

Substandard Rental Dwelling Violation Schedule

The Substandard Rental Dwelling Violation Schedule shall be subject to adjustment as deemed necessary and appropriate by the director or the director's designee and any amendments shall be published and made available to the public at least thirty (30) days prior to their effective date. MCO 244.1920(3). When violations are added/edited within the last 30 days, or no longer scored and will be removed during the next update, it will be noted.

INSPECTION SCORESHEET

Property Address	Insp. Initials	Units in Bldg	Units Scored	Highest Unit Score	Bldg Score
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Violation	Max Pts	EXT/PUB	Unit	Unit	Unit	Unit
H051 Ground Cover	2					
H053 Drain Water	2					
H059 Address Numbers	2					
H111 Remove Garage/Shed	2					
H113 Paint Exterior	3					
H115 Repair or Replace Garage/Shed	2					
H116 Repair or Replace Swimming Pool	1					
H118 Install Garage Locks	1					
H119 Secure Garage	1					
H121 Repair or Replace Retain-Wall	6					
H123 Paint Fence	1					
H125 Repair or Remove Fence	1					
H131 Repair or Replace Chimney	2					
H133 Repair or Replace Roof	6					
H134 Repair/Replace Exterior Detached Steps	6					
H135 Repair or Remove Gutters	1					
H136 Repair or Replace Exterior Wall	6					
H137 Repair or Replace Foundation	6					
H139 Rainwater Drainage	1					
H147 Repair or Replace Outdoor Spaces	6					
H148 Repair or Replace Exterior Doors	2					
H150 Protect 2 nd Floor Exit Doors	4					
H155 Install, Replace or Repair Guardrails	6					
H158 Install Exterior Handrail	6					
H161 Provide, Repair or Replace Screens	1					
H162 Repair or Remove Screen Door	1					
H163 Install Storm Windows	1					
H164 Install, Repair or Replace Storm Door	1					
H167 Repair or Replace Glass	1					
H180 Obtain Rental License	1					
H181 Update License Application	1					
H182 Post License and/or 311 Poster	1					
H183 Conversion	1					
H207 Install Smoke Gaskets	1					
H208 Illegal Bedroom	10					
H209 Provide Security Doors	2					
H210 Arrangement of Rooms	3					
H211 Repair or Provide Buzzers	1					
H214 Clean/Repair Public Area	4					
H215 Number Units	1					
H217 Provide or Repair Hall-Exit Lights	4					
H221 Illegal Building	6					
H223 Unlawful Occupancy	10					
H226 Unlawful Occ. of Non-Dwelling Structure	6					
H227 Remove Illegal Appliance/Fixtures	5					
H228 Seal Garbage Chutes	1					
H230 Over Occupancy	4					
H231 Restore Required Utility	10					
H251 Repair Support System	6					
H253 Repair Interior Stairs	6					
H261 Provide Fire Exits	10					
H263 Repair or Replace Fire Door	4					
H275 Lavatory/Bathroom Facility	4					
H281 No Shared Bathroom	5					
H309 Repair or Replace Dwelling Unit Doors	3					
H310 Provide Exit Signs	4					
H317 Clean Basement, Owner	5					
H321 Provide or Repair Smoke and/or CO Detectors	10					
H331 Provide or Replace Egress Stairway	5					
H335 Combustible Storage	5					
H341 Provide and Maintain Fire Extinguisher	5					
H371 Stop Cooking	2					
SUBTOTAL A						

Violation	Max Pts	EXT/PUB	Unit	Unit	Unit	Unit
H416 Electrical Safety Check Required	4					
H417 Repair/Remove Illegal/Hazardous Wiring	6					
H425 Repair or Replace Electrical Components	5					
H504 Open Gas Line	10					
H505 Sagging Pipes	2					
H511 Plumbing Repairs	10					
H516 Water to Units/Fixtures	10					
H519 Install or Repair Water Heater	6					
H524 Provide Faucets	5					
H527 Provide Bathroom Door	5					
H528 Repair/Replace Mechanical Ventilation	4					
H530 Vent Shaft	4					
H531 Basement Toilet	3					
H609 Provide Heat	6					
H613 One Hour Rating	6					
H615 Repair/Replace Heating Equipment	6					
H622 Heating Performance Safety Check	4					
H703 Provide Proof of Lead Safe Practices	1					
H708 Lead Clearance Inspection Required	2					
H709 Paint Interior Window	2					
H710* Repair or Replace Windows	3					
H715u Repair/Replace Interior Doors/Components	4					
H716u Provide Shades	1					
H717 Provide/Repair Deadbolts	4					
H729 Clean Dwelling, Owner	2					
H730 Energy Audit Required	2					
H733 Exterminate Insects/Vermin	2					
H737 Extermination Contractor Required	4					
H745 Clean Unit, Occupant	6					
H747 Repair/Replace Cabinets/Counters	3					
H748 Clothes Dryer Duct	2					
H749 Repair/Replace Appliances	4					
H751 Repair/Replace Interior Surfaces	8					
H757 Repair/Remove Water Damaged Surfaces	3					
H770 Obtain Permit for Egress Window	5					
H771 Provide Exit Windows	8					
H772 Remove Exit Window Obstruction	5					
H773 Provide Window	6					
H777 Provide Keys to Owner	3					
H779 Provide Mailboxes	2					
H836 Maintain Driveway	2					
H838 Provide Parking Surfaces	2					
SUBTOTAL B						
TOTAL A & B						

Note: If any violation of 6 or more points still exists, the property remains classified as substandard.

Instructions for Rental Licensing	Date	Total
Total Score 1 st Inspection =	_____	_____
2 nd Inspection Adjustments (+) or (-)	_____	_____
2 nd Inspection Total =	_____	_____
3 rd Inspection Adjustments (+) or (-)	_____	_____
3 rd Inspection Total =	_____	_____
4 th Inspection Adjustments (+) or (-)	_____	_____
4 th Inspection Total =	_____	_____

THRESHOLDS		
Units	Rental Licensing	Condemnation
1	25 points	40 points
2	30 points	45 points
3	35 points	55 points
4	40 points	60 points
5 or More	10 points	15 points
Any 1 Unit in Bldg	25 points per unit	40 points per unit