



COMPLIANCE DIVISION - REAP/LUMP
Los Angeles Housing Department
LAHD

1200 W. 7th Street, 8th FL, Los Angeles, CA 90017
 tel 213.808.8500 | fax 213.808.8810
 RENT HOTLINE: 866.597.7368
 www.lacity.org/lahd



Antonio R. Villaraigosa, Mayor
 Mercedes Marquez, General Manager

April 26, 2007

Honorable Members of City Council
 City of Los Angeles
 Room 395, City Hall
 Attention: City Clerk

REMOVAL OF PROPERTIES FROM THE RENT ESCROW ACCOUNT PROGRAM (REAP)

The Los Angeles Housing Department is recommending the termination of the rent reductions and the termination of the escrow account of properties listed below, thereby removing the properties from the Rent Escrow Account Program (REAP).

1. Case No. 5557 represents property at 725 West 51st Street
 The Notice of Acceptance was sent on 3/14/2007
 Since that time, the owner of the indicated property has corrected the cited deficiencies.
 The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
 Furthermore, verification of all tenant issues at the property have also been addressed by the Coalition for Economic Survival

2. Case No. 8437 represents property at 1421 South Catalina Street
 The Notice of Acceptance was sent on 5/26/2005
 Since that time, the owner of the indicated property has corrected the cited deficiencies.
 The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
 Furthermore, verification of all tenant issues at the property have also been addressed by the Coalition for Economic Survival

3. Case No. 10463 represents property at 10725 South Weigand Avenue
 The Notice of Acceptance was sent on 4/5/2006
 Since that time, the owner of the indicated property has corrected the cited deficiencies.
 The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
 Furthermore, verification of all tenant issues at the property have also been addressed by the Los Angeles Housing Law Project

4. Case No. 18164 represents property at 5700 West Corbett Street
 The Notice of Acceptance was sent on 6/9/2006
 Since that time, the owner of the indicated property has corrected the cited deficiencies.
 The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
 Furthermore, verification of all tenant issues at the property have also been addressed by the Coalition for Economic Survival

5. Case No. 29538 represents property at 910 South Wilton Place
 The Notice of Acceptance was sent on 3/22/2007
 Since that time, the owner of the indicated property has corrected the cited deficiencies.
 The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
 Furthermore, verification of all tenant issues at the property have also been addressed by the Los Angeles Housing Law Project

Handwritten initials/signature

6. Case No. 30416 represents property at 208 East 65th Street
The Notice of Acceptance was sent on 2/15/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Coalition for Economic Survival

7. Case No. 42980 represents property at 109 South Alexandria Avenue
The Notice of Acceptance was sent on 3/22/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Los Angeles Center for Law and Justice

8. Case No. 43090 represents property at 1826 South Bonnie Brae Street
The Notice of Acceptance was sent on 1/17/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Inquilinos Unidos

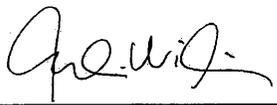
9. Case No. 43189 represents property at 114 West 93rd Street
The Notice of Acceptance was sent on 1/25/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Inquilinos Unidos

10. Case No. 48039 represents property at 1017 South Burlington Avenue
The Notice of Acceptance was sent on 3/22/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Los Angeles Center for Law and Justice

The Los Angeles Housing Department requests the City Council to consider this matter as soon as possible for the purpose of removing the properties from the REAP/RRP.

MERCEDES MARQUEZ
GENERAL MANAGER

By: _____


Adria Williams, Supervisor
Rent Escrow Account Program

MMM:HM:AW:mp

Attachments: Resolutions

RESOLUTION

WHEREAS, the City of Los Angeles has made a commitment to preserve the City's housing stock in safe and sanitary conditions using code enforcement and encouraging landlord compliance with respect to the maintenance and repair of residential buildings; and

WHEREAS, Ordinance 173810, (REAP) was adopted by the City Council and Mayor to be cumulative to and in addition to any other remedy available at law, to enforce the purposes of the Housing Code and to encourage compliance by landlords with respect to the maintenance and repair of residential buildings, structures, premises and portions of those buildings, structures, premises; and

WHEREAS, the owner(s) of the property located at **114 West 93rd Street**, hereinafter "the subject property", was cited for violations which caused the placement of the property into the Rent Escrow Account Program, (REAP Case No. **43189**); and

WHEREAS, the property owner has corrected the cited violations and the staff of the Los Angeles Housing Department have verified compliance with regard to the above mentioned REAP Case; and

WHEREAS, the property owner has paid to the satisfaction of the Department of Water and Power any electric service and/or water charges; and

WHEREAS, the **Inquilinos Unidos** verified that all tenant issues have been addressed; and

WHEREAS, the Los Angeles Housing Department is recommending closing the REAP escrow account, terminating the rent reductions and that the City Council allow the Los Angeles Housing Department to release escrow funds as provided for in the REAP Ordinance; and

WHEREAS, LAMC section 162.08 (d) through (g) (REAP) provides recovery by the Los Angeles Housing Department of administrative fees and penalties including outstanding rent registration fees and penalties, inspection fees, added inspection costs or administrative costs, and pre-paid monitoring fees for two annual inspections beyond the initial inspection and re-inspections included in the Systematic Code Enforcement fee;

NOW, THEREFORE, BE IT RESOLVED BY THE LOS ANGELES CITY COUNCIL THAT:

All orders affecting the units and the common areas have been signed off by the appropriate Enforcement Agency; that there are no other outstanding orders affecting the units or common areas of the building, and all electric service and/or water charges pertaining to the property have been paid to the satisfaction of the Department of Water and Power.

FURTHERMORE, City Council terminates the rent reductions and pursuant to Section 162.08F the rent will be restored to the original level 30 days after the Department mails the tenants the notice of the restoration.

IN ADDITION, City Council terminates the rent escrow account and the funds in the escrow account shall be paid to the extent available in the following order: Administrative fees pursuant to Section 162.07B1 that have not yet been collected, any outstanding fees and penalties imposed pursuant to Article 1 of Chapter XV of the Rent Stabilization Ordinance, any outstanding rent registration fees in an RSO building and any penalties thereto pursuant to Section 151.05, any remaining funds shall be returned to the current landlord.

SPECIFICALLY, The subject property shall be removed from the Rent Escrow Account Program and the Controller is authorized to expend funds from the Code Enforcement Trust Fund #41M to reduce liability from the REAP Escrow Account #2220 upon proper demand by the General Manager of the Los Angeles Housing Department.

IN ADDITION, the Los Angeles Housing Department shall conduct an expedited systematic inspection of the subject property and impose inspection fees and administrative costs associated with such inspections; the owner of the subject property shall prepay the Los Angeles Housing Department for two annual inspections beyond the initial inspection and re-inspection included in the Systematic Code Enforcement fee for the subject property. Termination of the REAP recording, filed with the County Recorder's Office, and release of the escrow funds to the owner of the subject property shall be conditioned on the payment of all outstanding fees penalties, and costs to the Los Angeles Housing Department.

REAP RESOLUTION

COUNCIL FILE NO.: _____

CD: 8 _____

REMOVAL x INCLUSION _____ RELEASE OF ESCROW FUNDS _____

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 114 West 93rd Street

CASE NO.: 43189

EFFECTIVE DATE: 2/23/2006

TYPE OF VIOLATION(S): fire warning devices, sanitation, maintenance, electrical, plumbing/gas, heating/ventilation

ASSESSOR ID NO.: 6053-001-012

REGISTRATION NO. NONE

OTHER REAP-RELATED ACTIVITIES AND/OR PREVIOUS COUNCIL ACTIONS:

None _____

COMMENTS: The Inquilinos Unidos verified that all tenant issues have been addressed.

Case Activity Report

APN: 6053001012
 CD: 8
 Census Tract: 240500
 RSU:
 HPOZ: No
 Total Units (LUPAMS): 3
 Total SCEP Exemptions:

Owner Information

114 W 93RD
Los Angeles 90003

LUPAM / BOE:
 CARRENO,SOCORRO
 00112 W 92ND ST
 LOS ANGELES CA 90003

LAHD:
 Socorro Carreno
 812 W 60th STREET
 LOS ANGELES CA 90044

Case No. 43189
 Case Sub Type
 Source Legal
 Inspector Jose Zepeda
 Case Manager Robert Gugajew
 Phone No. (213) 808-8524

Initial Inspection Date 2/23/2006
 View NTC/Substandard Print Date 4/13/2006
 Compliance Date 5/20/2006
 NTC Reinspection Date 5/23/2006
 Inspector Extension
 Sr.Inspector Extension
 View Photos 4/5/2007
 Supporting Documents of approved use
 View Other
 View Owner Matrix
 View Tenant Matrix
 View FTC 6/27/2006
 View Substandard Document #
 Substandard Record Date
 Substandard Termination Date
 View FTB Document #
 FTB Record Date
 FTB Termination Date
 FTB Cancellation Date
 View REAP Document #
 REAP Record Date
 View Sr. Appeal
 View Re-Inspection Report

Referred to Health Dept.
 Referred to Building & Safety
 Referred to Sr. Inspector 5/30/2006
 Referred to Pr. Inspector 6/20/2006
 Referred to CM 6/21/2006
 PMTP
 Refer To Hearing 6/27/2006
 Notice of GM Hearing 11/9/2006
 REAP Appeal Due Date 11/24/2006
 REAP Appeal Received Date 11/27/2006
 NOA/REAP Acceptance Date 1/25/2007
 GM Hearing Date 12/12/2006
 Referred To Legal Date 12/27/2006
 Referred to CA Date
 CA Filed Date
 All Deficiencies Resolved Date 4/17/2007
 Outreach Contractor Inquilinos Unidos
 CM Outreach Request Date
 Outreach Finding Positive
 Positive Report Date 3/27/2007
 Scheduled Council Date
 REAP Case Balance
 ESCROW Account Closed
 Date
 REAP Closed Date

View Outreach

- Work Log
- Unit Information
- Notices
- View Docs
- View REAP Acct Info
- Inspection History

+REAP

LOS ANGELES HOUSING DEPARTMENT CODE ENFORCEMENT DIVISION CASE MANAGER - CLOSURE REQUEST

PROPERTY ADDRESS: 114 W 93 rd St	CRIS Case #: 86939 +3151
REAP Case Number:	APN: 6053001012
OUTREACH Contractor: IU	REAP Analyst:

Sign-off Type: REAP ONLY CODE ONLY REAP/CODE

CASE MANAGER'S STATEMENT:

The Code Enforcement Section of the Los Angeles Housing Department conducted a final inspection of the property, as requested by the owner/representative, on 4/17/07.

- The Case Manager has verified compliance and the Outreach Contractor has verified that tenant issues have been addressed and recommendation is made that case closure be initiated upon receipt of Outreach report to WTU Analyst.
- The Case Manager has verified compliance prior to the General Manager's Hearing scheduled for / / and is closing the case.
- The Case Manager has verified compliance and is closing the case; no Outreach is required.

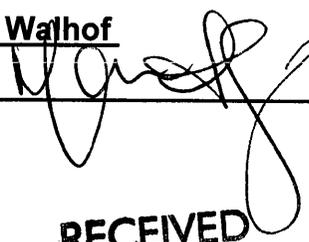
Emailed 04-18- 07 to, Maria Garcia; Vatche; Josue Salguero; Mario Saborio; Maria Pascual; Maricela Mendez; Ruby Kalosh;

Note: if this is a Combination REAP/Criminal case and no appeal was filed the case could already be in REAP prior to the GM Hearing which would necessitate an Outreach Site visit if the NOA was mailed, thus more follow-up could be required.

Comments or special instructions;

Case Manager John Walhof Date: 4/18/07

Signature _____



Distribution: Original to WTU Analyst (REAP)
 Copy: Hearing Section
 Copy: Code Hearing Examiner
 Copy: Master sign-off Binder
 Completed by: _____ Date: _____

RECEIVED
 APR 20 2007
 REAP/UMP



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City of Los Angeles

Los Angeles Housing Department Code and Rent Information System

Antonio R. Villarraigosa, Mayor

Mercedes Márquez, General Manager

Information Center

Welcome mario_saborio! | April 24, 2007 | System Documentation | Logoff



REAP

Case Main

Search> Search Results>

Select a group: | | |

APN: 6053001012

Case No: 43189

Property Information

APN: 6053001012
Address: 114 W 93RD ST Los Angeles CA 90003
Owner: Socorro Carrero
Owner Address: 812 W 60th STREET LOS ANGELES CA 90044

Address
114 W 93RD ST
Owner
CARRENO,SOCORRO
CD
Council District 8
Status
Open

Add/Edit Outreach Case

Units/Buildings Work Log Docs

APN: 6053001012
Case Type: REAP
Case Number: 43189
Contractor: Inquilinos Unidos
Case Manager: Kenneth Lam
Units: 112 , 114 , 114 1/2
Comments:
Created By: Mario Saborio On 2/5/2007 10:13:00 AM

General Log

Log Entry

Worklog Listing

Recorded By | Date Recorded | Log Text

Closed Date
Initial Mailing Date
11/9/2006
NOA Date
1/25/2007
Case manager
(Inspector)
David Whitehurst
Outreach Agency
N/A
CM Sign Off
4/17/2007
Positive Received
3/27/2007 8:00:00
AM
W-9 Received

First Visit: 2/8/2007 12:28:00 PM
Final Site Visit Request: Make Request 8:00 AM
Final Site Visit Scheduled Date: 8:00 AM
Final Site Visit by Contractor: 3/27/2007 8:00:00 AM
Positive Report Date: 3/27/2007 8:00:00 AM
All Deficiencies Resolved Date: 4/17/2007 12:04:00 PM
Case Close Date(Positive Sent):
ESCROW Close Date: Date not set
Transmittal Date: Date not set
Administrated Closed date:
If Administratively closed, specify:
Reason for Closure:

N/A
 Worklog
 Activity Log
 REAP Units
 View Docs
 Case Profile
 Mailing List
 Upload Doc
 Combined Acct
 View Account

Mario Saborio	4/24/2007 10:58:00 AM	Case forwarded to MPascual to schedule for council to remove from reap.
Maria Arroyo	3/27/2007 12:35:00 PM	I got a call from the owner and she told me that all the deficiencies were corrected, I call the tenants and they confirm the repairs were done. POSITIVE REPORT.
Maria Arroyo	3/27/2007 12:10:00 PM	Owner call for a final, I went but still items that need to be fix in all 3 units, owner aware of the problems and she'll call me when finish I was at the property on 3/16/2007.NEGATIVE REPORT
Maria Arroyo	2/8/2007 12:22:00 PM	I went to this property to do outreach and I found 2 units vacant. 2 contractors working on the vacant units. I ask if all are vacant and they told me the last one there is tenants. I left information for them to cal me I will send a mail-out.
Mario Saborio	2/5/2007 10:13:00 AM	Please conduct an initial site visit.

Site Visit Log

Visit Type
Initial

Final Visit Positive
 Date 4/24/2007 8:00 AM

Unit #	Tenant Comments For Site Visit	Tenant
112		resident resident
114		Pebles Tylor
114 1/2		Daniel Martinez



Los Angeles Housing Department
LAHD



690 W. Knox St.
 Torrance, CA 90502
 (310) 524-1230

April 13, 2006
 Case Number: 43189
 APN: 6053001012

Property Owner: CARRENO,SOCORRO
 Mailing Address: 112 W 93RD ST
 LOS ANGELES , CA 90003

In Addition Notify:
 Mailing Address:

NOTICE AND ORDER TO COMPLY
 Sections 161.702 and 161.354, Los Angeles Municipal Code
 Sections 17980 and 17980.6, California Health and Safety Code

Our records indicate you are the owner of the property located at **114 W 93RD ST** . An inspection of the premises has revealed conditions that affect the health and safety of the occupants and cause the building to be determined to be in violation of the City of Los Angeles Municipal Code. These conditions, their location on the premises, and the specific violation(s) of the Los Angeles Municipal Code (LAMC) and or California Health and Safety Code are described on the attached pages.

You, as the property owner, or responsible party, are ordered to eliminate all of the described conditions and diligently pursue the work necessary to eliminate any violations of the LAMC and Health and Safety Code on or before **5/20/2006**.

Some of the work required to repair the building may require that you obtain a permit and request related inspections from the Department of Building and Safety. We strongly urge you to seek the services of qualified installers, properly licensed by the State Contractors License Board.

A re-inspection of the premises will be conducted on **5/23/2006** between **2:15 PM** and **4:15 PM**. You or your representative must be present to escort the Housing Inspector. Any and all units are subject to re-inspection and require the same uniform compliance throughout the premises. You must provide notice to all affected tenants not less than 24 hours prior to the scheduled inspection. The entire premises must be in full compliance with the Los Angeles Municipal Code. Any questions you have may be directed to the office identified at the top of this notice. *Si tiene preguntas, favor de llamar al nmero que se encuentra al principio de esta notificacin.*

Issuing Inspector: Jose Zepeda

Proof of Mailing -- On 4/13/2006 the undersigned mailed this notice by regular mail, postage prepaid, to the person(s) listed on the last equalized assessment roll.

Signature

ELECTRICAL

Maintaining inoperative or defective receptacles in kitchens and bathrooms or exterior locations, G.F.C.I. type receptacle required, sections 91.8104.8 and 93.0104 L.A.M.C., 210-7(d)(2) N.E.C. and 17920.3(d) H.&S.C.

Building: TRIPLEX

Unit: 112

Kitchen

Note:

Hall Bath

Note:

Unit: 114

Kitchen

Note:

Unit: 114 1/2

Kitchen

Note:

Hall Bath

Note:

Failure to maintain the defective or missing door/dead front cover of the electrical panel's), sections 91.8104.8 and 93.0104 L.A.M.C., 384-3(a)(2) N.E.C. and 17920.3.d H.&S.C.

Building: TRIPLEX

Unit: General

Exterior

Note:

FIRE SAFETY

Maintaining an unapproved exit door lock or door latch that obstructs the required means of emergency egress, sections 91.1003.3.1.8 L.A.M.C.

Building: TRIPLEX

Unit: 112

Kitchen

Note:

Failure to maintain the required access, emergency escape openings and means of emergency egress, sections 91.0310.4 L.A.M.C. and 17920.3(l) H.&S.C.

Building: TRIPLEX

Unit: 114 1/2

Bedroom 1

Permit Required

Note: IMPROPERLY INSTALLED

Failure to provide and maintain the required permanently wired/ battery back-up smoke detectors at all sleeping rooms, and areas adjacent to sleeping rooms, sections 91.310.9.1.1, 91.310.9.1.4, 91.310.9.1.5, 91.8603.1.1 & 91.8603.1.2 L.A.M.C. and 17920.3(m) H.&S.C.)

Building: TRIPLEX

Unit: 112

Living Room

Permit Required

Note: Photoelectric type smoke detector is required where smoke detectors test faulty or have been disconnected at locations within 12 feet of gas burning appliance or wall heater, PHOTOELECTRIC REQD, MISSING WIRING

Unit: 114 1/2

Living Room

Note: Photoelectric type smoke detector is required where smoke detectors test faulty or have been disconnected at locations within 12 feet of gas burning appliance or wall heater. INOPERATIVE

HEATING AND VENTILATION

Maintaining an unapproved domestic range vent, sections 94.504.2 and 94.411.1 L.A.M.C.

Building: TRIPLEX

Unit: 112

Kitchen

Note: MISSING SCREEN

Unit: 114 1/2

Kitchen

Note: MISSING SCREEN

MAINTENANCE

Failure to maintain the counters/drain boards for kitchen sinks, bathroom lavatories and adjacent wall and floor surfaces provided to prevent water damage, in a clean and sanitary condition and free from dirty or foreign materials, sections 91.8104.7 L.A.M.C. and 17920.3(a)13 H.&S.C.

Building: TRIPLEX

Unit: 112

Kitchen

Note:

Failure to properly maintain portions of the building that are dilapidated due to dry rot or insect infestation, sections 91.8104 L.A.M.C. and 17920.3(a)13 H.&S.C.

Building: TRIPLEX

Unit: 114 1/2

Hall Bath

Note: WINDOW SILLS

Unit: General

Exterior

Note: EXTERIOR WINDOW SILLS.

Failure to maintain safe and sanitary floor covering, sections 91.8104.6 L.A.M.C. and 17920.3(a)13 H.&S.C.

Building: TRIPLEX

Unit: 112

Entire Unit

Note: Repair/replace any/all damaged flooring in approved manner.

Kitchen

Note: Repair/replace any/all damaged flooring in approved manner.

Living Room

Note: Repair/replace any/all damaged flooring in approved manner.

Failure to maintain the existing building, structure, premises or portion thereof shall be maintained in conformity with the code regulations and department approvals in effect at the time of construction. Section 91.8104 L.A.M.C.

Building: TRIPLEX

Unit: 114 1/2

Kitchen

Note: DAMAGED BASE CABINET

Failure to maintain plaster/drywall walls/ceilings in a smooth and sanitary condition, sections 91.8104.4 L.A.M.C. and 17920.3(a)13 H.&S.C.

Building: TRIPLEX

Unit: 112

Hall Bath

Note: MILDEW BUILDUP

Unit: 114

Master Bath

Note: DAMAGED

Failure to maintain the existing building, structure, premises or portion thereof in a safe and sanitary condition, in good repair, free from graffiti, trash, debris, rubbish, overgrown vegetation, offal, or similar material, sections 91.8104 and 91.8104.15 L.A.M.C., and 17920.3.j H.&S.C.

Building: TRIPLEX

Unit: General

Common

Note: MISC. ITEMS, AND OVERGROWN GRASS THROUGHOUT PROPERTY

Failure to maintain windows, doors, cabinets, and frames operable, clean and sanitary and in good repair, sections 91.8104.5 L.A.M.C. and 17920.3.a.13 H.&S.C.

Building: TRIPLEX

Unit: 112

Entry

Note: MISSING DOOR LOCK

Kitchen

Note: IMPROPERLY INSTALLED

Unit: 114

Master Bath

Note: WINDOW IS DAMAGED AND LACKING PAINT AROUND WINDOW.

Unit: 114 1/2

Hall Bath

Note: DAMAGED WINDOW, AND IMPROPERLY INSTALLED DOOR.

PLUMBING

Failure to provide and maintain all required plumbing faucet and valve handles. Sections 319, 321 U.P.C. and 17920.3.c H.&S.C.

Building: TRIPLEX

Unit: 112

Hall Bath

Note: DAMAGED

Failure to maintain the plumbing system free from defective, damaged/leaking faucets or plumbing fixtures. Sections 91.8104.7 L.A.M.C. and 17920.3.c & 17920.3.e H.&S.C.

Building: TRIPLEX

Unit: 112

Kitchen

Note:

Unit: 114

Master Bath

Note: SHOWER.

Unit: General

Common

Permit Required

Note: WATER DAMAGE UNDER NEATH THE HOUSE.

Failure to maintain a plumbing system in conformity with the code regulations and department approvals in effect at the time of construction. Section 91.8104 L.A.M.C.

Building: TRIPLEX

Unit: 112

Hall Bath

Note: MISSING OVER FILL ASSEMBLY

Failure to properly secure lose plumbing fixtures, sections 91.8104.7 L.A.M.C. and 17920.3(c) H.&S.C.

Building: TRIPLEX

Unit: 112

Hall Bath

Note: SINK

Unit: 114 1/2

Hall Bath

Note: DAMAGED SINK AND OPEN WASTE LINE

Failure to provide and maintain undamaged, sealed, and sanitary surfaces of plumbing fixtures, sections 91.8104.7, 94.303.1.1 L.A.M.C. and 17920.3(e) H.&S.C.

Building: TRIPLEX

Unit: 112

Hall Bath

Note: TUB

Failure to maintain a positive seal around all drain, water supply and electrical conduits penetrating walls under all kitchen and bathroom sinks, sections 91.8104.7 L.A.M.C. and 17920.3(c) H.&S.C.

Building: TRIPLEX

Unit: 112

Hall Bath

Note:

Unit: 114

Kitchen

Note:

Master Bath

Note:

Failure to obtain a permit and inspection approval for new plumbing work and/or the installation or replacement of new water heater (s), section 94.201 L.A.M.C. A \$400.00 Administrative Investigation Fee is due and payable to the Los Angeles Housing Department for work commenced without the required permits, section 161.902 L.A.M.C.

Building: TRIPLEX

Unit: General

Exterior

Note: PLASTIC PIPE, OPEN ON EAST WALL

Failure to anchor or strap water heater tank(s) in an approved manner to prevent horizontal or vertical displacement in the event of an earthquake, sections 91.310.14, 94.510.5 L.A.M.C. and 17920.3(c) H.&S.C.

Building: TRIPLEX

Unit: General
Mechanical

Note: UNIT 114

SANITATION

Failure to maintain the required foundation vent or under floor access opening screens, sections 91.8104 L.A.M.C. and 17920.3(c) H.&S.C.

Building: TRIPLEX

Unit: General
Exterior

Note: AND ATTIC VENTS

Failure to maintain the required window and/or door insect screens, sections. 91.8104.5 L.A.M.C. and 17920.3(c) H.&S.C.

Building: TRIPLEX

Unit: 112
Entire Unit

Note:

UNAPPROVED CONSTRUCTION

Failure to obtain the required building permit or inspection approvals for the construction of the building or portion thereof described herein. You are ordered to demolish and remove the unapproved portion or alteration and restore structure to its originally approved condition, or obtain the required Permits and inspection approvals from the Department of Building and Safety, section 91.8105 L.A.M.C. A \$400.00 Administrative Investigation Fee is due and payable to the Los Angeles Housing Department for the investigation of work commenced without the required permits, section 161.902 L.A.M.C.

Building: TRIPLEX

Unit: General
Interior

Permit Required

Note: OPEN PATIO COVER ABOUT 12 BY 32

ZONING VIOLATION

Unapproved open storage, maintenance, dismantling, repairing or otherwise performing any work upon a vehicle, machine, motor, appliance or other similar device, other than to effect minor emergency repairs to a motor vehicle, sections 12.21.A.8(a) and 12.21.A.8(b) L.A.M.C. and 17920.3(c) H.&S.C.

Building: TRIPLEX

Unit: General
Common

Note: WHITE TOYOTA TRUCK 6Z12762 AND GRAY OLDSMOBILE 2XGG354

Unapproved open storage of miscellaneous articles, section 12.21.A.1(a) L.A.M.C.

Building: TRIPLEX

Unit: General
Common

Note:

Inspector Name Jose Zepeda
Office Location 690 W. Knox St.
Suite #125
Torrance, CA 90502
Survey Date 2/23/2006

WHERE INDICATED ABOVE, PLANS AND/OR A BUILDING PERMIT FROM THE DEPARTMENT OF BUILDING AND SAFETY IS REQUIRED TO BE OBTAINED BEFORE REPAIR OR DEMOLITION WORK IS STARTED.

For consultation regarding this notice, or for information regarding obtaining Permits, the Inspector whose name appears on this Notice may be contacted by telephone between the hours of 7:30 and 9:00 a.m., Monday through Friday.

YOU MAY BE SCHEDULED FOR A GENERAL MANAGER'S HEARING, AND A LIEN MAY BE RECORDED AGAINST YOUR PROPERTY FOR ALL ADMINISTRATIVE AND INSPECTION COSTS ASSOCIATED WITH YOUR FAILURE TO COMPLY WITH THIS ORDER.

Los Angeles Housing Department

Reinspection Report

Reinspection Date: 5/23/2006 2:15:00 PM

APN: 6053001012 Address: 114 W 93RD ST

Inspector Name: Jose Zepeda

Building	Unit	Room	Category	Description	O	T	P	Notes
TRIPLEX	112	Entire Unit	MAINTENANCE	FLOOR COVERING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair/replace any/all damaged flooring in approved manner.
TRIPLEX	112	Entire Unit	SANITATION	INSECT SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TRIPLEX	112	Entry	MAINTENANCE	WINDOW/DOOR MAINT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MISSING DOOR LOCK
TRIPLEX	112	Hall Bath	ELECTRICAL	GFI RECEPTACLES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TRIPLEX	112	Hall Bath	MAINTENANCE	INTER-WALLS/CEILING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MILDEW BUILDUP
TRIPLEX	112	Hall Bath	PLUMBING	FIXT. SHUT-OFF VALVE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DAMAGED
TRIPLEX	112	Hall Bath	PLUMBING	GENERAL PLUMBING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MISSING OVER FILL ASSEMBLY
TRIPLEX	112	Hall Bath	PLUMBING	LOOSE FIXTURES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SINK
TRIPLEX	112	Hall Bath	PLUMBING	PLMG FIXTURE SURFACE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TUB
TRIPLEX	112	Hall Bath	PLUMBING	SEAL PENETRATIONS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TRIPLEX	112	Kitchen	ELECTRICAL	GFI RECEPTACLES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TRIPLEX	112	Kitchen	FIRE SAFETY	DOUBLE-KEYED LOCKS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TRIPLEX	112	Kitchen	HEATING AND VENTILATION	VENT-KITCHEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MISSING SCREEN
TRIPLEX	112	Kitchen	MAINTENANCE	COUNTER/DRAINBOARD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TRIPLEX	112	Kitchen	MAINTENANCE	FLOOR COVERING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair/replace any/all damaged flooring in approved manner.
TRIPLEX	112	Kitchen	MAINTENANCE	WINDOW/DOOR MAINT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	IMPROPERLY INSTALLED
TRIPLEX	112	Kitchen	PLUMBING	FIXTURE DEF/LEAK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TRIPLEX	112	Living Room	FIRE SAFETY	SMOKE DETECTORS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Photoelectric type smoke detector is required where smoke detectors test faulty or have been disconnected at locations within 12 feet of gas burning appliance or wall heater, PHOTOELECTRIC REQD, MISSING WIRING
TRIPLEX	112	Living Room	MAINTENANCE	FLOOR COVERING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair/replace any/all damaged flooring in approved manner.
TRIPLEX	114	Kitchen	ELECTRICAL	GFI RECEPTACLES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TRIPLEX	114	Kitchen	PLUMBING	SEAL PENETRATIONS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TRIPLEX	114	Master Bath	MAINTENANCE	INTER-WALLS/CEILING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DAMAGED
TRIPLEX	114	Master Bath	MAINTENANCE	INTER-WALLS/CEILING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DAMAGED
TRIPLEX	114	Master Bath	MAINTENANCE	WINDOW/DOOR MAINT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WINDOW IS DAMAGED AND LACKING PAINT AROUND WINDOW.
TRIPLEX	114	Master Bath	PLUMBING	FIXTURE DEF/LEAK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SHOWER.
TRIPLEX	114	Master Bath	PLUMBING	SEAL PENETRATIONS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TRIPLEX	114	Master Bath	PLUMBING	SEAL PENETRATIONS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TRIPLEX	114 1/2	Bedroom 1	FIRE SAFETY	SECURITY BARS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	IMPROPERLY INSTALLED

TRIPLEX	114 1/2	Hall Bath	ELECTRICAL	GFI RECEPTACLES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TRIPLEX	114 1/2	Hall Bath	MAINTENANCE	DRY-ROT/TERMITES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WINDOW SILLS
TRIPLEX	114 1/2	Hall Bath	MAINTENANCE	WINDOW/DOOR MAINT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DAMAGED WINDOW, AND IMPROPERLY INSTALLED DOOR.
TRIPLEX	114 1/2	Hall Bath	PLUMBING	LOOSE FIXTURES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DAMAGED SINK AND OPEN WASTE LINE
TRIPLEX	114 1/2	Kitchen	ELECTRICAL	GFI RECEPTACLES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TRIPLEX	114 1/2	Kitchen	HEATING AND VENTILATION	VENT-KITCHEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MISSING SCREEN
TRIPLEX	114 1/2	Kitchen	MAINTENANCE	GENERAL MAINTENANCE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DAMAGED BASE CABINET
TRIPLEX	114 1/2	Living Room	FIRE SAFETY	SMOKE DETECTORS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Photoelectric type smoke detector is required where smoke detectors test faulty or have been disconnected at locations within 12 feet of gas burning appliance or wall heater. INOPERATIVE
TRIPLEX	General	Common	MAINTENANCE	PREMISES MAINTENANCE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MISC. ITEMS, AND OVERGROWN GRASS THROUGHOUT PROPERTY
TRIPLEX	General	Common	PLUMBING	FIXTURE DEF/LEAK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	WATER DAMAGE UNDER NEATH THE HOUSE.
TRIPLEX	General	Common	ZONING VIOLATION	INOPERATIVE VEHICLES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WHITE TOYOTA TRUCK 6Z12762 AND GRAY OLDSMOBILE 2XGG354
TRIPLEX	General	Common	ZONING VIOLATION	INOPERATIVE VEHICLES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WHITE TOYOTA TRUCK 6Z12762 AND GRAY OLDSMOBILE 2XGG354
TRIPLEX	General	Common	ZONING VIOLATION	OPEN STORAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TRIPLEX	General	Common	ZONING VIOLATION	OPEN STORAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TRIPLEX	General	Exterior	ELECTRICAL	PANEL WIRING COVER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TRIPLEX	General	Exterior	MAINTENANCE	DRY-ROT/TERMITES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EXTERIOR WINDOW SILLS.
TRIPLEX	General	Exterior	PLUMBING	UNAPPROVED PLUMBING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTIC PIPE, OPEN ON EAST WALL
TRIPLEX	General	Exterior	PLUMBING	UNAPPROVED PLUMBING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTIC PIPE, OPEN ON EAST WALL
TRIPLEX	General	Exterior	SANITATION	FOUNDATION VENTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AND ATTIC VENTS
TRIPLEX	General	Interior	UNAPPROVED CONSTRUCTION	UNAPPROVED CONSTRUCT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	OPEN PATIO COVER ABOUT 12 BY 32
TRIPLEX	General	Interior	UNAPPROVED CONSTRUCTION	UNAPPROVED CONSTRUCT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	OPEN PATIO COVER ABOUT 12 BY 32
TRIPLEX	General	Mechanical	PLUMBING	W/H STRAP/SECURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UNIT 114