



2215 N. Broadway  
Los Angeles, CA 90031  
(323) 224-3547 phillip.sims@lacity.org

February 25, 2020  
Case Number: 739027  
APN: 5210007033

Property Owner:  
Mailing Address:

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 **1721 N SICHEL 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 **4/2/2020**.

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 **Friday, May 15, 2020** between **1:30 PM** and **3:30 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 número que se encuentra al principio de esta notificación.*

Issuing Inspector: Phillip Sims

Proof of Mailing -- On 2/25/2020 the undersigned mailed this notice by First-Class Mail, postage prepaid, to the person(s) listed on the last equalized assessment roll.

A handwritten signature in cursive script that reads "Melinda Samson".

## FIRE SAFETY

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Failure to maintain the building, structure, premises or portion thereof in conformity with the code regulations and department approvals in effect at the time of construction. Sections 91.8104, 91.8604.3 of the L.A.M.C.

1723 1/2 N SICHEL ST  
BEDROOM1, Note: Window emergency egress blocked

Failure to provide and maintain the required permanently wired, with battery back-up, smoke detectors at all sleeping rooms, and areas adjacent to sleeping rooms. Sections 91.8603, 91.8104 of the L.A.M.C.

Violation Severity Level: HIGH

1723 1/2 N SICHEL ST  
BEDROOM1, Note: Missing Required to be hardwired with battery backup

1723 1/2 N SICHEL ST  
LIVING ROOM, Note: Missing Required to be hardwired with battery backup

1721 1/2 N SICHEL ST  
LIVING ROOM, Note: Missing Required to be hardwired with battery backup

An owner of a single family dwelling unit intended for human occupancy shall install a carbon monoxide device, approved and listed by the State Fire Marshall pursuant, in each existing dwelling unit having a fossil fuel burning heater or appliance, fireplace, or an attached garage. Exception: For all multiple-family dwelling units, this requirement becomes effective on January 1, 2013. Sections 91.915, 91.8104 of the L.A.M.C.

1723 1/2 N SICHEL ST  
ENTIRE UNIT, Note: Missing

1721 1/2 N SICHEL ST  
LIVING ROOM, Note: Missing

## WEATHER PROTECTION

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Failure to maintain required window and/or door glazing. Sections 91.2.401.6, 91.8104.5.1 of the L.A.M.C.

Violation Severity Level: LOW

1721 1/2 N SICHEL ST  
LIVING ROOM, Note: Cracked window glass

## MAINTENANCE

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Failure to maintain the existing building, structure, premises, or portion thereof in conformity with the code regulations and department approvals in effect at the time of construction. Sections 91.2.401.6, 91.8104 of the L.A.M.C.

1723 1/2 N SICHEL ST  
KITCHEN, Note: Missing drawer

Failure to maintain the counters/drain boards for kitchen sinks, bathroom lavatories, and adjacent wall and/or floor surfaces in a manner to prevent water damage, and/or in a clean and sanitary condition and free from dirty or foreign materials. Sections 91.2.401.6, 91.8104.7 of the L.A.M.C.

Violation Severity Level: LOW

1723 1/2 N SICHEL ST  
KITCHEN, Note: Damaged

Failure to maintain windows, doors, cabinets, and frames operable, clean and sanitary and in good repair. Sections 91.2.401.6, 91.8104, 91.8014.5.1 of the L.A.M.C.

Violation Severity Level: LOW

1723 1/2 N SICHEL ST  
KITCHEN, Note: Window inoperable, isn't correct size

1723 1/2 N SICHEL ST  
BEDROOM1, Note: Missing door

Failure to maintain safe and sanitary floor covering. Sections 91.2.401.6, 91.8104.6 of the L.A.M.C.

Violation Severity Level: LOW

1723 1/2 N SICHEL ST  
KITCHEN, Note: Damaged and cracked tiles

Failure to maintain plaster/drywall walls/ceilings in a smooth and sanitary condition. Sections 91.2.401.6, 91.8104.4 of the L.A.M.C.

Violation Severity Level: LOW

1723 1/2 N SICHEL ST  
KITCHEN, Note: Damaged door frame

1723 1/2 N SICHEL ST  
LIVING ROOM, Note: Patch and paint all damaged areas.

1723 1/2 N SICHEL ST  
HALL BATH, Note: Patch and paint all damaged areas.

1721 1/2 N SICHEL ST  
MASTER BATH, Note: Patch and paint all damaged areas. Next to tub and hole in corner of tub

## ELECTRICAL

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Failure to maintain the required switch/receptacle cover plates, grounding means, in good repair and free from defects or missing portions. Section 91.8104.8.1 of the L.A.M.C.

Violation Severity Level: HIGH

1723 1/2 N SICHEL ST  
BEDROOM1, Note: Missing at light switch

## PLUMBING

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Failure to maintain the plumbing system in conformity with the code regulations and department approvals in effect at the time of construction. Sections 91.8104, 94.103.1.1 of the L.A.M.C.

1721 1/2 N SICHEL ST  
MASTER BATH, Note: Drain for sink not attached properly

Failure to provide and maintain a positive seal (caulk or grout) between plumbing fixtures at contact point with walls and/or floors. Sections 94.101.7, 94.102.4, 91.8104.7 of the L.A.M.C.

Violation Severity Level: LOW

1721 1/2 N SICHEL ST  
MASTER BATH, Note: Around tub

Failure to properly secure loose plumbing fixtures. Section 91.8104.7 of the L.A.M.C

Violation Severity Level: LOW

1721 1/2 N SICHEL ST  
MASTER BATH, Note: Toilet

Failure to provide/maintain the required plumbing trap, trap arm, and/or tailpiece free from defect. Section 91.8104.7 of the L.A.M.C

Violation Severity Level: LOW

1723 1/2 N SICHEL ST  
HALL BATH, Note: Tub not draining property under house. Trap arm damaged

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 91.507.2, 91.8104 of the L.A.M.C.

Violation Severity Level: MEDIUM

1723 1/2 N SICHEL ST  
KITCHEN, Note: Missing

1721 1/2 N SICHEL ST  
KITCHEN, Note: Two straps required and not loose

Failure to properly install/terminate water heater relief valve piping. Sections 91.608.5, 91.8104 of the L.A.M.C.

Violation Severity Level: MEDIUM

1723 1/2 N SICHEL ST  
KITCHEN, Note: Missing

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## HEATING AND VENTILATION

Failure to maintain the required appliance venting system in a good and safe condition, and in conformance with applicable laws at the time of installation. Section 95.111.1 of the L.A.M.C.

Violation Severity Level: HIGH

1721 1/2 N SICHEL ST  
KITCHEN, Note: Secure vent for water heater properly

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## MISCELLANEOUS

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

1719 1/2 N SICHEL ST  
ENTIRE UNIT, Note: Provide access at re-inspection

1723 N SICHEL ST  
ENTIRE UNIT, Note: Provide access at re-inspection

1721 N SICHEL ST  
ENTIRE UNIT, Note: Provide access at re-inspection

## WEATHER PROTECTION

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Failure to paint all exposed building surfaces to maintain exterior weatherproofing. Attention: Buildings constructed prior to 1978 may contain lead-based paint. For more information with regard to your lead hazards responsibilities call the Los Angeles County Health Department at (800) 524-5323. Sections 91.2.401.6, 91.8104, 91.8104.1 of the L.A.M.C.

EXTERIOR, Note: Patch and paint all damaged areas. Facia board and window frames as needed

1719 1/2 N SICHEL ST  
1723 N SICHEL ST  
1721 N SICHEL ST  
1723 1/2 N SICHEL ST  
1721 1/2 N SICHEL ST

Failure to maintain required window and/or door glazing. Sections 91.2.401.6, 91.8104.5.1 of the L.A.M.C.

EXTERIOR, Note: Broken window glass on window to the right of the door to 1723

1719 1/2 N SICHEL ST  
1723 N SICHEL ST  
1721 N SICHEL ST  
1723 1/2 N SICHEL ST  
1721 1/2 N SICHEL ST

## ELECTRICAL

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Failure to obtain the required electrical permit and inspection approval from the Department of Building and Safety for the new electrical work done and/or the new smoke detectors installed. A \$400.00 Administrative Investigation Fee (AIF) may be billed and would be payable to the Los Angeles Housing Department for the investigation related to construction performed without having first obtained the required permit(s). Sections 93.0201, 93.0304, 93.0314, 161.902 of the L.A.M.C

EXTERIOR, Permit Required, , Note: OBTAIN PERMITS AND APPROVALS FROM THE DEPT OF BUILDING AND SAFETY FOR WIRE REPLACEMENT AT SERVICE METER TO FUSE BOX BEHIND UNIT 1723 1/2

1719 1/2 N SICHEL ST  
1723 N SICHEL ST  
1721 N SICHEL ST  
1723 1/2 N SICHEL ST  
1721 1/2 N SICHEL ST

## MISCELLANEOUS

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

ACCESSORY, Note: Provide access at re-inspection to storage room in between units.

1719 1/2 N SICHEL ST  
1723 N SICHEL ST  
1721 N SICHEL ST  
1723 1/2 N SICHEL ST  
1721 1/2 N SICHEL ST

GARAGE, Note: Provide access at re-inspection

1719 1/2 N SICHEL ST

1723 N SICHEL ST  
1721 N SICHEL ST  
1723 1/2 N SICHEL ST  
1721 1/2 N SICHEL ST

#### ZONING VIOLATION

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Unapproved open storage of miscellaneous articles. Section 12.21.A.1(a) of the L.A.M.C.  
Exterior, Note: Remove all miscellaneous openly stored items on property  
Adjacent Areas associated with parcel number 5210007033

**Inspector Name** Phillip Sims  
**Office Location** 2215 N. Broadway  
Los Angeles, CA 90031  
**Survey Date** 12/30/2019

**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.**

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## **PRE-COMPLIANCE JUDICIAL REVIEW AND RIGHT TO REFUSE ENTRY:**

You have a right to seek pre-compliance judicial review without threat of imposition of any fine or penalty and/or refuse entry into the premises for the inspection in absence of an inspection warrant issued by a judge. Refer to the LAMC Section 161.601 for more information. A copy of the LAMC may be obtained from a public library or by visiting the following website: <https://www.lacity.org/your-government/government-information/city-charter-rules-and-codes>

## **FAILURE TO COMPLY WARNING:**

You may be schedule for a General Manager's hearing and a lien may be recorded on this property for all administrative and inspection costs associated with your failure to comply with this notice order. This matter may be referred to the City Attorney for further enforcement. Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code is guilty of a misdemeanor, which is punishable by a fine of not more than 1,000.00 and/ or six months imprisonment per LAMC section 11.00 (m).

## **LEAD HAZARD WARNING:**

Due to the possible presence of lead-based paint, lead safe work practice are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Sections 17920.10 and 105256 and you may be subject to a 1,000.00 fine or criminal prosecution. For more information, visit the California Department of Public Health website at: <https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/CLPPB/Pages/LRCRegs.aspx>.

## **TAX WARNING (APPLICABLE WHEN PROPERTY IS DETERMINED SUBSTANDARD):**

When a property is determine to be a substandard property pursuant to Section 24436.5 of the California Revenue and Taxation Code, the following apply: A taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state and local codes dealing with health, safety or building, cannot deduct from state personal income tax and corporate 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. Please note that the Compliance Date of this order marks the beginning of the six (6) month period. The department is required by law to notify the State Franchise Tax Board of failure to comply with these codes.

## **SUBSTANDARD RECORDING (APPLICABLE WHEN PROPERTY IS DETERMINED SUBSTANDARD):**

When building or portion thereof is determined to be a substandard as defined under Section 17920.3 of the California Health and Safety Code, a Notice of Non Compliance is recorded at the Los Angeles County Recorder's Office The Department may charge the property owner for any cost involved in recording the notice. (Health and Safety Code section 17985).

## **RENT ESCROW ACCOUNT PROGRAM (REAP) NOTICE:**

Failure to correct the conditions that constitute the violations specified by this notice may subject this property and units to inclusion in the City of Los Angeles Rent Escrow Account Program (REAP). Inclusion in REAP entails a rent reduction based on the level of severity of the uncorrected conditions, and allows the tenant to pay the reduced rent to the City instead of th4e landlord. (Section 162.00. et. Seq. LAMC).

## **RETALIATION:**

No lessor may retaliate against a lessee because if his compliant to an appropriate agency as to the tenantability of a dwelling pursuant to Section 1942.5 pf the Civil Code.



## **INSPECTION AND PENALTY FEES:**

If the conditions found during a Systematic Code Enforcement Program (SCEP)-periodic inspection remain uncorrected after the first re-inspection, Los Angeles Municipal Code Sections 161.901.1 and 161.901.2 requires that the Department cost of all subsequent re-inspections be billed to the property owner. All Complaint-based inspections where an order is issued will be billed to the property owner.

A late charge equal to two times the fee or cost and a collection fee equal to 50 percent of the original fee or cost shall be imposed if any fees or costs imposed are not paid within 30 days of service of notice of the imposition of the fee or cost or, if timely appealed, of any decision on the appeal.

Any person who fails to pay the assessment fee of cost, penalty, or collection fee shall also pay interest at the rate of one percent per month, or fraction thereof, on the amount of the fee or cost, penalty and collection fee imposed, from the 60th day following the date the billing notice was mailed. (Sections 161.901, et seq.)

## **APPEALS:**

There is an appeal procedure established in this city whereby the Housing and Community Investment Department have the authority to hear and decide appeal of inspection fee and zoning order, upon payment of \$128 appeal processing fee (See Sections 161.1002 and 161.1003 of the Los Angeles Municipal Code).

In addition, the Housing Appeals Board have the authority to hear and decide appeal of an order concerning the maintenance, sanitation, ventilation, use, occupancy or habitability of residential rental properties, buildings, units, structures, or common areas falling within the scope of the Los Angeles Housing Code, upon payment of \$150 appeal processing fee. (See Section 161.1004 of the Los Angeles Municipal Code).

To obtain a copy of appeal form, visit any of the Department's public counter or <https://hcidla.lacity.org/Inspections-and-Fees>.

To obtain more information on how/when to file appeal refer to Division 10 of Article I of Chapter XVI of the Los Angeles Municipal Code, a copy of which may be accessed at the following link:

[http://library.amlegal.com/nxt/gateway.dll/California/lamc/municipalcode/chapterxvihousingregulations?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:losangeles\\_ca\\_mc\\$anc=JD\\_C16A1D10](http://library.amlegal.com/nxt/gateway.dll/California/lamc/municipalcode/chapterxvihousingregulations?f=templates$fn=default.htm$3.0$vid=amlegal:losangeles_ca_mc$anc=JD_C16A1D10).

## **PROPERTY MANAGEMENT TRAINING PROGRAM (PMTP):**

When a property owner has failed to comply with a notice or order within 45 days or less of the specified compliance date, the owner is required to pay a \$225.00 registration fee and attend PMTP training sessions. The registration fee must be paid directly to the approved training agency. Failure to comply may result in the imposition of a criminal infraction, punishable by a fine of \$225.00. (Section 154.02, et seq. LAMC.)

## **HISTORICAL PRESERVATION:**

Your property might be located within a Historical Preservation Overlay Zone, or may otherwise be determined historically significant. The scope work required to correct conditions that constitute violations specified in this notice may require advanced approval from the appropriate regulatory agency.

## **RELOCATION INFORMATION:**

Any tenant who is displaced or subject to displacement from a residential rental unit as a result of a Notice to Vacate or any order requiring the vacation of the unit by the Enforcement Agency, shall be entitled to relocation benefits payable by the landlord to the tenant in each unit in the amounts prescribed in Section 163.05 L.A.M.C. Furthermore if the landlord fails, neglects, or refuses to pay relocation payments, the City may advance relocation payments to the affected tenant (s). Recovery of the relocation payments plus a penalty of 50% will be assessed against the property in the form of a lien as per California Health and Safety Code Section 17975.5.

## **COMPLIANCE:**

A property owner has complied with this Notice/Order when an inspector from the Los Angeles Housing and Community Investment Department have verified the abatement of the cited violations in conformity with requirement of the Los Angeles Municipal Code.

# ATTENTION!

This building was built before 1979 and may contain **Lead-Based Paint**. Lead based paint can be dangerous to your health, especially dangerous to children and pregnant women.

1. If lead-based paint is deteriorated or disturbed it can create lead dust. **LEAD DUST IS DANGEROUS AND IS THE NUMBER ONE WAY THAT CHILDREN ARE POISONED BY LEAD.**
2. Lead dust is created by renovations or repairs where workers dry scrape or sand lead-based paint and is **PROHIBITED BY LAW.**
3. All workers disturbing lead-based paint **MUST** use Lead Safe Work Practices. **IT IS THE LAW**
4. If you see unsafe work practices such as dry scraping without plastic sheets protecting the floor or ground you should immediately call **1(866) 557-7368**

All reports are confidential and it is illegal to retaliate against tenants for reporting unsafe work practices!

# ¡ATENCIÓN!

Este edificio fué construido antes de 1979 y puede contener **Pintura a Base de Plomo**. La Pintura a base de plomo puede ser peligrosa para la salud, especialmente para los niños y mujeres embarazadas.

1. Si la pintura a base de plomo está en malas condiciones o se daña puede crear polvo con plomo. **EL POLVO CON PLOMO ES PELIGROSO Y ES LA CAUSA PRINCIPAL EN QUE LOS NIÑOS SE ENVENENAN.**
2. El polvo con plomo es el resultado de las renovaciones o reparaciones donde los trabajadores raspan o lijan la pintura a base de plomo y es **PROHIBIDO POR LA LEY.**
3. Todos los trabajadores que dañan la pintura a base de plomo están **OBLIGADOS** a usar Técnicas de Trabajo Seguras del Plomo. **ES LA LEY**
4. Si ven que los trabajadores están usando técnicas peligrosas como raspando la pintura sin poner plástico para proteger el piso o el suelo debe llamar inmediatamente al **1(866) 557-7368**

¡El inquilino puede reportar los trabajos que se hagan de manera insegura, todos los reportes son confidenciales y es ilegal tomar represalias contra ellos/ellas!

**It is a misdemeanor to remove, deface, cover or hide this notice.  
Es contra la ley remover, dañar, o esconder este aviso.**

# Housing and Community Investment Department Inspection Report

Inspection Date and Time: 5/15/2020 1:30:00 PM

APN: 5210007033

Address: 1721 N SICHEL ST

Case# 739027

Inspector Name: Phillip Sims

For a more detailed explanation of the Violation Severity Level, please refer to the attached Severity Level Basis document.

Unit Address	Area	Violation	Permit	Inspector's Note	Violation Severity Level
1719 1/2 N SICHEL ST	EXTERIOR	UNAPPROVED ELECTRIC	Required	OBTAIN PERMITS AND APPROVALS FROM THE DEPT OF BUILDING AND SAFETY FOR WIRE REPLACEMENT AT SERVICE METER TO FUSE BOX BEHIND UNIT 1723 1/2	HIGH
	EXTERIOR	EXTERIOR PAINT		Patch and paint all damaged areas. Facia board and window frames as needed	LOW
	EXTERIOR	WINDOW/DOOR GLASS		Broken window glass on window to the right of the door to 1723	LOW
	ENTIRE UNIT	MISC.1		Provide access at re-inspection	Not Assigned
	GARAGE	MISC.1		Provide access at re-inspection	Not Assigned
	ACCESSORY	MISC.1		Provide access at re-inspection to storage room in between units.	Not Assigned
1721 1/2 N SICHEL ST	LIVING ROOM	SMOKE DETECTORS		Missing Required to be hardwired with battery backup	HIGH
	KITCHEN	VENTING SYSTEM		Secure vent for water heater properly	HIGH
	KITCHEN	W/H STRAP/SECURE		Two straps required and not loose	MEDIUM
	MASTER BATH	CAULKING		Around tub	LOW
	MASTER BATH	INTER-WALLS/CEILING		Patch and paint all damaged areas. Next to tub and hole in corner of tub	LOW
	MASTER BATH	LOOSE FIXTURES		Toilet	LOW
	LIVING ROOM	WINDOW/DOOR GLASS		Cracked window glass	LOW
	LIVING ROOM	Carbon Monoxide Detectors		Missing	Not Assigned
	MASTER BATH	GENERAL PLUMBING		Drain for sink not attached properly	Not Assigned
1721 N SICHEL ST	ENTIRE UNIT	MISC.1		Provide access at re-inspection	Not Assigned
1723 1/2 N SICHEL ST	BEDROOM1	COVERS-SWITCH/RECEP		Missing at light switch	HIGH
	LIVING ROOM	SMOKE DETECTORS		Missing Required to be hardwired with battery backup	HIGH
	BEDROOM1	SMOKE DETECTORS		Missing Required to be hardwired with battery backup	HIGH
	KITCHEN	W/H STRAP/SECURE		Missing	MEDIUM
	KITCHEN	W/H T/P EXTENSION		Missing	MEDIUM
	KITCHEN	COUNTER/DRAINBOARD		Damaged	LOW
	KITCHEN	FLOOR COVERING		Damaged and cracked tiles	LOW
	HALL BATH	INTER-WALLS/CEILING		Patch and paint all damaged areas.	LOW
	KITCHEN	INTER-WALLS/CEILING		Damaged door frame	LOW
	LIVING ROOM	INTER-WALLS/CEILING		Patch and paint all damaged areas.	LOW
	HALL BATH	PLUMBING TRAP/TAIPIECE		Tub not draining property under house. Trap arm damaged	LOW
	KITCHEN	WINDOW/DOOR MAINT		Window inoperable, isn't correct size	LOW
	BEDROOM1	WINDOW/DOOR MAINT		Missing door	LOW
	ENTIRE UNIT	Carbon Monoxide Detectors		Missing	Not Assigned
	BEDROOM1	GENERAL FIRE SAFETY		Window emergency egress blocked	Not Assigned

Unit Address	Area	Violation	Permit	Inspector's Note	Violation Severity Level
	KITCHEN	GENERAL MAINTENANCE		Missing drawer	Not Assigned
1723 N SICHEL ST	ENTIRE UNIT	MISC.1		Provide access at re-inspection	Not Assigned
Adjacent Areas associated with parcel number 5210007033		OPEN STORAGE		Remove all miscellaneous openly stored items on property	Not Assigned

## Housing and Community Investment Department Severity Level Basis

Each outstanding Code violation cited at the subject property is assigned a severity level. The basis for the assigned severity levels can be seen below.

Violation	Violation Description	Basis for Severity Level	Severity Level
COVERS-SWITCH/RECEP	Broken or missing electrical switch/receptacle cover plates	Failure to maintain the required switch/receptacle cover plates and grounding is a potentially life-threatening condition that may cause electrocution or electric shock and if it remains uncorrected, the risk of harm, injury, or death to residents of the building increases.	HIGH
SMOKE DETECTORS	Smoke Detector(s) missing, defective, or not hard wired	Missing or improperly maintained fire warning devices is a life-threatening violation that increases the risk of harm, injury, or death to residents in a building.	HIGH
UNAPPROVED ELECTRIC	Unapproved electrical work done	Unapproved electrical wiring is a potentially life-threatening condition that may cause an electrical fire, electrocution or electric shock and if it remains uncorrected, the risk of harm, injury, or death to residents of the building increases.	HIGH
VENTING SYSTEM	Appliance venting system requires maintenance	Unapproved or defective venting systems is a potentially life-threatening condition that risks producing carbon monoxide, possibly leading to carbon monoxide poisoning.	HIGH
W/H STRAP/SECURE	Missing or unapproved strapping of water heater tank	In the event of an earthquake, an improperly anchored or strapped water heater may lead to the disconnection of a gas pipe causing an explosion and injury.	MEDIUM
W/H T/P EXTENSION	Water heater pressure relief valve piping unapproved	Failure to properly install or terminate water heater relief valve piping may cause burn injuries due to high temperature pressure and could flood the unit.	MEDIUM
CAULKING	Deteriorated or missing caulking seal between plumbing fixture(s) and walls or floors	Failure to provide and maintain a positive seal (caulk or grout) between plumbing fixtures is a habitability violation per Section 1941.1.a.2 of the California Civil Code. This violation reduces the habitability of the unit, but is unlikely to be life-threatening.	LOW
COUNTER/DRAINBOARD	Countertop defective and/or not maintained waterproof	Failure to maintain the counters and drain boards for kitchen sinks, bathrooms, and adjacent wall/floor surfaces create a minimally untenantable situation. Although this type of violation reduces habitability and may lead to unhealthful conditions, it is unlikely to be life-threatening.	LOW
EXTERIOR PAINT	Deteriorated exterior walls - Peeling paint etc.	A lack of exterior paint weakens weather protection and can lead to possible exposure to unhealthful conditions such as infestation, damp living conditions, water damage, and mold growth. Although this violation affects the habitability of the unit and the health of the occupants, it is unlikely to be life-threatening.	LOW
FLOOR COVERING	Floor covering defective, missing, or unsafe	Failure to maintain safe and sanitary floor covering creates a minimally untenantable condition and could be a tripping hazard. Although this type of violation reduces habitability and may lead to injury it is unlikely to be life-threatening.	LOW
INTER-WALLS/CEILING	Plaster/drywall wall/ceiling covering defective, deteriorated, or paint is peeling	Defective wall/ceiling covering creates a minimally untenantable situation and could diminish weather protection. Although this type of violation reduces habitability and may cause injury, it is unlikely to be life-threatening.	LOW
LOOSE FIXTURES	Failure to secure loose plumbing fixtures	Failure to properly secure loose plumbing fixtures is a habitability violation per Section 1941.1.a.2 of the California Civil Code. This violation reduces the habitability of the unit, but is unlikely to be life-threatening.	LOW
PLUMBING TRAP/TAILPIECE	Defective or missing trap, trap arm and/or tailpiece	Failure to provide/maintain the required plumbing trap, trap arm, and/or tailpiece free from defect is a habitability violation per Section 1941.1.a.2 of the California Civil Code. This violation reduces the habitability of the unit, but is unlikely to be life-threatening.	LOW
WINDOW/DOOR GLASS	Window or door glass cracked, broken, or missing	Failure to maintain exterior windows and doors causes possible exposure to unhealthful conditions such as infestation, damp living conditions, water damage, and mold growth. Although this violation affects the habitability of the unit and the health of the occupants, it is unlikely to be life-threatening.	LOW

<b>Violation</b>	<b>Violation Description</b>	<b>Basis for Severity Level</b>	<b>Severity Level</b>
WINDOW/DOOR MAINT	Windows, doors, cabinets, and frames not operable, defective, missing, and/or unsanitary	Failure to maintain windows, doors, cabinets, and frames in operable, clean, and sanitary conditions is a possible health hazard and creates a minimally untenantable condition. Although this type of violation reduces habitability and may be unhealthful it is unlikely to be life-threatening.	LOW