



## **Mills Act Program Examples of Workplan Improvements**

(Examples are provided as a starting point for developing detailed workplan and schedule)

### 1. Foundation

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

### 2. Wood Siding and Trim

- Cracked, split or missing
- Paint peeling, cracking etc.
- Inappropriate paint colors
- Water damage
- Dampness or wet spots (exterior or interior)
- Discoloration or stains
- Clinging vines or plants growing into structure or threatening structures
- Splitting, cracking, missing
- Rodent or termite damage (or evidence of pests)

### 3. Masonry

- Deterioration
- Crumbling, cracking, missing
- Water damage
- Dampness or wet spots
- Discoloration
- Stains
- Damage
- Finish work in disrepair
- Paint peeling, cracked, etc
- Exposed rebar

### 4. Stucco

- Cracks or bulges
- Separation from wall
- Crumbling, flaking or blistering
- Exposed wire mesh

### 5. Roofs

- Water damage
- Other damage
- Discoloration or stains on ceilings or walls
- Light shining through to the underside
- Missing, damaged or disrepair

### 6. Porches

- Permanent screens
- Clear or darkened glass
- Permeant enclosures
- Uneven or tilting porch supports
- Porch Roof sagging

### 7. Doors

- Water damage
- Leaks
- Caulking damaged
- Dampness or wet spots
- Discoloration
- Rotting door or pieces of the frame
- Replacement door
- Elements that don't match original style
- Hardware
- Missing, rusted, or broken hardware
- Paint peeling, cracked, etc

### 8. Windows

- Broken panes
- Water damage
- Leaks
- Caulking damaged
- Dampness
- Evidence of leaks
- Discoloration or stains
- Paint peeling, cracking, etc.
- Rotting pieces of the sash or frame
- Mismatched replacement windows
- Elements don't match original style
- Rusted or broken hardware

9. Gutters and Downspouts

- Loose or missing pieces
- Leaks, rust
- Debris or leaves
- Need paint
- Poor drainage

10. Architectural Details/Ornaments

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

11. Chimney

- Cracks, damaged, or missing
- Spark arrestor if used or top screened (to prevent access by birds or animals)
- Leaning

12. Retaining Walls

- Cracked, leaning, or falling

13. Landscaping

- Not properly maintained
- Trees not pruned
- Overgrown vegetation threatening structure

14. Signage (Commercial Properties)

- Rusted supports
- 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