



## CITY OF GARDEN GROVE

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February 26, 2016

CERTIFIED

Tran Nguyen  
1876 W. Admiral Ln.  
Anaheim, CA 92801

Dear Property Owner,

Subject: Property Inspection at 8731 Portsmouth Way., Garden Grove, CA 92841

The Community Development Department, Building Services Division, conducts routine inspections and investigates complaints of buildings and structures within the City of Garden Grove so as to assure they are maintained in accordance with the minimum standards of safety established by State and local codes which are designed to protect the public's health and welfare.

An inspection of your property was conducted on March 25, 2016. During this inspection, the following items were discovered which must be repaired, replaced, removed or demolished so as to reduce any potential hazard to building occupants or the general public.

1. \*A complaint has been received by the Building Services Division alleging that a substandard condition exists (possible mold infestation and deficient working electrical) provide mold abatement report and remediation from a license company, repair electrical has required and restore the dwelling back to its original permitted condition and use or provide approvals, permits and inspection.
2. Reschedule inspection with-in 10 days from this notice.

We are sending this letter to urge you to take immediate action to correct the items above. By first obtaining the appropriate permits for those items identified with an asterisk (\*) above, and our subsequent inspection and documentation of your repair work, we can provide you assurance that your structure will remain safe to occupy. With your assistance and cooperation, it is our hope that we can resolve this situation without having to commence a formal abatement process.

11222 Acacia Parkway P.O.Box 3070 Garden Grove, CA 92842

[www.ci.garden-grove.ca.us](http://www.ci.garden-grove.ca.us)

8731 Portsmouth Way.

February 26, 2016

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Please note that should a formal abatement process become necessary, State law prescribes certain procedures that may add significantly to your overall costs as a landowner. In addition to the possibility of prosecution in civil or criminal courts, we will be required to provide a copy of our "Notice and Order"<sup>1</sup> to all affected tenants and lien holders. We may also file the California State Franchise Tax Board's Notice of Non-Compliance that will temporarily stay your tax benefits as a landowner and we will also record a "Notice of Substandard Building" in the Office of the County Recorder. Finally, we will proceed to recover all costs incurred by the City for the abatement action.

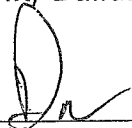
It is our intent to avoid the foregoing process and to minimize any unnecessary costs to you. Please take immediate action to complete the repair work required within the prescribed time frame. I am available to answer any questions you may have or to meet with you as necessary to establish the best solution to the items listed above. Should we not receive a response to this request within **30** days of the date of this letter, we will proceed to conduct a re-inspection of your property on, or about March 26, 2016.

In conclusion, please contact our office before you begin any repair activity. Our Permit Center staff can assist in answering your questions about the permit process and our building abatement program. They can be reached at (714) 741-5307 and I can be reached at (714) 741-5338. Thank you again for your immediate attention to this matter.

Sincerely,

Community Development Department  
Bill Tewfik, Building Official

By: \_\_\_\_\_

  
Danny Rodriguez, Building Inspector

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<sup>1</sup> The "Notice and Order" starts the formal abatement process and will be sent only if it is determined that repair work has not been completed in a satisfactory, or timely manner.

# COMPLAINT and INSPECTION REQUEST

## COMPLAINT INFORMATION

Location/Address: 8731 PORTSMOUTH WAY 66 92841 Unit/Suite Number: \_\_\_\_\_

Business Name: HA BUI / TRAN NGUYEN - PROPERTY OWNERS

Nature of Complaint: HAD INDEPENDENT LAB RESULTS SHOW THAT THERE IS TOXIC AIRBORNE MOLD PROVES CAUSE FOR HEALTH ISSUES. NO VISIBLE SIGNS OF MOLD MEANS IT IS SOMEWHERE INSIDE THE WALLS; ELECTRICAL ISSUES OF LIGHTS FLICKERING & BLOWING THE BREAKER, RECURRENT WATER DAMAGE NOT FIXED PROPERLY

Previous Attempts to Correct Problem:  Verbal (Include Contact Dates)  Written Request (Provide Copies)

*IND*

EMAILS SENT FOR CURRENT SITUATION, OWNER UNWILLING TO ADDRESS ISSUES. OTHER STRUCTURE BUILDING ISSUES DONE IMPROPERLY (BACKDOOR SECURITY / WINDOWS NOT WEATHERSTRIPPED)

Property Owner	Occupant/Responsible Party
Name: <u>HABUI</u>	_____
Address: _____	_____
City/St/Zip: _____	_____
Telephone: ( <u>714</u> ) _____	( ) _____

Complainant Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/St/Zip: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_ Ext. \_\_\_\_\_

Housing Auth.

Case/File (M) Number: 20160049

Inspector: DANNY

Date Taken: \_\_\_\_\_

Form Completed By: \_\_\_\_\_

Degree/Nature of Hazard:  IMMEDIATE  
 Public Safety  Personal Safety

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

RE: 8731 Portsmouth Way

Postmark Here

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To TRAN NGUYEN

Street and Apt. No., or PO Box No. 8731 W. TECHNICAL DR.

City, State, ZIP+4® ANAHEIM, CA 92801

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Date \_\_\_\_\_

Inspected:  Investigation Report:   
 (Attach Copy)

Complaint Closed:

Inspector Signature: \_\_\_\_\_



2012 2E05 E000 0490 5T02

# COMPLAINT and INSPECTION REQUEST

## COMPLAINT INFORMATION

Location/Address: \_\_\_\_\_ Unit/Suite Number: \_\_\_\_\_

Business Name: \_\_\_\_\_

Nature of Complaint: SMELL OF MOLD / MUSTINESS HAS BEEN PRESENT SINCE WE FIRST MOVED IN.  
ASKED FOR BACK DOOR TO BE SECURED PROPERLY AND WAS INADEQUATELY HANDLED RECENT WATER  
LEAK SHOWED BLACK SPOTS ON WOOD THAT THEY SAID WAS FINE & PATCHED UP. ALSO TERMITES ISSUE

Previous Attempts to Correct Problem:  Verbal (Include Contact Dates)  Written Request (Provide Copies)  WASN'T DONE PROPERLY

Property Owner	Occupant/Responsible Party
Name: _____	_____
Address: _____	_____
City/St/Zip: _____	_____
Telephone: (     ) _____	(     ) _____

Complainant Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/St/Zip: \_\_\_\_\_

Telephone: (     ) \_\_\_\_\_ Ext. \_\_\_\_\_

Referred By:  Code Enf.     Housing Auth.  
 G.G.F.D.     Other \_\_\_\_\_

Case/File (M) Number: \_\_\_\_\_

Inspector: \_\_\_\_\_

Date Taken: \_\_\_\_\_

Form Completed By: \_\_\_\_\_

Degree/Nature of Hazard:  IMMEDIATE  
 Public Safety     Personal Safety

\_\_\_\_\_  
Signature of Complainant

\_\_\_\_\_  
Date

## DISPOSITION

Inspection Date: \_\_\_\_\_ Photos Taken:  Investigation Report:   
(Attach Copy)

Re-Inspection Required:  When: \_\_\_\_\_ Complaint Closed:   
(Schedule Inspection Request)

Comments: \_\_\_\_\_

\_\_\_\_\_  
Inspector Signature: \_\_\_\_\_

