



**HOUSING OFFICIAL INSPECTION REPORT**  
COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH  
OFFICE: INGLEWOOD ♦ CHIEF: YVETTE BOSTON-DARTON  
9800 S LA CIENEGA BLVD, STE 850, INGLEWOOD, CA 90301 - Phone: (310) 338-3200  
[WWW.PUBLICHEALTH.LACOUNTY.GOV/EH](http://WWW.PUBLICHEALTH.LACOUNTY.GOV/EH)



<b>Facility Name:</b> 1996 W JEFFERSON BLVD APTS			<b>Inspection Date:</b> 9/11/2023		
<b>Owner/Permittee:</b> JUPITER COMMERCIAL PROPERTY MANAGER LLC			<b>Re-inspection Date:</b> 9/15/2023		
<b>Facility Address:</b> 1996 W JEFFERSON BLVD			<b>City/Zip:</b> LOS ANGELES, CA 90018		
<b>Program Identifier:</b> 1996 W JEFFERSON BLVD APTS		<b>Time In:</b> 01:21 PM	<b>Service:</b> ROUTINE INSPECTION		
<b>FA:</b> FA0299212	<b>PR:</b> PR0256282	<b>PE:</b> 2470	<b>Result:</b> CORRECTIVE ACTION / FOLLOW UP REQUIRED		
			<b>Action:</b> REINSPECTION REQUIRED		

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	
		Critical	Non-Crit	Critical	Non-Crit
Cockroaches					
Flies					
Mosquitoes					
Mites / Fleas					
Bedbugs					
Rats / Mice					
PLUMBING		Unit		Premises	
		Critical	Non-Crit	Critical	Non-Crit
No Water					
No Hot Water					
Water Line					
Cross Connection					
Inadequate Flow					
Sewer / Drain Lines	1	✓			
ELECTRICAL		Unit		Premises	
		Critical	Non-Crit	Critical	Non-Crit
Cover Plates	1		✓		
Outlet / Fixtures					
Wiring					
TOILET		Unit		Premises	
		Critical	Non-Crit	Critical	Non-Crit
Tank / Base / Bowl / Other					
SINKS		Unit		Premises	
		Critical	Non-Crit	Critical	Non-Crit
Faucet Fixtures					
Sink Basin					
BATH / SHOWER		Unit		Premises	
		Critical	Non-Crit	Critical	Non-Crit
Tub / Shower Stall					
Fixtures					
COMFORT HEAT		Unit		Premises	
		Critical	Non-Crit	Critical	Non-Crit
Inoperable					
Unapproved Type					
Missing					

APPLIANCE FURNISHING	Unit Count	Unit		Premises	
		Critical	Non-Crit	Critical	Non-Crit
Appliances	1		✓		
Bedding					
Furniture					
Counter, Cabinets, Vanities, Shelving, etc.					
OCCUPANCY		Unit		Premises	
		Critical	Non-Crit	Critical	Non-Crit
Illegal Conversions					
Unapproved Use					
Overcrowding					
LIGHTING		Unit		Premises	
		Critical	Non-Crit	Critical	Non-Crit
Inadequate Lighting					
SANITATION		Unit		Premises	
		Critical	Non-Crit	Critical	Non-Crit
Common Restroom					
Laundry Room / Rec Room					
Refuse Area / Bins					
Cast - Offs / Debris / Waste					
Animals					
STRUCTURE		Unit		Premises	
		Critical	Non-Crit	Critical	Non-Crit
Wall / Ceiling / Floor - General	2	✓			
Wall / Ceiling / Floor - Peeling Paint	2	✓			
Wall / Ceiling / Floor - Mold	2		✓		
Window / Screens					
Ventilation					
Roof					
Stairs					✓
Vent Screens					
MISCELLANEOUS		Unit		Premises	
		Critical	Non-Crit	Critical	Non-Crit
Responsible Person					
Permit Available					

Email

PIC/Owner Signature

ERIKA CARRASCO-OLIVAR

EHS Signature

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### CRITICAL VIOLATIONS

Wall / Ceiling / Floor - General	<p><b>Violation:</b> Wall/Ceiling/Floor - General - Unit</p> <p><b>Violation Text:</b> Walls / Ceilings / Floors shall be maintained in good repair or condition. 11.20.140; 11.20.160; 11.20.170</p> <p><b>Corrective Action:</b> Repair/replace all damaged, broken, buckled, missing, or deteriorated walls/ceilings.</p> <p>Observed the following:</p> <p>A. An area of approximately 12"X12" of ceiling damage with a hole approximately 3"X3" on the ceiling above the toilet in the restroom inside unit #2.</p> <p>B. A opening approximately 2'X2' on the ceiling above the kitchen sink in unit #3.</p> <p>C. An area of approximately 2'X2' of missing ceiling above the tub inside the restroom in unit #3.</p> <p>Re-inspection 10/3/2023</p>
Wall / Ceiling / Floor - Peeling Paint	<p><b>Violation:</b> Wall/Ceiling/Floor - Peeling Paint - Unit</p> <p><b>Violation Text:</b> Walls / Ceilings / Floors shall be maintained in good repair or condition. 11.20.140; 11.20.160; 11.20.170</p> <p><b>Corrective Action:</b></p> <p>Observed the following:</p> <p>A. Peeling paint throughout the east interior wall adjacent and above the kitchen door in unit #3.</p> <p>B. An area of approximately 2.5'X1' of peeling paint on interior wall above the restroom window in unit #3.</p> <p>C. Peeling paint surrounding the interior window frame in the restroom in unit #3.</p> <p>D. An area of approximately 3'X2' of peeling paint on the ceiling above the tub in the restroom in unit #3.</p> <p>E. An area of approximately 12"X12" of peeling paint on the ceiling above the toilet inside the restroom in unit #2 (surrounding approximately 3"X3" hole).</p> <p>Re-inspection 10/3/2023</p>
Sewer / Drain Lines	<p><b>Violation:</b> Sewer/Drain Lines - Unit</p> <p><b>Violation Text:</b> Plumbing fixtures shall be supplied with hot and cold running water under pressure. Plumbing fixtures shall be in good repair. Water lines shall be free from any back siphonage conditions. 11.20.140; 11.20.190; 11.20.260; CCR Title 25/ Div 1/ Ch 1/ Sub Ch 1/ Art 5/ Sect 32 (a); CA H&amp;S 17920.3</p> <p><b>Corrective Action:</b> Maintain all sewer/drain lines free from defects. Properly repair or replace all missing, loose, leaking, stopped up, overflowing, or otherwise faulty sewer/drain lines and plumbing fixtures.</p> <p>Observed a clogged tub drain inside unit #3; an accumulation of approximately one foot of black water was present inside the tub. No overflowing was observed at the time of inspection.</p> <p>THE RE-INSPECTION DATE FOR THIS VIOLATION IS 9/15/2023</p>

### NON-CRITICAL VIOLATIONS

Appliances	<p><b>Violation:</b> Appliances - Unit</p> <p><b>Violation Text:</b> Appliances/Furnishings (i.e. supplied bedding, furniture, counters, cabinets, vanities, shelvings, etc.) shall be maintained in good condition or repair. 11.20.160;</p> <p><b>Corrective Action:</b> Maintain all owner-supplied appliances in good condition or repair.</p> <p>Observed garbage disposal in disrepair in the kitchen in unit #2.</p> <p>Re-inspection 10/3/2023</p>
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Email

PIC/Owner Signature

ERIKA CARRASCO-OLIVAR

EHS Signature

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<b>Stairs</b>	<p><b>Violation:</b> Stairs - Premises</p> <p><b>Violation Text:</b> Stairs (i.e. landing, supports, balusters, handrails, steps (riser/ treads), shall be maintained in good repair or condition. 11.20.140; 11.20.160</p> <p><b>Corrective Action:</b> Repair/replace all loose, or damaged stair landings, supports, balustrades, balusters, handrails, treads or risers.</p> <p>Observed loose left hand rail at the staircase on the north side of the building, adjacent to unit #1.</p> <p>Re-inspection 10/3/2023</p>	
<b>Wall / Ceiling / Floor - Suspected Mold</b>	<p><b>Violation:</b> Wall/Ceiling/Floor - Mold - Unit</p> <p><b>Violation Text:</b> Walls / Ceilings / Floors shall be maintained in good repair or condition. 11.20.140; 11.20.160; 11.20.170; CA H&amp;S 17920.3</p> <p><b>Corrective Action:</b> Remove mold from all walls, ceilings, and floors.</p> <p>Observed the following:</p> <p>A. An area of approximately 12"X12" of mold on the ceiling above the toilet inside the restroom in unit #2; mold was observed inside and around the 3"X3" hole.</p> <p>B. An area of approximately 12"X8" of mold above the tub inside the restroom in unit #3.</p> <p>Re-inspection 10/3/2023</p>	
<b>Cover Plates</b>	<p><b>Violation:</b> Cover Plates - Unit</p> <p><b>Violation Text:</b> Fixtures/Cover Plates/Outlets shall be maintained in good repair in the dwelling units and common areas. 11.20.140; 11.20.160</p> <p><b>Corrective Action:</b> Repair/ replace all damaged, defective, worn, or missing cover plates in units.</p> <p>Observed missing cover plates throughout the unit in unit #3.</p> <p>Re-inspection 10/3/2023</p>	

**OVERALL INSPECTION COMMENTS**

The purpose of this visit is to conduct a routine inspection and determine compliance with Los Angeles County Code, Title 11, the California Health and Safety Code, and the California Code of Regulations (CCR).

Inspection revealed violations as noted in the violation comments above.

Unit(s) tenant stated no violations: none

Unit(s) not home/no answer: 1, 4, 5

Unit(s) inspected with no violations found: none

Unit(s) inspected with violations found: 2, 3

The Re-Inspection Date listed on the front page is the first possible date that an inspector will return to determine if violations noted on this report have been corrected. If the operator/owner's representative would like to be present for the re-inspection, please contact the inspector at the phone number listed at the top of the report to confirm the re-inspection. All violations shall be corrected before the re-inspection date. Failure to meet compliance for outstanding violations may result in a compliance review, Franchise Tax Board referral, or further legal action.

Housing Official Inspection Report sent via US MAIL.

For questions or concerns pertaining to this report, please call the office at the phone number listed on the front of this report, you may also contact the inspector via EMAIL at [ecarrasco-olivares@ph.lacounty.gov](mailto:ecarrasco-olivares@ph.lacounty.gov)

*Email*

PIC/Owner Signature

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**UNITS INSPECTED/NOT AVAILABLE**

Number of unit(s) the tenant stated no violations:	0
Number of unit(s) not available for inspection:	3
Number of inspected unit(s) without violations:	0

*Email*

\_\_\_\_\_  
PIC/Owner Signature

\_\_\_\_\_  
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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](http://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.

#### CALIFORNIA HEALTH AND SAFETY CODE SECTION 17920.3

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building: **Visible mold growth**, as determined by a health officer or a code enforcement officer, as defined in Section 829.5 of the Penal Code, excluding the presence of mold that is minor and found on surfaces that can accumulate moisture as part of their properly functioning and intended use.

Email

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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).

<b>WATER INTRUSION - CAN LEAD TO MOLD GROWTH AND COSTLY STRUCTURAL DAMAGE</b>	<b>Check</b>
<b>Building lacking rain gutter systems</b> - can lead to pooling of water on the roof and/or water intrusion into the building.	
<b>Sprinklers hitting building</b> - can cause water damage on interior/exterior walls/surfaces.	
<b>Drainage issues</b> - improper water drainage can lead to water intrusion into the units.	
<b>TRIP/FALL - UNSAFE CONDITIONS CAN CAUSE ACCIDENTS AND INJURIES</b>	
<b>Poor traction</b> - on common area walkways & stairs can result in slips & falls, especially when wet.	
<b>Inadequate lighting</b> - can result in poor visibility, safety hazards such as trips & falls, and other public safety issues.	
<b>Child attractive nuisance</b> - such as open trenches, wheelbarrow, unattended ladder, and exposed nails can attract a child to the hazard and become injured.	
<b>POISONING - HAZARDOUS MATERIALS AND LEAD HAZARD EXPOSURE CAN CAUSE ACCIDENTAL POISONING</b>	
<b>Hazardous materials</b> - paint cans/pesticides can cause injury if not properly stored away from children.	
<b>Lead hazards</b> - 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.	
<b>PESTS</b>	
<b>Termites</b> - can damage the building's structural integrity and compromise building safety.	
<b>Bees, Wasps, Spiders, Ants or other venomous pests</b> - can cause injury or illness through bites, stings, etc.	
<b>SCALD/BURN - WATER TEMPERATURE ABOVE 120°F CAN CAUSE SCALD/BURN INJURIES</b>	
<b>Water too hot: over 120°F</b> - 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)).	

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