

RENTAL HOUSING HABITABILITY PROGRAM

INSPECTION GUIDE

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Environmental Health Division
www.publichealth.lacounty.gov/eh



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I. INTRODUCTION

Environmental Health's Rental Housing Habitability Program (RHHP) aims to ensure that all homes rented within the Los Angeles County unincorporated areas meet health and safety requirements set forth in both State and County regulations. This is accomplished through periodic scheduled inspections of applicable Rental Housing Properties and Rental Housing Units every four years.

Purpose of the RHHP Inspection Guide

This guide is intended to assist Environmental Health inspectors, regulators, landlords, managers, and tenants to better understand the violations observed during the inspection process and the overall Rental Housing Official Inspection Report (RHOIR). The RHHP Inspection Guide is meant to outline the basic requirements for maintaining tenable housing by Landlords or their Representatives. It is also a guide for Environmental Health inspectors in documenting in the RHOIR all violations observed during the inspection process.

The information in this guide may not address all circumstances or violations observed during an inspection or complaint investigation. However, RHHP staff will remain responsive to Landlords, Tenants, and any interested parties, to educate the public regarding the science behind health code violations. If you have questions regarding the violations marked in the inspection report, actions taken by the inspector, or any applicable law or regulation, please contact the telephone number on the inspection report.

NOTE: *This guide is subject to change based on changes to law and when further clarification is warranted.*

Authority

Inspectors will enforce the **California Health and Safety Code, California Code of Regulations Title 25**, and the requirements of **Los Angeles County Code Title 8 and Title 11**.

II. COMMON TERMINOLOGY

The following terms are intended to assist in understanding this guide.

Administrative Hearing is a formal proceeding that is scheduled when there is non-compliance to evaluate evidence gathered during the inspection and re-inspection process. All concerned parties are represented during the Hearing and a determination is made regarding future handling of the case.

Complaint Inspection is an inspection that is conducted in response to a tenant report of substandard living conditions.

County is Los Angeles County.

County Housing Program Chief is the Director of Public Health or their duly authorized representative.

Critical Violation is any violation that poses a significant danger to health and safety.

DCBA is the Los Angeles County Department of Consumer and Business Affairs.

DPW is the Los Angeles County Department of Public Works.

DRP is the Los Angeles County Department of Regional Planning.

Emergency Violation is a violation that may pose an immediate danger to the health and safety of occupants which requires immediate corrective action and compliance will be verified within 24 hours.

Enforcement Agency is the Los Angeles County Departments of Public Health, Consumer and Business Affairs, Fire, Public Works, Regional Planning, and/or any other governmental agency that enforces habitability, building and safety standards, or compliance with health, safety, or housing laws.

Hearing Officer is the assigned individual who will hear and decide on the issues presented during the administrative hearings.

Inspector is a County employee who has training in the investigation, detection, and enforcement of violations of laws related to public health, safety, and welfare under the provisions of Chapter 8.53.

Integrated Pest Management means ongoing prevention, monitoring, and pest control activities, including reasonable efforts to eliminate pests from any rental housing property and/or unit under this chapter. This includes maintaining the Rental Housing Property and Unit in a sanitary condition, elimination of harborages and conditions conducive to pests, the use of traps, and, when necessary, the use of pesticides.

Landlord is an owner, lessor, sublessor, or any other person entitled to offer any Rental Housing Unit for rent or entitled to receive rent for the use and occupancy of a Rental Housing Unit, and the agent, representative, or successor of any of the foregoing.

Local Contact Representative is a person designated by the Landlord to act on behalf of the Landlord for all purposes under this Chapter, including the acceptance of service of all notices from the County Housing Program Chief and the County REAP Administrator.

Non-Critical Violation is any violation that does not require urgent or immediate action.

Notice of Routine Inspection is a written notice of the date and time that a routine inspection will be conducted, and provided in writing, to the Property Owner, or the Property Representative.

Notice of the Right to Refuse is a written notice provided to the Landlord or Local Contact Representative exercising their right to refuse consent for inspection and to seek pre-compliance judicial review without the threat of imposition of any fine or penalty.

Nuisance means any of the following: (A) any public nuisance known to common law or equity jurisprudence, and whatever is dangerous to human life or detrimental to health; B) Overcrowding a room with occupants; C) Inadequate or unsanitary sewage or plumbing facilities; D) Insufficient ventilation or illumination; E) Uncleanliness, or anything that renders air, food, and drink detrimental to the health of human beings.

Order or Orders means the following of all directives or notices to comply, correct, or abate a condition or violation issued by an Enforcement Agency or contained in the Official Inspection Report.

Pre-compliance Judicial Review is a Right exercised by the Landlord or Tenant to request a judicial review, that may involve extenuating circumstances, that can be requested in any court located in the County of Los Angeles, prior to a scheduled Routine Inspection.

REAP is the Rent Escrow Account Program.

Reinspection is a follow-up inspection conducted to determine compliance with violations that were noted during an inspection to ensure correction and abatement.

Re-Inspection Date is a date established by the enforcement agency to abate -violation(s) documented on the inspection report.

Rent Registry System is the system by which the Los Angeles County Department of Business and Consumer Affairs, tracks all rental properties within Los Angeles County.

Rental Housing Official Inspection Report (RHOIR) is the report written by the inspector after the inspection of a Rental Housing Property and/or Unit that contains directives, observations, and any additional comments that require correction, repair, or abatement by a specific date.

Rental Housing Property is a parcel of real property, reflected in the current Los Angeles County Assessors map, and receives an annual assessment from the Tax Assessor's Office.

Rental Housing Unit is a building or portion of a building that is rented or leased to Tenants for residential purposes, and which is owned in whole or in part by a landlord.

Routine Inspection is a scheduled inspection that occurs once every four years of a Rental Housing Property and all Rental Housing Units, to determine whether these areas meet the minimum standards required for health and safety, required by State law and local ordinances.

Substandard Dwelling is any dwelling or apartment house which, through lack of maintenance or repair, may constitute a threat to public health and safety.

Tenant is a subtenant, lessee, sublessee, or any other person, excluding ground lease lessees, entitled under the terms of a lease or other oral or written agreement between the Landlord and Tenant establishing the terms and conditions of their legal right to the use or occupancy of any Rental Housing Unit.

Underlying Defects is a condition observed within the building structure, directly affecting the habitability of any part of the property. Such defects may be the result of failure to address maintenance of the structure or components such as pipes, wiring, structural integrity, or unsanitary issues arising from the ongoing effects of such defects.

Unincorporated areas are areas in Los Angeles County outside the jurisdictional boundaries of incorporated City entities.

III. PRIOR NOTICE AND PLACARD POSTING REQUIREMENTS

Notice of Routine Inspection to Landlord

The County Housing Program Chief will mail a Notice of Routine Inspection (NRI) Packet to the Landlord. The Notice of Routine Inspection will be sent at least 30 days prior to the scheduled inspection date. The NRI Packet will also include the Placard, Tenant Notice of Consent and an Introductory letter describing the upcoming inspection process. A landlord may request to reschedule a routine inspection once every four years by calling the office of the RHHP Chief or by providing written notice to the County Housing Program Chief at least fourteen (14) calendar days prior to the scheduled inspection date. An inspection may only be rescheduled to a date within thirty (30) calendar days of the previously scheduled routine inspection date.

Notice of Routine Inspection Placard

When the Notice of Routine Inspection is sent to the Landlord, it will contain a Notice of Routine Inspection Placard. The Landlord is required to post the Notice of Routine Inspection Placard in multiple conspicuous places throughout the Rental Housing Property no later than 24 hours after receipt. This is to allow the Tenant time to contact RHHP office with questions or concerns or request additional information. The RHHP staff will verify that the Notice of Routine Inspection has been properly posted, and if not posted, RHHP staff will post the Notice of Routine Inspection. All Notices regarding Entry into units must be posted at least 24 hours prior to inspection in accordance with California Civil Code § 1954(d).

Tenant Unavailable for Inspection

A Tenant who will not be available during the inspection can provide consent for the RHHP inspector to enter the Rental Unit to conduct an inspection or reinspection. A Tenant can contact the RHHP office via phone, email, or walk-in with questions or concerns that they would like addressed during the inspection. If the tenant is unavailable, the tenant must complete the "TENANT CONSENT TO ENTER UNIT FOR HOUSING HABITABILITY INSPECTION" form, giving the landlord or other representative, along with the inspector(s) consent to conduct an inspection in the Rental Unit.

Refusal to Allow Inspection

Both the Landlord and Tenant may object to the inspection notice by applying for a pre-compliance judicial review at least ten calendar days before the inspection date provided on the Notice of Routine Inspection Placard, in any Los Angeles County Superior Court. A person seeking pre-compliance judicial review shall follow the applicable court rules, including providing the time, content, and service of the notice to the RHHP Chief.

Inspection Warrant

When the inspector is unable to gain access or is denied entry into a Rental Housing Property and/or Unit to conduct an inspection, sections 1822.50 through 1822.57 of the California Code of Civil Procedure may be used to obtain an inspection warrant to order the inspection/investigation. The Tenant and the Landlord or Local Contact Representative will be notified that a warrant has been issued at least 5 days prior to the warrant's execution.

NOTICE OF INSPECTION WARRANT, including the name of the Judicial Officer and their Department Address, will be clearly posted by the department in the common areas of the building. The Landlord or Tenant may refer to the posted placards for further information. Before the date the warrant is due to be executed, the Landlord, Local Contact Representative, or Tenant may request judicial review of the inspection warrant from the officer who issued the warrant.

If there is a reasonable cause to believe that a Rental Housing Property and/or Rental Housing Unit is hazardous, unsafe, and dangerous to human health and safety, an immediate inspection is required to protect the safety and well-being of the public. The inspector shall have the right to immediately enter and inspect the premises by use of any sensible means necessary to effect entry.

IV. INSPECTION SERVICES

Education to Landlord and Tenant

All Rental Housing Properties and Rental Housing Units within the scope of Los Angeles County Code 8.53.040 are subject to inspections, to determine whether they meet the minimum health, safety, and welfare standards as required by State law and local ordinances. Inspections will provide Landlords and Tenants with the opportunity to ask the inspector specific questions or ask for information regarding best practices related to maintenance, cleaning, sanitation, ventilation, and habitability.

Inspection Frequency Guidelines

A routine inspection will be conducted at least once every four (4) years. Environmental Health may inspect more frequently due to a significant risk of violation(s). The reasons/circumstances for more frequent periodic inspections may include the following:

- The extent and seriousness of the current violations.
- The history of violations at the property during the past four years.
- The compliance record of the persons or entities who own, manage, or control the property in the past four years.
- Any other criteria determined by the County Housing Program Chief to indicate the existence of health or safety violations.

INSPECTION TYPES

Routine Inspection

Inspectors will conduct routine inspections on a scheduled date, during normal business hours (8:00 am to 5:00 pm, Monday through Friday), as required by the Notice of Routine Inspection. Prior to beginning the inspection, the inspector will meet with the Landlord, introduce themselves, present departmental-issued identification, explain the process of the inspection and answer any questions. The Landlord or a maintenance staff member, may accompany the inspector.

The inspector will knock on each door, and request permission to enter. If the Tenant cannot be available for the inspection, the Landlord may produce a signed consent from the Tenant, allowing the inspector access to the unit. The Landlord shall provide access to the premises, utility rooms, common areas used by the tenants, such as hallways, laundry room, clubhouse, recreation areas, refuse area, and every allowable Rental Housing Unit.

The inspector will conduct a thorough inspection of every occupied unit where an adult is present and those where the Tenant is unavailable but has completed a Tenant Notice of Consent. When the Tenant is available, the inspector will identify themselves to the tenant, state the purpose of the visit, and request consent to enter the unit. If the Tenant has not contacted the RHHP prior to the inspection, the inspector will ask the Tenant if they have any concerns about their unit. As part of the inspection, the inspector will enter every room to determine compliance with habitability codes. The inspector will access cabinets, closets, and other areas of the unit. The inspector will not access the tenant's personal possessions, such as a dresser, desk, or nightstand. The inspector will also not move furniture, climb ladders, or access crawl spaces under buildings. If any violations are observed, a reinspection date will be specified on the RHOIR. The Landlord is responsible for correcting the violations by the specified reinspection date.

For conditions that are not under the jurisdiction of Environmental Health, a referral will be made to the appropriate enforcement agency, and information will be shared with the tenant and Landlord, the referral and the conditions that warrant the referral to another regulatory agency shall be documented in the Overall Comments section of the RHOIR.

Upon completion of the inspection, the inspector will discuss observed violations with the Landlord. For inspections scheduled over multiple days, the inspector will discuss the emergency violations that require immediate abatement at the completion of each unit inspection and may discuss the remaining violations at the

conclusion of the inspection of all units. The inspector will also state all tentative reinspection dates. This includes any emergency violations observed during the inspection.

Complaint Investigations

Complaint-based inspections will be conducted to address habitability issues that arise between routine inspections as reported by the tenant. Complaint investigations for any emergency violations that pose a serious health risk, will be investigated on the same day, and reinspection for correction will be followed up within 24 hours. All other violations will be investigated within seven (7) days. While conducting complaint investigations, the inspector may determine whether adjacent units are likely to be involved and if an infestation, or underlying defect is suspected, the inspector is required to request to inspect neighboring units.

V. UNDERSTANDING THE RENTAL HOUSING OFFICIAL INSPECTION REPORT

The Rental Housing Official Inspection Report (RHOIR) (**Appendix A**) is the official document that is used by the inspector to document the violations observed during an inspection, provide directives to the Landlord, Local Contact Representative, and/or the Tenant with instructions on how to bring the Rental Housing Property and Units into compliance. These marking instructions may not be all-inclusive as properties and severity of violations can vary from the guidelines established in this document.

Sections of the Rental Housing Official Inspection Report

The inspection report is divided into seven (7) sections: Header; Violation Category; Violation Details; Overall Inspection Comments; Units Inspected/Units Refused; Owner Disclosures; and Advisories/Warnings.

- 1) **Header** – The top section of the RHOIR which identifies property details, including the property name, Landlord, and Rental Housing Property address. It also includes the inspection details, including the inspection date, service performed, whether a re-inspection is required, and if applicable, the re-inspection date.
- 2) **Violation Category** – Portion of the RHOIR where violations of specific requirements are marked either priority or other and if located in the dwelling unit or in the common premises.
- 3) **Violation Details** – The section of the RHOIR where the violation is detailed with the requirements of the law, the instructions for corrective action, and the inspector's observations, including the units where violations were found. Initial RHOIRs will document violations by violation type, however, a future version of the RHOIR will document the violations by Rental Housing Unit.
- 4) **Overall Inspection Comments** – The section of the RHOIR where the inspector documents pertinent information, including the purpose of the visit, referral notations, whether the case is being referred to the County Housing Program Chief for enforcement action, and how the report was sent to the Landlord or Local Contact Representative.
- 5) **Units Inspected/Units Refused** – The section of the RHOIR which documents the total number of rental units, the units that were not available for inspection, the total number of units inspected, and the number of units without violations. This section will also contain the units that refused inspection and the reason for refusal.
- 6) **Owner Disclosures** – The section of the RHOIR which provides reporting instructions in the event of improper solicitations by the inspector, and information regarding compliance.
- 7) **Advisories/Warnings** – Portion of the RHOIR which provides information from the California State Franchise Tax Board, Lead Correction Advisory, and other Indoor Environmental Hazards.

VI. VIOLATION CATEGORIES

STRUCTURE

1. **Roof** - Roof and all roofing components shall be maintained in good repair.

The EHS is to mark the violations as follows:

Unit Critical	<ul style="list-style-type: none">• N/A
Unit Non-Critical	<ul style="list-style-type: none">• N/A
Premises Critical	<ul style="list-style-type: none">• Roof/roof joists are missing or observed to be damaged, causing sagging and/or compromising the structural integrity.• If a roof leak and/or evidence of a roof leak is observed in one or more rental units.• An underlying defect is contributing to the structural safety or the building. <p><i>A referral will be made to the Department of Public Works, Building and Safety Division.</i></p>
Premises Non-Critical	<ul style="list-style-type: none">• The roof is observed to be visibly damaged or missing tiles or shingles, while no evidence of structural compromise is observed.

Authority: Los Angeles County Code – 8.53.120, 11.20.140, 11.20.160

2. **Wall/Ceiling/Floor-General** - Walls/Ceilings/Floors shall be maintained in good condition.

The EHS is to mark the violations as follows:

Unit Critical	<ul style="list-style-type: none">• Damaged walls, ceilings, and/or floors that may compromise structural integrity (i.e., damaged studs or joists).• Damaged that poses an immediate safety risk (i.e., missing floor structure at second floor unit).• Tenant is living in an illegal structure that does not meet minimum habitability standards.• A room is suspected of being illegally converted to a bedroom. <p><i>A referral will be made to the Department of Public Works, Building and Safety Division.</i></p>
Unit Non-Critical	<ul style="list-style-type: none">• Holes, cracks, or water damage to plaster or dry wall.• Damaged or missing doors (i.e., closets, entry door, restroom door, etc.).• Floor surface/covering is damaged or loose.
Premises Critical	<ul style="list-style-type: none">• An underlying defect is contributing to the structural safety of the building.• Damage to the structural integrity of the building, posing an immediate safety risk, including framing and foundation.• Damage to siding, landings, or window surroundings allowing for water intrusion and rot. <p><i>A referral will be made to the Department of Public Works, Building and Safety Division.</i></p>
Premises Non-Critical	<ul style="list-style-type: none">• Damage to exterior siding or doorways.• Walkways or landings are cracked, pose a physical safety hazard, or allow water intrusion.

Authority: Los Angeles County Code – 8.53.120, 11.20.140, 11.20.160, 11.20.170

3. Wall/Ceiling/Floor-Peeling Paint – Walls/Ceilings/Floors shall be maintained free of peeling paint.

The EHS is to mark the violations as follows:

Unit Critical	Dwelling units in a building constructed prior to 1978: <ul style="list-style-type: none">• Peeling paint in a unit occupied by a child.• Paint cracked and chipping in a “web” pattern in unit.• Unsafe lead work practices (i.e., uncontained renovation creating dust and/or paint chips).
Unit Non-Critical	<ul style="list-style-type: none">• Peeling paint is observed in one or more units of a building constructed prior to 1978 and only adults occupy the units.
Premises Critical	Common areas in a building constructed prior to 1978: <ul style="list-style-type: none">• Unsafe lead work practices (i.e., uncontained renovation creating dust and/or paint chips), must cease until EPAH certification is confirmed.• Peeling paint on exterior walls, ceilings, or floors.
Premises Non-Critical	<ul style="list-style-type: none">• Peeling paint observed on exterior walls, building moldings, or floors in common areas of MFDs constructed after 1978.

NOTE: *If unsafe lead work practices are observed, the EHS shall issue an “Order to Stop Unsafe Lead Paint Work Notice”, and post in a conspicuous location on site prior to concluding the inspection.*

Authority: Los Angeles County Code – 8.53.120, 11.20.140, 11.20.160, 11.20.170

4. Wall/Ceiling/Floor-Mold – Walls/Ceilings/Floors shall be maintained free of mold.

The EHS is to mark the violations as follows:

Unit Critical	<ul style="list-style-type: none">• Mold is observed.• Walls are damaged, and evidence of chronic water intrusion is present.
Unit Non-Critical	<ul style="list-style-type: none">• Mildew is observed on walls and ceilings in restrooms caused by excessive moisture, and poor ventilation. <i>See also Ventilation.</i>
Premises Critical	<ul style="list-style-type: none">• An underlying defect exists within the building that is causing ongoing water intrusion into the units.
Premises Non-Critical	<ul style="list-style-type: none">• Mold is observed on walls or ceiling in the common areas.

NOTE 1: *Mold is confirmed by the visual presence of mold. Mold testing is not conducted.*

NOTE 2: *Mold on surfaces where water is usually present, and ventilation is available is regarded as a cleaning issue and will not be considered a violation.*

NOTE 3: *When extensive water damage of walls, ceilings, or floors is observed, a reinspection must be scheduled to verify removal of the damaged material and elimination of mold from structural components prior to enclosing the space.*

Authority: Los Angeles County Code – 8.53.120, 11.20.140, 11.20.160, 11.20.170,
California Health and Safety Code – 17920.3

5. Windows/Screens – Windows and screens shall be maintained in good repair.

The EHS is to mark the violations as follows:

Unit Critical	<ul style="list-style-type: none">• Required window(s) are not openable.• Window is missing or broken and cannot provide protection from the elements.• No windows are present in a bedroom that doesn't have mechanical ventilation and fire sprinklers.• Window has broken glass which is a safety hazard.
Unit Non-Critical	<ul style="list-style-type: none">• Windows are broken or cracked but intact.• Window frames are damaged but still operable.• Openable windows are lacking screens or screens are not in good repair.
Premises Critical	<ul style="list-style-type: none">• Window extends to the floor on an upper floor unit and is missing a security barrier provided to prevent falls or injury.
Premises Non-Critical	<ul style="list-style-type: none">• Openable windows are lacking screens or screens are not in good repair.

Authority: Los Angeles County Code – 8.53.120, 11.20.160, 11.20.170, 11.20.330, 11.30.010

6. Ventilation – All toilet rooms, bath and shower rooms, and utility rooms shall be ventilated to the outside atmosphere.

The EHS is to mark the violations as follows:

Unit Critical	<ul style="list-style-type: none">• Required mechanical ventilation system is inoperable or missing.• Mechanical ventilation duct from bathroom terminates in attic space.• Water heater ventilation stack is not made of approved material (any material other than cast iron, galvanized steel, galvanized wrought iron, copper, and brass).
Unit Non-Critical	<ul style="list-style-type: none">• Mechanical ventilation system is inoperable or missing, but openable windows are available, in one or more dwelling units.• Ventilation system is working but cover, filter, and/or duct is occluded with dust or other matter.
Premises Critical	<ul style="list-style-type: none">• An underlying defect in the existing ventilation system is contributing to lack of air flow in the building, undermining the air quality inside each of the units.
Premises Non-Critical	<ul style="list-style-type: none">• Mechanical ventilation system is inoperable or missing, or the required window(s) are not operable in common areas of the property.

Authority: Los Angeles County Code – 8.53.120, 11.20.160, 11.20.190

7. Stairs – Stairs shall be maintained in good repair.

The EHS is to mark the violations as follows:

Unit Critical	<ul style="list-style-type: none">Stair landing supports and/or components are damaged and compromising the structural integrity.The balusters, handrails, and/or steps are damaged, splintering or missing. <i>A referral will be made to the Department of Public Works, Building and Safety Division.</i>
Unit Non-Critical	<ul style="list-style-type: none">Balusters, handrails, or steps are observed to be damaged or loose, but the building structure is not observed to be compromised.
Premises Critical	<ul style="list-style-type: none">Stair landing supports and/or components are damaged, and sagging occurs, outside of units, affecting the building structure.The balusters, handrails, and/or steps are damaged, splintering, or missing. <i>A referral will be made to the Department of Public Works, Building and Safety Division.</i>
Premises Non-Critical	<ul style="list-style-type: none">Balusters, handrails, or steps are damaged and/or loose, but the structural integrity is not affected.The stair landing and/or supports are deteriorated, but the structural integrity is not affected.

Authority: Los Angeles County Code – 8.53.120, 11.20.140, 11.20.160

8. Fire Safety – The Rental Housing Property and each rental unit shall comply with fire safety requirements.

The EHS is to mark the violations as follows:

Unit Critical	<ul style="list-style-type: none">Window bars without an emergency release.Windows in bedrooms and living areas that do not measure at least 20 inches wide by 24 inches high for proper egress.Window security bars are not break away.Missing or non-functioning smoke detectors.Missing or non-functioning Carbon Monoxide detectors. <i>A referral will be made to the Department of Planning and LA County Fire Department.</i>
Unit Non-Critical	<ul style="list-style-type: none">Less than two exits in each sleeping room. <i>A referral will be made to the LA County Fire Department.</i>
Premises Critical	<ul style="list-style-type: none">Fire extinguishers observed to be missing or of an unapproved type.Fire extinguishers are not charged in common areas.Exit signs are not marked with a well-lit sign at exit doorways or change of direction of a corridor.Exit doors do not swing in the direction of exit travel, are not self-closing, or openable from the inside without the use of a key or any special knowledge or effort.Failure to provide and/or maintain approved emergency escape windows and/or approved means of emergency egress. <i>A referral will be made to the LA County Fire Department.</i>

**Authority: Los Angeles County Code – 11.20.140, 11.20.160,
California Health and Safety Code – 17920, 17920.3 (m), 17926, 17958, 13113.7, 13113.8.**

9. Vent Screens – Vent screens shall be maintained in good repair.

The EHS is to mark the violations as follows:

Unit Non-Critical	<ul style="list-style-type: none">• Cables or wires are entering rental units through vent screens in the eaves, without a line guard to prevent rodent entry.
Premises Critical	<ul style="list-style-type: none">• Vent screens are missing.• Vent screens are not made of steel mesh or spacing is greater than 1/16 inch.• Vent screens are observed to be torn, damaged, missing, or of an unapproved type in common areas.

Authority: Los Angeles County Code – 11.20.140, 11.20.170, 11.30.010, 11.30.050

10. Unpermitted Conversions/Unapproved Use – Rental units shall be constructed under a permit obtained from Public Works.

The EHS is to mark the violations as follows:

Unit Critical	<ul style="list-style-type: none">• Room is suspected of being converted without permits.• Garage converted into a rental unit.• Rental unit without a kitchen or bathroom.
Unit Non-Critical	<ul style="list-style-type: none">• Evidence of sleeping quarters observed in unapproved rooms (e.g., storage room, kitchen).
Premises Critical	<ul style="list-style-type: none">• A common area room is used as sleeping quarters.• A room is suspected of not being permitted (i.e., garage converted into a rental unit lacks ventilation or windows). <p><i>A referral will be made to the Department of Public Works, Building and Safety Division.</i></p>

Authority: Los Angeles County Code – 11.20.140, 11.20.310, 11.20.090

PLUMBING

11. Water Supply/Inadequate Flow – Each rental unit shall be provided with hot and cold running water under pressure and water lines that are free from leaks.

The EHS is to mark the violations as follows:

Unit Critical	<ul style="list-style-type: none">No potable water, under pressure, is observed in one or more rental units.Water is present but the flow is not adequate to be effective for the supplied fixture or for general sanitation purposes.
Unit Non-Critical	<ul style="list-style-type: none">Leaking water supply lines.A single water supply line is shut off in one or more units.
Premises Critical	<ul style="list-style-type: none">Any condition where potable water is contaminated with unsafe water.
Premises Non-Critical	<ul style="list-style-type: none">No potable water, under pressure is observed at the laundry or other common areas.Water is present, but the flow is inadequate for the purpose of the fixture in common areas.Leaking water supply line(s) or hose bibs are observed in common areas.

Authority: Los Angeles County Code – 8.53.120, 11.20.140, 11.20.190, 11.20.260
California Code of Regulations Title 25 /Div. 1/Ch 1/Sub Ch 1/Article 5/Section 32(a)

12. Hot Water/Water Heater – Hot running water of at least 110 degrees Fahrenheit, shall be provided to each rental unit.

The EHS is to mark the violations as follows:

Unit Critical	<ul style="list-style-type: none">Water of at least 110 degrees Fahrenheit is not available at all required fixtures.An interior gas-fired water heater observed without approved ventilation. <i>A referral will be made to the Department of Public Works, Building and Safety Division.</i>
Unit Non-Critical	<ul style="list-style-type: none">Water of at least 110 degrees Fahrenheit is available in the unit but missing at one or more fixtures.Water temperature exceeds 120 degrees Fahrenheit.Water heater is not properly strapped down to prevent movement.Water heater relief valve is leaking or dripping.
Premises Non-Critical	<ul style="list-style-type: none">Water of at least 110 degrees Fahrenheit is not available in the laundry room or other common areas of the Rental Housing Property/unit.Water heater is not properly strapped down to prevent movement.Water heater relief valve is leaking or dripping.

Authority: Los Angeles County Code – 11.20.140, 11.20.190, 11.20.230, 11.20.240, 11.20.260
California Code of Regulations Title 25 /Div. 1/Ch 1/Sub Ch 1/Article 5/Section 32(a), HSC19210-19217, CPC 507.2

13. Sewer/Drain Lines – Sewer/drain lines shall be maintained in good repair.

The EHS is to mark the violations as follows:

Unit Critical	<ul style="list-style-type: none">• Sewage/wastewater discharge is observed flowing from sewer/drain line, or evidence of sewage discharges on the ground.• Sinks, toilets, baths, or showers are clogged or overflowing, and no other sink, toilet, bath, or shower is available.
Unit Non-Critical	<ul style="list-style-type: none">• The P-Trap or drain line is leaking but is contained.• The bathroom sink P-Trap is missing, but another sink is available.• Sinks, toilets, baths, or showers are clogged and not overflowing, but another sink, toilet, bath, or shower is available for use.
Premises Critical	<ul style="list-style-type: none">• Sewage/wastewater discharge observed flowing from the sewer/drain line, or there was evidence of sewage discharge on the ground.• The clean-out cap is missing, and sewage discharge is observed.• Sewage discharge under the building is only visible from outside.
Premises Non-Critical	<ul style="list-style-type: none">• Gray water from laundry is discharging onto the ground.

Authority: Los Angeles County Code – 11.16.050, 11.20.140, 11.20.190, 11.20.260
California Code of Regulations Title 25 /Div. 1/Ch 1/Sub Ch 1/Article 5/Section 32(a)

ELECTRICAL

14. Wiring – Wiring shall be maintained in good repair and any potential electrical hazards that can be a danger to the public's health, safety, or welfare shall be properly documented.

The EHS is to mark the violations as follows:

Unit Critical	<ul style="list-style-type: none">• Wiring is exposed or frayed.• Evidence of illegal wiring is observed.• Breakers are overloaded and continually shut off. <p><i>A referral will be made to the Department of Public Works, Building and Safety Division.</i></p>
Unit Non-Critical	<ul style="list-style-type: none">• Unapproved use of flexible cords and/or multiple adapters as a substitute for the fixed wiring of the structure.• Breakers continuously shut off during normal use inside the unit.
Premises Critical	<ul style="list-style-type: none">• Missing circuit breaker panel cover/door.• Any type of "live wires" are observed. Area must be restricted and power company or DPW, must be informed immediately.• Illegal, exposed, or frayed wiring.• Missing circuit breaker panel cover/door.• Any direct connection to electrical panel with power cords. <p><i>A referral will be made to the Department of Public Works, Building and Safety Division.</i></p>

Authority: Los Angeles County Code – 11.20.140, 11.20.160

15. Cover Plates/Outlets/Switches – Cover Plates/outlets/switches shall be maintained in good repair.

The EHS is to mark the violations as follows:

Unit Critical	<ul style="list-style-type: none">Any burnt cover plates are observed in one or more units.
Unit Non-Critical	<ul style="list-style-type: none">Cover plates are observed to be missing or damaged in one or more units.Light switches do not work, after changing light bulb.Lack of power to electrical socket.
Premises Critical	<ul style="list-style-type: none">Any burnt cover plates are observed in any common area(s) of the Rental Property.Any burnt outlets are observed in any common area(s) of the Rental Property.

**Authority: Los Angeles County Code – 11.20.140, 11.20.160,
California Health and Safety Code – 17920.3**

16. Lighting – Adequate light shall be provided in restrooms, sleeping rooms, utility rooms, and common areas.

The EHS is to mark the violations as follows:

Unit Critical	<ul style="list-style-type: none">Any bedroom that does not have a source of natural light.
Unit Non-Critical	<ul style="list-style-type: none">Inadequate/insufficient lighting is observed in the toilet room, bath/shower room, kitchen, etc.The lighting source is non-functional and does not emit light.
Premises Non-Critical	<ul style="list-style-type: none">Inadequate/insufficient lighting is observed in common area(s) (i.e., hallways, laundry room, outside of the front entranceway of the property, recreation room, etc.)

**Authority: Los Angeles County Code – 11.02.300, 11.20.160, 11.20.190, 11.20.310,
California Health and Safety Code – 17920.3**

RESTROOM

17. Toilet Tank/Base/Bowl – Rental units shall have an approved toilet in good repair.

The EHS is to mark the violations as follows:

Unit Critical	<ul style="list-style-type: none">• A toilet is observed to be missing/non-functional, and no other toilet is available in a rental unit.• The toilet base is observed to be leaking due to a bad floor seal.
Unit Non-Critical	<ul style="list-style-type: none">• The tank cover is missing or damaged.• A toilet base is damaged/cracked/rocking.• The toilet flushing mechanism is in disrepair.• A toilet seat is missing or damaged.• Missing/non-functional toilet, but another toilet is available in the unit.
Premises Critical	<ul style="list-style-type: none">• Multiple units are affected by sewage emergency, ruling out toilet use.

NOTE: *If raw sewage is discharging inside a unit, tenants must be relocated until the situation is resolved. Contact the Owner or Representative and follow up the next business day to ensure compliance.*

Authority: Los Angeles County Code – 11.20.140, 11.20.160, 11.20.180, 11.20.190

18. Bathtub/Shower Stall/Shower Fixtures – Bathtub/Shower Stall/Shower Fixtures shall be maintained in good repair.

The EHS is to mark the violations as follows:

Unit Critical	<ul style="list-style-type: none">• A bathtub or shower is observed to be missing or non-functional and no other tub/shower is available in the unit.
Unit Non-Critical	<ul style="list-style-type: none">• The bathtub is damaged/broken/cracked but retains water.• The shower door is damaged or missing.• Shower stall tiles are cracked or damaged.• Bath/shower fixtures are missing or non-operational, but another bath/shower is available in the unit.• Bath/shower fixtures are damaged or leaking.

Authority: Los Angeles County Code – 11.20.140, 11.20.160, 11.20.190

SINKS

19. Sink Basin/ Fixtures – Rental units shall have sink basins and fixtures in good repair.

The EHS is to mark the violations as follows:

Unit Critical	<ul style="list-style-type: none">• Kitchen sink or faucet fixtures are missing or non-operational.
Unit Non-Critical	<ul style="list-style-type: none">• Sink faucet fixtures are observed to be damaged.• Sink is observed to be missing or removed, but another operational sink is available in the unit.• Sink is observed to be damaged, cracked, or detached from the wall.• Faucet fixtures are observed to be missing or non-operational.• Sinks are observed to be missing or damaged as to not hold water.
Premises Critical	<ul style="list-style-type: none">• Sink basins or faucet fixtures are missing or non-operational from the common area(s), such as laundry basin or patio sink.
Premises Non-Critical	<ul style="list-style-type: none">• Sink basins or faucet fixtures are missing or non-operational, but another operational sink is available in common areas.• Sink basins or faucet fixtures are damaged in common areas.

Authority: Los Angeles County Code – 11.20.140, 11.20.160, 11.20.190

VERMIN

20. Cockroaches – Each rental unit shall be free of cockroach infestation/harborage.

The EHS is to mark the violations as follows:

Unit Critical	<ul style="list-style-type: none">• Live cockroaches are observed in the unit.
Premises Critical	<ul style="list-style-type: none">• Evidence of vermin entering multiple units through open walls, beneath entry door openings, crawlspace, or ceilings.
Premises Non-Critical	<ul style="list-style-type: none">• Live cockroaches or evidence of a cockroach infestation is observed in common areas such as laundry, lobbies, hallways, etc.

NOTE: The EHS must identify type of cockroaches and extent of infestation, including adjoining units involved in the infestation. Directives and Observations must specify structural defects how cockroaches are able to hide and spread between units.

Authority: Los Angeles County Code – 8.53.120, 11.20.140, 11.20.170, 11.30.010

21. Bedbugs – Each rental unit shall be free of bedbug infestation/harborage conditions.

The EHS is to mark the violations as follows:

Unit Critical	<ul style="list-style-type: none">• Bedbugs are observed inside unit.
Premises Non-Critical	<ul style="list-style-type: none">• Bedbugs are observed in common areas, such as hallways or laundry room.

(**Inspector or other staff will provide Tenant with information regarding immediate actions to be taken to avoid further harm prior to Bedbug Treatment.)

Authority: Los Angeles County Code – 8.53.120, 11.20.140, 11.20.170, 11.30.010

22. Rodents – Each rental unit shall be free of rats and mice, harborage areas, and maintained to prevent vermin entry.

The EHS is to mark the violations as follows:

Unit Critical	<ul style="list-style-type: none">• Live and dead rodents.• Fresh droppings.
Unit Non-Critical	<ul style="list-style-type: none">• Possible rodent infestation (gnaw markings, grease markings, rodent holes) are observed.
Premises Critical	<ul style="list-style-type: none">• Evidence of rodent entering multiple units through open walls, crawlspace, or ceilings.
Premises Non-Critical	<ul style="list-style-type: none">• Evidence of rodent activity is observed in common areas of the rental housing property.• Rodent proofing is missing or damaged (i.e., opening more than ¼ inch around entry doors, gaps around water/electrical lines running through exterior walls)

NOTE: The EHS must identify the type of rodent, Norway rat, Roof rat, or mice. Complete inspection of building exterior, roof, vent screens, refuse yard or nearby food supply, or trees touching building, must be identified.

Authority: Los Angeles County Code – 8.53.120, 11.20.140, 11.20.170, 11.30.010

23. Other Insects – The Rental Housing Property and each rental unit shall be free of insect infestation and harborage.

The EHS is to mark the violation as follows:

Unit Non-Critical	<ul style="list-style-type: none">• Fly infestation or breeding is observed.• If mites or fleas are observed.
Premises Critical	<ul style="list-style-type: none">• Mosquito breeding is observed in common areas.
Premises Non-Critical	<ul style="list-style-type: none">• Mites or fleas are observed in common areas of the rental property.

Authority: Los Angeles County Code – 8.53.120, 11.20.140, 11.20.160, 11.20.170, 11.30.010, 11.30.060, 11.30.070, 11.30.080, 11.20.330, 11.20.140, California Health and Safety Code – 17920.3

- 24. Pest Management Plan** – The Landlord shall provide and maintain Integrated Pest Management from a licensed Pest Control Operator detailing the types of service, dates, of treatment, and future dates for follow-up treatment when ordered by the Hearing Officer as a result of an ongoing infestation.

The EHS is to mark the violation as follows:

Unit Non-Critical	<ul style="list-style-type: none">Missing an Integrated Pest Management Plan after ordered to provide by the Hearing Officer due to an infestation.
Premises Non-Critical	<ul style="list-style-type: none">Missing an Integrated Pest Management Plan after ordered to provide by the Hearing Officer due to an infestation.

Authority: Los Angeles County Code – 8.53.120

COMFORT HEAT

- 25. Heating System** – Comfort heating units shall be maintained in good repair and must be able to provide heat at least 70 degrees Fahrenheit, 3 feet above the floor in each room.

The EHS is to mark the violations as follows:

Unit Critical	<ul style="list-style-type: none">The comfort heating unit has a Gas Company tag attached or is non-functional during the months of October to March.The gas operated comfort heating unit is suspected of leaking carbon monoxide based on the tenant's complaints of symptoms consistent with Carbon Monoxide (CO) poisoning.There is an unvented, non-electric comfort heating unit that is not approved for interior, residential use.Electric heaters or radiant ceiling heat panels are non-functional. <p><i>A referral will be made to the Gas Company.</i></p>
Unit Non-Critical	<ul style="list-style-type: none">The comfort heating unit has a Gas Company tag attached or is non-functional from the months of April to September.
Premises Critical	<ul style="list-style-type: none">The gas operated central heating unit has a Gas Company tag attached and is non-functional during the months of October to March.The electric comfort heating unit is observed to be non-functional during the months of October to March.

NOTE: Any allegations of a non-functional gas furnace require evaluation by the Gas Company to determine if it is in proper working condition.

Authority: Los Angeles County Code – 11.20.140, 11.20.160,
California Code of Regulations – Title 25/ Div. 1/ Ch 1/ Sub Ch 1/ Article 5/ Section 34 (a),
California Health and Safety Code – 17926, 17920-17928

APPLIANCES/FURNISHINGS

26. Appliances/Furniture – Owner-supplied appliances or furnishings shall be maintained in good repair.

The EHS is to mark the violations as follows:

Unit Critical	<ul style="list-style-type: none">• An owner supplied gas operated appliance is leaking gas, or an electrical appliance is not working.• Gas burning appliance is missing an approved vent leading to outside air or an approved system of forced ventilation.
Unit Non-Critical	<ul style="list-style-type: none">• Appliances supplied by the landlord are damaged/malfunctioning in one or more rental units.• Furniture supplied by the landlord is deteriorated, torn or damaged.• Air Conditioner is malfunctioning.
Premises Non-Critical	<ul style="list-style-type: none">• Appliances (i.e., laundry machines) supplied by the landlord are damaged / malfunctioning in the common areas.

Authority: Los Angeles County Code – 11.20.160, 11.20.210, 11.20.230, 11.20.240, 11.20.460

27. Counter, Cabinets, Vanities, and Shelving – Counter, cabinets, vanities, shelving shall be maintained in good repair.

The EHS is to mark the violations as follows:

Unit Non-Critical	<ul style="list-style-type: none">• Kitchen countertop is damaged.• Kitchen or bathroom cabinets are damaged or missing doors or drawers.• Closets are missing rods or shelving.• Closet doors are missing or don't open and close easily.
Premises Non-Critical	<ul style="list-style-type: none">• Built-in furnishings are observed to be damaged in the common area(s) of the rental property.

Authority: Los Angeles County Code – 11.20.160

OCCUPANCY

28. Overcrowding – Rental units shall contain adequate cubic feet of air space for every person occupying the unit.

The EHS is to mark the violations as follows:

Unit Non-Critical	<ul style="list-style-type: none">• Number of beds exceeds the 1 person per 120 square feet of floor space per bedroom.• Sleeping room for a single person is less than 500 cubic feet of air space.• Sleeping room occupied by two persons is less than 630 cubic feet of air space.• Room and air space standards are less than standards required by code.
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Authority: Los Angeles County Code – 11.20.140, 11.20.280, 11.20.290, 11.20.300, 11.20.310
California Health and Safety Code – 17920.3, 17043

SANITATION

- 29. Unsanitary Units/Premises** – Rental units and properties shall be maintained clean and in a sanitary condition, free from accumulations of garbage, rubbish, refuse, cast-offs, and other waste at all time.

The EHS is to mark the violations as follows:

Unit Critical	<ul style="list-style-type: none">• Unsanitary conditions are observed in the tenant's unit, directly contributing to vermin infestation.• Accumulation of trash, debris, or rubbish, in a unit.• Not complying with the instructions provided by the licensed pest control technician or operator.• Refusal to comply to requests by a landlord to allow necessary repairs. <p><i>The EHS will issue an RHOIR directing the tenant to correct all tenant generated violations.</i></p>
Unit Non-Critical	<ul style="list-style-type: none">• Cast-offs are not stored at least 18 Inches off the ground (i.e., in the private backyard/enclosed patio associated with a rental unit.
Premises Non-Critical	<ul style="list-style-type: none">• Unclean/unsanitary conditions are observed in any common-use facilities such as restroom(s), laundry room, and any common-use rooms of the Rental property.• Cast-offs are not stored at least 18 inches off the ground.• Accumulation of trash, garbage, and cast-off in common areas.

Authority: Los Angeles County Code – 11.60.020, 11.16.030, 11.16.050, 11.20.140, 11.20.160, 11.20.170, 11.30.010,
California Health and Safety Code – 17920.3 (J)

- 30. Refuse Area/Bins** – Garbage and putrescible matter shall be kept in watertight receptacles with close-fitting lids. Refuse Area(s)/bins shall be maintained clean and in sanitary condition, and bins shall be approved and in good repair.

The EHS is to mark the violations as follows:

Premises Non-Critical	<ul style="list-style-type: none">• Excessive trash on the ground due to insufficient number of bins or insufficient garbage pickup frequency.• Bins are overflowing, soiled, or leaking.• The bins do not have lids/handles/bails, or the lids are open.• Garbage bins are kept for more than 7 days.• Bulky items, such as cast-off furniture, are present around the refuse area.• Trash chute is dirty or has excessive trash build up.
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Authority: Los Angeles County Code – 11.16.020, 11.16.030, 11.16.050, 11.16.060, 11.20.140, 11.20.170, 11.30.010, California Health and Safety Code – 17920.3

- 31. Animals** – A person shall not keep any animal, fowl, or bird, wild or domestic, other than cats, dogs, canaries, or birds of the psittacine family, within 35 feet of any restaurant, food establishment, residence, or other building used for the habitation of human beings, or within 100 feet of any school building, hospital building or similar institution building.

The EHS is to mark the violations as follows:

Unit Non-Critical	<ul style="list-style-type: none">• The distance requirement for keeping chicken(s) and/or other animals is not maintained.• Accumulation of animal excrement is in the private backyard/enclosed patio associated with an individual unit.
Premises Non-Critical	<ul style="list-style-type: none">• The distance requirement for keeping chicken(s) and/or other animals is not maintained.• Accumulation of animal excrement is on the premises.

Authority: Los Angeles County Code – 11.16.050, 11.16.090

MANAGEMENT

- 32. Onsite Owner/Responsible Person** – An on-site manager/representative shall reside at the rental property when an apartment building consists of 16 or more units and contact information shall be posted in a conspicuous location for rental properties with less than 16 units.

The EHS is to mark the violations as follows:

Premises Non-Critical	<ul style="list-style-type: none">• The owner's/owner agent's information is not posted in a conspicuous location, and the owner does not reside on-site at the apartment building which consists of 15 or fewer units.• Emergency contact numbers are not clearly posted in common areas.
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Authority: California Code of Regulations Title 25/ Div. 1/ Ch 1/ Sub Ch 1/ Article 5/ Section 42
Los Angeles County Code – 8.53.100, 8.53.120

VII. REINSPECTIONS

All rental units where violations were observed, will be reinspected for compliance 21 days following the routine inspection. Reinspection's to verify the elimination of mold, water leaks, or repair of structural components, are required prior to enclosing the walls, ceilings, or floors.

If the Landlord is actively pursuing corrections that are not yet complete, the Landlord may request a 30-day extension. The written request for a 30-day Extension must be submitted to the County Housing Program Chief with written justification in the form of repair orders or accepted bids. The 30-day extension may only be granted by the County Housing Program Chief when justification is provided, and it is highly likely that all violations will be abated prior to the end of the second extension period.

If during the reinspection, the inspector does not find evidence of significant progress towards compliance, the inspector will issue an RHOIR to the Landlord, documenting the outstanding violations, as well as the violations that cannot be confirmed as being corrected. The Landlord will be informed that the case may be referred to the Hearing Officer for an Administrative Hearing to determine if the property should be entered into REAP.

VIOLATION	EXAMPLE	REINSPECTION DATE
Emergency Violations	<ul style="list-style-type: none">• No water.• Sewage discharge.• The only or all toilet(s)/kitchen sink/bathtub/shower is non-functional, clogged, or missing.• Natural gas leaks at gas-burning appliances.• Lack of electricity.• Faulty or exposed electrical wiring (danger of electrocution or fire).• Structural damage (danger of collapse).• Leaking roof/ ceiling.• Green pool.• Disturbing lead-based paint without containment.	24 Hours/ Next calendar day
Priority Violations	<ul style="list-style-type: none">• No hot water at all units.• Lack of comfort heat during cold weather (October to March).	3 days
Mold Remediation	<ul style="list-style-type: none">• Observation of all building materials following mold abatement, prior to enclosing surfaces with finish materials.	14 days
30 Day Extension	<ul style="list-style-type: none">• Time extension requested by owner and approved by Chief with justifications.	30 days

VIII. APPENDIX A



RENTAL HOUSING HABITABILITY OFFICIAL INSPECTION REPORT

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH
 OFFICE: RENTAL HOUSING HABITABILITY ♦ CHIEF: MELISSA HOSSEINI
 5050 COMMERCE DR, BALDWIN PARK, CA 91706 - Phone: (626) 430-9853
WWW.PUBLICHEALTH.LACOUNTY.GOV/EH



Facility Name:			Inspection Date:	
Owner/Permittee:			Re-Inspection Date:	
Facility Address:			City/Zip:	
Program Identifier:		Time In:	Service:	
FA:	Record ID:	PE:	Time Out:	Action:

 violation(s) observed at the time of the inspection

VIOLATIONS

Violation: Violation Text: Corrective Action:	NON-CRITICAL
Violation: Violation Text: Corrective Action:	NON-CRITICAL
Violation: Violation Text: Corrective Action:	NON-CRITICAL
Violation: Violation Text: Corrective Action:	CRITICAL

 PIC/Owner Signature

 EHS Signature

Help us serve you better by completing a short survey. Visit our website at <http://publichealth.lacounty.gov/eh/about/customer-service.htm>.

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RENTAL HOUSING HABITABILITY OFFICIAL INSPECTION REPORT

COUNTY OF LOS ANGELES • DEPARTMENT OF PUBLIC HEALTH
OFFICE: RENTAL HOUSING HABITABILITY • CHIEF: MELISSA HOSSEINI
5050 COMMERCE DR, BALDWIN PARK, CA 91706 - Phone: (626) 430-9853
WWW.PUBLICHEALTH.LACOUNTY.GOV/EH



Facility Name:		Inspection Date:		
Facility Address:		City/Zip:		Phone #:
FA:	PR:	SR:	CO:	PE:

Violation:	CRITICAL
Violation Text:	
Corrective Action:	

Violation:	CRITICAL
Violation Text:	
Corrective Action:	

Violation:	
Violation Text:	
Corrective Action:	

Violation:	NON-CRITICAL
Violation Text:	
Corrective Action:	

PIC/Owner Signature

EHS Signature


Help us serve you better by completing a short survey. Visit our website at <http://publichealth.lacounty.gov/eh/about/customer-service.htm>.
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RENTAL HOUSING HABITABILITY OFFICIAL INSPECTION REPORT

COUNTY OF LOS ANGELES • DEPARTMENT OF PUBLIC HEALTH
OFFICE: RENTAL HOUSING HABITABILITY • CHIEF: MELISSA HOSSEINI
5050 COMMERCE DR. BALDWIN PARK, CA 91706 - Phone: (626) 430-9853



Facility Name:				Inspection Date:	
Facility Address:			City/Zip:		Phone #:
FA:	PR:	SR:	CO:		PE:



It is improper and illegal for any County officer, employee or inspector to solicit bribes, gifts or gratuities in connection with performing their official duties. Improper solicitations include requests for anything of value such as cash, free services, paid travel or entertainment, or tangible items such as food or beverages. Any attempt by a County employee to solicit bribes, gifts or gratuities for any reason should be reported immediately to either the County manager responsible for supervising the employee or the Fraud Hotline at (800) 544-6881 or www.lacountyfraud.org. **YOU MAY REMAIN ANONYMOUS.**

Failure to correct the violations by the compliance date may result in additional fees.

Your signature on this form does not constitute agreement with its contents. You may discuss this content of this report by contacting the supervisor at the phone number of the Environmental Health office indicated on front page of this report. Until such time as a decision is rendered by this department, the content of this report shall remain in effect.

By signing below the Person In Charge/Owner understands the above noted violations and statements.

PIC/Owner Signature

EHS Signature

Help us serve you better by completing a short survey. Visit our website at <http://publichealth.lacounty.gov/eh/about/customer-service.htm>.

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IX. APPENDIX B

Integrated Pest Management (IPM) is a science-based method that uses a variety of techniques to control pests. IPM aims to prevent pests or their damage, rather than relying solely on pesticides. According to established guidelines, pesticides are used only after monitoring indicates they are necessary, with treatments designed to remove only the target organism. A plan is put in place by the landlord or the landlord's pest control company to exclude vermin and prevent any further infestations. The IPM should assure that the rental property and rental units remain pest free using the least invasive methods available. Treatment for extermination of pests should involve safe, legal, and effective means.

Exclusion is the best form of pest prevention, and it is achieved by addressing structural issues that have arisen through a lack of building maintenance. To eliminate pests, landlords will need to monitor the environmental conditions at the rental property and within each rental unit.

When a rental property has ongoing vermin infestation and the landlord's efforts have not resulted in compliance, the County Housing Program Chief may request the Hearing Officer to require the landlord to implement an Integrated Pest Management Plan. The Hearing Officer will review the facts of the case and determine if an Integrated Pest Management Plan is required.

**Integrated Pest Management (IPM)
Pest Management & Monitoring Station Log**

Date Of Inspection	Identify the Area	Pest Observed	Specific Location Affected	Monitoring Station Results & New Placement	Treatment Actions Taken	Treatment Schedule
	<input type="checkbox"/> Common and/or Public Area	<input type="checkbox"/> Rats/Mice <input type="checkbox"/> Cockroaches <input type="checkbox"/> Bed Bugs <input type="checkbox"/> Other: _____	<input type="checkbox"/> Trash area <input type="checkbox"/> Pool <input type="checkbox"/> Walk Way <input type="checkbox"/> Other: _____			
	<input type="checkbox"/> Unit # _____ <input type="checkbox"/> Interior <input type="checkbox"/> Exterior	<input type="checkbox"/> Rats/Mice <input type="checkbox"/> Cockroaches <input type="checkbox"/> Bed Bugs <input type="checkbox"/> Other: _____	<input type="checkbox"/> Kitchen <input type="checkbox"/> Bathroom <input type="checkbox"/> Bedroom <input type="checkbox"/> Other: _____			
	<input type="checkbox"/> Unit # _____ <input type="checkbox"/> Interior <input type="checkbox"/> Exterior	<input type="checkbox"/> Rats/Mice <input type="checkbox"/> Cockroaches <input type="checkbox"/> Bed Bugs <input type="checkbox"/> Other: _____	<input type="checkbox"/> Kitchen <input type="checkbox"/> Bathroom <input type="checkbox"/> Bedroom <input type="checkbox"/> Other: _____			
	<input type="checkbox"/> Unit # _____ <input type="checkbox"/> Interior <input type="checkbox"/> Exterior	<input type="checkbox"/> Rats/Mice <input type="checkbox"/> Cockroaches <input type="checkbox"/> Bed Bugs <input type="checkbox"/> Other: _____	<input type="checkbox"/> Kitchen <input type="checkbox"/> Bathroom <input type="checkbox"/> Bedroom <input type="checkbox"/> Other: _____			
	<input type="checkbox"/> Unit # _____ <input type="checkbox"/> Interior <input type="checkbox"/> Exterior	<input type="checkbox"/> Rats/Mice <input type="checkbox"/> Cockroaches <input type="checkbox"/> Bed Bugs <input type="checkbox"/> Other: _____	<input type="checkbox"/> Kitchen <input type="checkbox"/> Bathroom <input type="checkbox"/> Bedroom <input type="checkbox"/> Other: _____			
	<input type="checkbox"/> Unit # _____ <input type="checkbox"/> Interior <input type="checkbox"/> Exterior	<input type="checkbox"/> Rats/Mice <input type="checkbox"/> Cockroaches <input type="checkbox"/> Bed Bugs <input type="checkbox"/> Other: _____	<input type="checkbox"/> Kitchen <input type="checkbox"/> Bathroom <input type="checkbox"/> Bedroom <input type="checkbox"/> Other: _____			
	<input type="checkbox"/> Unit # _____ <input type="checkbox"/> Interior <input type="checkbox"/> Exterior	<input type="checkbox"/> Rats/Mice <input type="checkbox"/> Cockroaches <input type="checkbox"/> Bed Bugs <input type="checkbox"/> Other: _____	<input type="checkbox"/> Kitchen <input type="checkbox"/> Bathroom <input type="checkbox"/> Bedroom <input type="checkbox"/> Other: _____			

X. APPENDIX C

During an inspection, if an inspector finds conditions or violations that require the expertise and authority of another LA County Department, the inspector will document the conditions and violations on the RHOIR and a referral to other LA County departments or agency will be issued within 48 hours. The inspector will include documentation in the “Overall Comments” section of the RHOIR to indicate a referral was made to a specific enforcement agency and provide details and the referral case number.

Examples of referrals to enforcement agencies include:

- Illegal wiring – include as a violation on RHOIR and refer to the Department of Public Works, Building and Safety Division.
- Illegal conversions – include as a violation on RHOIR and refer to the Department of Public Works, Building and Safety and the Department of Planning.
- Concerns regarding gas-burning appliances or possible carbon monoxide shall be immediately referred to the Gas Company.
- Sagging floor/ceiling compromising structural integrity – include as a violation on RHOIR and refer to the Department of Public Works, Building and Safety Division.
- Faulty wiring (sparks, flickering/dimming lights, or outlet/switch covers that become warm to the touch) – include as a violation on RHOIR and refer to the Department of Public Works, Building and Safety Division.
- Gas appliance leaking– include as a violation on RHOIR and refer to the Gas Company.
- Mosquito breeding observed – include as a violation on the RHOIR and refer to the appropriate Vector Control or Mosquito Abatement District.
- Inoperable vehicles – refer to Department of Planning, Zoning Enforcement.
- Need for tenant education on any aspects of tenants' rights under the County Code - refer tenant to Department of Consumer and Business Affairs.
- Child/Elder Abuse or Neglect – refer to Child Protective Service or Elder Abuse Hotline as appropriate.

XI. APPENDIX D

Los Angeles County Unincorporated Communities

Acton	Fairmont	Monte Nido
Agoura	Firestone	Montrose
Agua Dulce	Florence	Mulholland Corridor
Alpine	Forest Park	- Cornell
Altadena	Franklin Canyon	- Las Virgenes
Antelope Acres	Glendora (islands)	- Malibu Bowl
Athens (or West Athens)	Gorman	- Malibu Canyon
Avocado Heights	Graham	- Malibu Highlands
Baldwin Hills	Green Valley	- Malibu Lake
Bandini (islands)	Hacienda Heights	- Seminole Hot Springs
Bassett	Hi Vista	- Sunset Mesa
Big Pines	Juniper Hills	- Sycamore Canyon
Bouquet Canyon	Kagel Canyon	- Trifuno Canyon
Calabasas (adjacent)	Kinneola Mesa	Neenach
Calabasas Highlands	La Crescenta	Newhall
Canyon Country	La Rambla	North Claremont (islands)
Castaic	Ladera Heights	Northeast San Dimas (islands)
Castaic Junction	Lake Hughes	Northeast Whittier (islands)
Charter Oak (islands)	Lake Los Angeles	Northwest Whittier
Citrus (Covina Islands)	Lakeview	Norwalk/Cerritos (islands)
Crystallaire	Lang	Oat Mountain
Deer Lake Highlands	Lennox	Pearblossom
Del Aire	Leona Valley	Placerita Canyon
Del Sur	Littlerock	Quartz Hill
East Azusa (islands)	Llano	Rancho Dominguez
East Rancho Dominguez	Long Beach (islands)	Redman
East Los Angeles (Belvedere Gardens/City, Terrace/Eastmont)	Longview	Roosevelt
East Pasadena	Los Cerritos Wetlands	Rowland Heights
East San Gabriel	Los Nietos	San Clemente Island
East Whittier	Malibu Vista	San Pasqual
El Camino Village	Marina del Rey	Santa Catalina Island
El Dorado	Mint Canyon	Saugus
Elizabeth Lake	Monrovia/Arcadia/Duarte (islands)	Soledad

South San Gabriel
South San Jose Hills
South Whittier
Stevenson Ranch
Sulphur Springs
Sun Village
Sunland/Sylmar/Tujunga
Sunshine Acres
Three Points
Topanga Canyon
Twin Lakes
Universal City
Val Verde
Valencia
Valinda
Valyermo
Vasquez Rocks
Veterans Administration Center
View Park
Walnut Park
West Arcadia (islands)
West Carson
West Chatsworth
West Pomona (islands)
West Puente Valley
West Rancho Dominguez/Victoria
West Whittier
Westfield
Westmont
White Fence Farms
Whittier Narrows
Willowbrook
Wilsona Gardens
Windsor Hills
Wiseburn
Wrightwood