

X. APPENDIX A



HOUSING OFFICIAL INSPECTION REPORT COUNTY OF LOS ANGELES • DEPARTMENT OF PUBLIC HEALTH



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

The checked items represent Health Code violations for the units or areas specified and must be corrected by the compliance date(s) given above, unless otherwise stated in the body of the report. All violations, including violations existing in units not inspected, shall be corrected in a workmanlike manner to conform with all state and local regulations. Obtain any necessary approvals and/or permits before commencing repairs or construction.

VIOLATION CATEGORY

VERMIN	Unit Count	Unit		Premises		APPLIANCE FURNISHING	Unit Count	Unit		Premises	
		Critical	Non-Crit	Critical	Non-Crit			Critical	Non-Crit	Critical	Non-Crit
Cockroaches						Appliances					
Flies						Bedding					
Mosquitoes						Furniture					
Mites / Fleas						Counter, Cabinets, Vanities, Shelving, etc.					
Bedbugs						OCCUPANCY		Unit		Premises	
Rats / Mice								Critical	Non-Crit	Critical	Non-Crit
PLUMBING		Unit		Premises		Illegal Conversions					
No Water		Critical	Non-Crit	Critical	Non-Crit	Unapproved Use					
No Hot Water						Overcrowding					
Water Line						LIGHTING		Unit		Premises	
Cross Connection								Critical	Non-Crit	Critical	Non-Crit
Inadequate Flow						Inadequate Lighting					
Sewer / Drain Lines						SANITATION		Unit		Premises	
ELECTRICAL		Unit		Premises				Critical	Non-Crit	Critical	Non-Crit
Cover Plates		Critical	Non-Crit	Critical	Non-Crit	Common Restroom					
Outlet / Fixtures						Laundry Room / Rec Room					
Wiring						Refuse Area / Bins					
TOILET		Unit		Premises		Cast - Offs / Debris / Waste					
Tank / Base / Bowl / Other		Critical	Non-Crit	Critical	Non-Crit	Animals					
SINKS		Unit		Premises		STRUCTURE		Unit		Premises	
Faucet Fixtures		Critical	Non-Crit	Critical	Non-Crit			Critical	Non-Crit	Critical	Non-Crit
Sink Basin						Wall / Ceiling / Floor - General					
BATH / SHOWER		Unit		Premises		Wall / Ceiling / Floor - Peeling Paint					
Tub / Shower Stall		Critical	Non-Crit	Critical	Non-Crit	Wall / Ceiling / Floor - Suspected Mold					
Fixtures						Window / Screens					
COMFORT HEAT		Unit		Premises		Ventilation					
Inoperable		Critical	Non-Crit	Critical	Non-Crit	Roof					
Unapproved Type						Stairs					
Missing						Vent Screens					
						MISCELLANEOUS		Unit		Premises	
								Critical	Non-Crit	Critical	Non-Crit
						Responsible Person					
						Permit Available					

PIC/Owner Signature

EHS Signature

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HOUSING OFFICIAL INSPECTION REPORT

COUNTY OF LOS ANGELES • DEPARTMENT OF PUBLIC HEALTH
OFFICE: GLENDALE • CHIEF: KYONG LEE
1101 W MAGNOLIA BLVD, BURBANK, CA 91506 - Phone: (818) 557-4188
WWW.PUBLICHEALTH.LACOUNTY.GOV/EH



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.

ADVISORIES / WARNINGS

CALIFORNIA STATE FRANCHISE TAX BOARD WARNING

Section 17274 and 24436.5 of the State Revenue and Taxation code provide, in part, that a taxpayer, who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of State or local codes dealing with health, safety, or building, cannot deduct from State personal income tax and bank and corporation income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. THE DATE OF THIS NOTICE MARKS THE BEGINNING OF THAT SIX-MONTH PERIOD. The Department is required by law to notify the Franchise Tax Board of failure to comply with these code sections.

Please be advised that the above WARNING is for purpose of compliance with the State Revenue and Taxation Code only. Compliance with Health Laws as noted on the attached Inspection Report or Notice of Violation must be made within the time specified on the report or notice.

LEAD CORRECTION ADVISORY

WARNING: You are hereby advised that corrections ordered in this report/official notice may disturb surfaces that may contain lead-based paint. Lead-based paint can commonly be found in housing built prior to 1978. If the building was built prior to 1978, all painted surfaces are presumed to contain lead and all repair work must be completed using lead safe work practices. Any contractor, including renovators, electricians, HVAC specialists, plumbers, painters and maintenance staff, who disrupts more than six square feet of lead paint in pre-1978 homes must be EPA certified and utilize lead safe work practices under the Lead-Based Paint Renovation, Repair and Painting (RRP) rule.

All corrective actions must be conducted in a manner that will protect the occupants, workers, and others from exposure to contamination. Dry sanding, dry scraping, and sand blasting without containment are prohibited.

For further information on lead hazards call 1(800) LA-4-LEAD.

OTHER INDOOR ENVIRONMENTAL HAZARDS

Exposure to internal environmental elements, such as asbestos, molds, and mildew, dust mites, droppings from cockroaches and rodents, carbon monoxide, formaldehyde, pesticides, and radon also contribute to unhealthy housing environments. All corrective actions must be conducted in a manner that will protect occupants, workers, and others from exposure to these elements.

RITA GRIGORYAN

PIC/Owner Signature

EHS Signature

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HEALTHY HOMES ADVISORY

The potentially hazardous condition(s) marked below were observed on your property. These conditions could cause harm/injury to persons on the property or lead to costly repairs. The Environmental Health Division recommends correcting the following checked item(s).

WATER INTRUSION - CAN LEAD TO MOLD GROWTH AND COSTLY STRUCTURAL DAMAGE	Check
Building lacking rain gutter systems - can lead to pooling of water on the roof and/or water intrusion into the building.	
Sprinklers hitting building - can cause water damage on interior/exterior walls/surfaces.	
Drainage issues - improper water drainage can lead to water intrusion into the units.	
TRIP/FALL - UNSAFE CONDITIONS CAN CAUSE ACCIDENTS AND INJURIES	
Poor traction - on common area walkways & stairs can result in slips & falls, especially when wet.	
Inadequate lighting - can result in poor visibility, safety hazards such as trips & falls, and other public safety issues.	
Child attractive nuisance - such as open trenches, wheelbarrow, unattended ladder, and exposed nails can attract a child to the hazard and become injured.	
POISONING - HAZARDOUS MATERIALS AND LEAD HAZARD EXPOSURE CAN CAUSE ACCIDENTAL POISONING	
Hazardous materials - paint cans/pesticides can cause injury if not properly stored away from children.	
Lead hazards - bare soil around buildings built before 1978 may contain lead that can poison children. Bare soil should be covered with grass or other ground cover. Do not allow children to play in areas with bare soil.	
PESTS	
Termites - can damage the building's structural integrity and compromise building safety.	
Bees, Wasps, Spiders, Ants or other venomous pests - can cause injury or illness through bites, stings, etc.	
SCALD/BURN - WATER TEMPERATURE ABOVE 120°F CAN CAUSE SCALD/BURN INJURIES	
Water too hot: over 120°F - can lead to scalding or burns, especially to young children and the elderly. Water temperatures at the fixtures should be no more than 120°F to prevent burns. Minimum requirements for hot water is at 110°F per State law (25 CRR § 32(a)).	

 PIC/Owner Signature

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