumbing fixtures shall be properly installed and maintained in working order and shall be kept free from obstructions, leaks and defects and be maintained in a safe, sanitary and functional condition.
  - 504.2 Fixture clearances - Plumbing fixtures shall have adequate clearances for usage and cleaning.
  - 504.3 Plumbing system hazards - Where it is found that a plumbing system in a structure constitutes a hazard due to inadequate service, venting, cross connection, backsiphonage, improper installation, deterioration or damage, they must be corrected.

Comments Fire damaged plumbing.

- Section 505 - Water system
- Section 506 - Sanitary drainage system
  - 506.1 General - Plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.
  - 506.2 Maintenance - Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.
  - 506.3 Grease interceptors - Grease interceptors and automatic grease removal devices shall be maintained in accordance with this code and the manufacturer's installation instructions. Grease interceptors and automatic grease removal devices shall be regularly serviced and cleaned to prevent the discharge of oil, grease, and other substances harmful or hazardous to the building drainage system, the public sewer, the private sewage disposal system or the sewage treatment plant or processes. Records of maintenance, cleaning and repairs shall be available for inspection by the code official.



Comments Fire damaged

<input type="checkbox"/>	Section 507 - Storm drainage
<input type="checkbox"/>	Section 601 - Mechanical - General
<input type="checkbox"/>	Section 602 - Heating facilities
<input type="checkbox"/>	Section 603 - Mechanical equipment
<input checked="" type="checkbox"/>	Section 604 - Electrical Facilities
<input type="checkbox"/>	604.1 Facilities required - Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.
<input type="checkbox"/>	604.2 Service - Dwelling units shall be served by a three-wire, 120/240 volt, single phase service with a minimum of 60 amps.
<input checked="" type="checkbox"/>	604.3 Electrical system hazards - Where it found that the electrical system in a structure constitutes a hazard to the occupants or has inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, the code official shall require the defects to be corrected to eliminate the hazard.
<input type="checkbox"/>	604.3.1.1 - Electrical distribution equipment, motor circuits, power equipment, transformers, wire cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low voltage fuses, luminaires, ballasts, motors, electronic control, signaling and communication equipment that were exposed to water shall be replaced.
<input checked="" type="checkbox"/>	604.3.2.1 - Electric switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits that have been exposed to fire shall be replaced.

Comments Electrical equipment exposed to fire must be replaced.

<input checked="" type="checkbox"/>	Section 605 - Electrical equipment
<input checked="" type="checkbox"/>	605.1 Installation - Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe manner
<input type="checkbox"/>	605.2 Receptacles - Every habitable space in a dwelling shall have at least 2 separate and remove receptacle outlets. Every laundry area shall have at least 1 grounding type receptacle. Every bathroom shall have at least 1 receptacle. All receptacles have faceplates.
<input type="checkbox"/>	605.3 Luminaires - Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall have at least 1 electric luminaires. Pool/spa luminaires over 15 V shall have ground fault protection.
<input type="checkbox"/>	605.4 Wiring - Flexible cords shall not be used for permanent wiring, or for running through doors, windows or cabinets, or concealed within walls, floors or ceilings.

Comments Fire damaged

<input type="checkbox"/>	Section 606 - Elevators, escalators and dumbwaiters
<input type="checkbox"/>	Section 607 - Duct systems
<input type="checkbox"/>	Section 701 - General fire safety requirements
<input type="checkbox"/>	Section 702 - Means of egress
<input type="checkbox"/>	Section 703 - Fire resistance ratings
<input type="checkbox"/>	Section 704 - Fire protection systems

building official may be made of the same material of which the building or structure is constructed.

**Exception:** Historic buildings shall comply with Section 602.4.

**[B] 606.2 Repairs to damaged buildings.** Repairs to damaged buildings shall comply with this section.

**[B] 606.2.1 Repairs for less than substantial structural damage.** For damage less than *substantial structural damage*, the damaged elements shall be permitted to be restored to their predamage condition.

**[B] 606.2.2 Substantial structural damage to vertical elements of the lateral force-resisting system.** A building that has sustained *substantial structural damage* to the vertical elements of its lateral force-resisting system shall be evaluated in accordance with Section 606.2.2.1, and either repaired in accordance with Section 606.2.2.2 or repaired and rehabilitated in accordance with Section 606.2.2.3, depending on the results of the evaluation.

**Exceptions:**

1. Buildings assigned to Seismic Design Category A, B, or C whose substantial structural damage was not caused by earthquake need not be evaluated or rehabilitated for load combinations that include earthquake effects.
2. One- and two-family dwellings need not be evaluated or rehabilitated for load combinations that include earthquake effects.

**[B] 606.2.2.1 Evaluation.** The building shall be evaluated by a registered design professional, and the evaluation findings shall be submitted to the *code official*. The evaluation shall establish whether the damaged building, if repaired to its predamage state, would comply with the provisions of the *Florida Building Code, Building* for load combinations that include wind or earthquake effects, except that the seismic forces shall be the reduced FBC-level seismic forces.

**[B] 606.2.2.2 Extent of repair for compliant buildings.** If the evaluation establishes that the building in its predamage condition complies with the provisions of Section 606.2.2.1, then the damaged elements shall be permitted to be restored to their predamage condition.

**[B] 606.2.2.3 Extent of repair for noncompliant buildings.** If the evaluation does not establish that the building in its predamage condition complies with the provisions of Section 606.2.2.1, then the building shall be rehabilitated to comply with the provisions of this section. The wind loads for the *repair* and *rehabilitation* shall be those required by the building code in effect at the time of original construction, unless the damage was caused by wind, in which case the wind loads shall be in accordance with the *Florida Building Code, Building*. The seismic loads for this *rehabilitation* design shall be those required by the building code in effect at the time of original construction, but not less than the reduced FBC-level seismic forces.

**[B] 606.2.3 Substantial structural damage to gravity load-carrying components.** Gravity load-carrying components that have sustained *substantial structural damage* shall be rehabilitated to comply with the applicable provisions for dead and live loads in the *Florida Building Code, Building*. Snow loads shall be considered if the *substantial structural damage* was caused by or related to snow load effects. Undamaged gravity load-carrying components that receive dead, live or snow loads from rehabilitated components shall also be rehabilitated if required to comply with the design loads of the *rehabilitation* design.

**[B] 606.2.3.1 Lateral force-resisting elements.** Regardless of the level of damage to gravity elements of the lateral force-resisting system, if substantial structural damage to gravity load-carrying components was caused primarily by wind or seismic effects, then the building shall be evaluated in accordance with Section 606.2.2.1 and, if noncompliant, rehabilitated in accordance with Section 606.2.2.3.

**Exceptions:**

1. Buildings assigned to Seismic Design Category A, B, or C whose substantial structural damage was not caused by earthquake need not be evaluated or rehabilitated for load combinations that include earthquake effects.
2. One- and two-family dwellings need not be evaluated or rehabilitated for load combinations that include earthquake effects.

**[B] 606.2.4 Flood hazard areas.** In *flood hazard areas*, buildings that have sustained *substantial damage* shall be brought into compliance with Section 1612 of the *Florida Building Code, Building* or Section R322 of the *Florida Building Code, Residential*, as applicable.

**SECTION 607  
ELECTRICAL**

**607.1 Material.** Existing electrical wiring and equipment undergoing *repair* shall be allowed to be repaired or replaced with like material.

**607.1.1 Receptacles.** Replacement of electrical receptacles shall comply with the applicable requirements of Section 406.4(D) of NFPA 70.

**607.1.2 Plug fuses.** Plug fuses of the Edison-base type shall be used for replacements only where there is no evidence of over fusing or tampering per applicable requirements of Section 240.51(B) of NFPA 70.

**607.1.3 Nongrounding-type receptacles.** For replacement of nongrounding-type receptacles with grounding-type receptacles and for branch circuits that do not have an equipment grounding conductor in the branch circuitry, the grounding conductor of a grounding-type receptacle outlet shall be permitted to be grounded to any accessible point on the grounding electrode system or to any accessible point on the grounding electrode conductor in accordance with Section 250.130(C) of NFPA 70.