

VPOA May 20, 2013 Information Summary

Ten most common problems found during Daytona Beach Rental Inspection Program

1. Window screens missing or broken. Windows must be operable and stay up on own and have no broken glass.
2. Wood Rot
3. Peeling paint. Exposed wood must be painted.
4. Debris in yard.
5. Missing or removed smoke detectors. There must be one in each bedroom and one outside bedroom door. Must have at least one on each level. They may be battery operated.
6. Missing or incorrect dead bolt lock entry. Only required on front doors. Deadbolt must be handle type and not keyed. No slide bolts are acceptable on front door but can be used on back door.
7. No electrical outlet in bathroom. Must have at least one outlet. If no outlet is present, a GFI outlet must be installed (Permit required).
8. No exhaust fan or operable window in bathroom. Bathroom must contain working window or an exhaust fan.
9. Overgrown lawns. Grass/weeds cannot be higher than 12 inches.
10. No source of heat.

These are just the 10 problems found most often. Others may be found.

Jergen Betz, the inspector, is not being really picky; however, anything you think is blatant or questionable is probably something you should fix.

He usually will give you 30 days to make repairs. If there is an extenuating situation, he will grant you more time. For example, he will extend time if you are evicting a tenant from the unit that is need of repair.

Also at this Meeting of the Volusia Property Owners Association May 20th, I mentioned the Property Management conference that I attended. Many of you were interesting in the names and numbers of some people I met there. The list of names and numbers follow. I have not used any of them yet. If anyone hires them, please let us know how they work out. If we find a vendor or professional that we have used a few times and like their services, we put them on our website for others to use.

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