

To: _____

Address: _____

Date: _____

Dear: Property Manager or Landlord

I am a tenant of the dwelling located at _____, in the city of _____, county of _____, Arizona. The dwelling requires maintenance and/or repair. It is your duty under the lease agreement and A.R.S. 33-1324 to maintain the dwelling in a fit and habitable condition.

This will serve as my 5- day notice that the items checked below requires your immediate attention. If you fail to schedule a repair or complete a repair within 5 days of receiving this notice, I will exercise my right under the law to terminate my rental agreement and/or pursue legal action. At a minimum, this notice and your lack of reply will help to secure a counterclaim if you decide to evict me in the future or protect me from retaliation.

9-1303. Material affect on health and safety of occupants

For the purposes of this chapter, a condition that materially affects the health and safety of the occupants of a residential rental dwelling unit includes any of the following conditions:

- Inadequate sanitation, ventilation or space requirements, including the following:
 - Lack of or inadequate water closets, lavatories, bathtubs or showers.
 - Lack of a required kitchen sink or a kitchen sink that does not comply with the building code of the city or town in which the property is located.
 - Lack of hot and cold running water to plumbing fixtures.
 - Lack of adequate heating and cooling.
 - Lack of or improper operation of required ventilating equipment or broken or missing windows or doors that create a hazardous condition or a potential attraction to trespassers.
 - Lack of minimum amounts of natural light and ventilation as required by the building code.
 - Inadequate room and space dimensions as required by the building code.
 - Lack of required adequate electricity and lighting as required by the building code.

- Infestation of insects, vermin or rodents.
- Lack of connection to a sewage disposal system as required by the building code.
- Lack of adequate garbage and rubbish storage and removal facilities.

- Structural hazards, including the following:
 - Significantly deteriorated or inadequate foundations or foundation areas that are not provided with adequate drainage.
 - Flooring or floor supports of insufficient size to carry imposed loads with safety.
 - Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.
 - Members of ceilings, roofs, ceiling and roof supports or other horizontal members that significantly sag, split or buckle due to defective material or deterioration.
 - Fireplaces or chimneys that list, bulge or settle due to defective material or deterioration or that are of insufficient size or strength to carry imposed loads with safety.

- Hazardous wiring that does not conform with the building code or that has not been maintained in good condition, or both, and that is not being used in a safe manner.
- Hazardous plumbing that does not conform with the building code or that has not been maintained in good condition, or both, and that is not free of cross-connections and siphonage between fixtures.
- Hazardous mechanical equipment including vents that do not conform with the building code or that have not been maintained in good and safe condition and that are not working properly.
- Faulty weather protection that may include:
 - Significantly deteriorated, crumbling or loose plaster.
 - Deteriorated or ineffective waterproofing of exterior walls, roof, foundations or floors, including broken windows or doors.
 - Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.
 - Broken, rotted, split or buckled exterior wall coverings or roof coverings.

- Fire hazards or inadequate fire protection, including:
 - Any building or portion of a building or any device, apparatus, equipment, combustible waste or vegetation that is not in compliance with the building code and that is in such a condition as to cause a fire or explosion or to

provide a ready fuel to augment the spread and intensity of a fire or explosion arising from any cause.

- Any building or portion of a building that is not provided with fire-resistive construction or fire extinguishing systems or equipment required by the building code, except those buildings or portions of buildings that conformed with all applicable building code laws and that have fire-resistive integrity and fire extinguishing systems or equipment that has been adequately maintained and improved in relation to any increase in occupant load, alteration or addition, or any change in occupancy.
- Lack of adequate fire detection systems as required by law.

- Faulty materials or construction that is not specifically allowed or approved by the building code or that has not been adequately maintained in good and safe condition.
- Hazardous or unsanitary premises, including those premises on which an accumulation of weeds, vegetation, refuse, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials and similar materials or conditions constitute fire, health or safety hazards.
- Inadequate maintenance, including any building or portion of a building that is determined to be an unsafe building in accordance with the building code.
- Unhealthy conditions, including any condition as defined in the building code that results in the failure to maintain minimum standards of sanitation, health or safety or that renders air, food or drink unwholesome or detrimental to health.
- Inadequate exits, including all buildings or portions of a building that are not provided with adequate exit facilities as required by the building code and that have been adequately maintained and increased in relation to any increase in occupant load, alteration or addition, or any change in occupancy.
- Improper occupancy, including all buildings or portions of a building that are occupied for living, sleeping, cooking or dining purposes and that were not designed and permitted to be used for such occupancies, or that are occupied in excess of the maximum occupancy load allowed by any applicable provision of the building code or state law.

Please let me know if you have any questions. You have my permission to enter the property to make the repairs, as requested on this list. I thank you in advance for your full cooperation.

Sincerely,

Name:

Contact phone number:

Email: