



## **Mills Act Program Examples of Work Plan Improvements**

### **1. Foundation**

- Cracking
- Water damage
- Dampness or wet spots
- Discoloration or stains
- Finish worn away by splashing or soaking
- Water draining toward the building

### **2. Wood Siding and Trim**

- Cracked, split or missing siding
- Crumbling, flaking, blistering, peeling, or missing paint
- Inappropriate paint colors
- Water damage
- Dampness or wet spots on the exterior or interior
- Discoloration or stains
- Clinging vines or plants growing into structure
- Splitting, cracking, missing shakes or shingles
- Rodent or termite damage or evidence of presence

### **3. Masonry**

- Deteriorating bricks or mortar
- Crumbling, cracking, missing chunks of brick or mortar
- Water damage
- Constant dampness or wet spots on the exterior or interior
- Discoloration or stains
- Finish worn away by splashing or soaking
- Crumbling, flaking, blistering, or peeling paint
- Exposed rebar

### **4. Stucco**

- Cracks or bulges where the stucco has separated from the outer wall
- Crumbling, flaking, blistering, or peeling paint, exposed wire mesh

### **5. Roofs**

- Water damage - Constant dampness or wet spots
- Discoloration or stains on ceilings or walls
- Light shining through to the underside
- Missing or broken shakes, shingles, or tiles

### **6. Porches**

- Permanent screens, clear or clear or darkened glass or other permeant enclosures
- Uneven or tilting porch supports
- Porch Roof sagging

### **7. Doors**

- Water damage
- Leaks water or wind
- Caulking damaged
- Constant dampness or wet spots around the opening or frame
- Discoloration or stains on walls around door frame
- Rotting door or pieces of the frame
- Replacement door or hardware doesn't match the original style
- Missing, rusted, or broken hardware; hinges, lock, latch
- Crumbling, flaking, blistering, sticking, missing, or peeling paint

## 8. Windows

- \_\_\_\_\_ Broken panes
- \_\_\_\_\_ Water damage
- \_\_\_\_\_ Leaks of water or wind
- \_\_\_\_\_ Caulking damaged
- \_\_\_\_\_ Constant dampness or wet spots around the opening or frame
- \_\_\_\_\_ Discoloration or stains on walls around window frame
- \_\_\_\_\_ Crumbling, flaking, blistering, or peeling paint
- \_\_\_\_\_ Rotting pieces of the sash or frame
- \_\_\_\_\_ Replacement windows that do not match the original style of the building missing, rusted or broken hardware, cranks, hinges, locks.

## 9. Gutters and Downspouts

- \_\_\_\_\_ Loose or missing pieces
- \_\_\_\_\_ Leaks, rust
- \_\_\_\_\_ Debris or leaves
- \_\_\_\_\_ Need paint
- \_\_\_\_\_ Drains onto walls, trim, or foundation either directly from a downspout or overflowing gutter
- \_\_\_\_\_ Grade allows water to flow toward the structure

## 10. Architectural Details/Ornaments

- \_\_\_\_\_ At risk due to lack of paint
- \_\_\_\_\_ Loose or missing pieces
- \_\_\_\_\_ Replacement pieces that do not match the original style
- \_\_\_\_\_ Inappropriate items added to create false sense of history

## 11. Chimney

- \_\_\_\_\_ Cracks, damaged, or missing mortar or brick
- \_\_\_\_\_ Spark arrestor if used or top screened to prevent access by birds or animals if not
- \_\_\_\_\_ Leaning

## 12. Retaining Walls

- \_\_\_\_\_ Cracked, leaning, or falling

## 13. Landscaping

- \_\_\_\_\_ Not properly maintained
- \_\_\_\_\_ Trees not pruned, limbs growing into or threatening structures

## 14. Interior

- \_\_\_\_\_ Serious cracks in walls/ceiling
- \_\_\_\_\_ Indications that chimney needs cleaning
- \_\_\_\_\_ Signs of water damage to floors or ceiling
- \_\_\_\_\_ Area next to outlets/fixtures blackened
- \_\_\_\_\_ Water heater unsecured
- \_\_\_\_\_ Improper use of extension cords or other electrical hazards
- \_\_\_\_\_ Mold on walls and/or ceiling
- \_\_\_\_\_ Smoke alarm missing or obviously non-functioning
- \_\_\_\_\_ Evidence of rodent or insect Damage

## 15. Signage (Commercial Properties)

- \_\_\_\_\_ Supports rusting
- \_\_\_\_\_ Broken or missing components Electrical issues

To request this information in an alternative format or to request a reasonable accommodation, please contact the Community Development Department at [longbeach.gov/lbcd](http://longbeach.gov/lbcd) and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.