



CITY OF GARDEN GROVE

December 20, 2016

CERTIFIED

Pauline Truong
10241 Patch Dr.
Huntington Beach, CA, 92646

Dear Ms. Truong,

Subject: **Property Inspection at 13462 Lynwood Pl. Garden Grove**

The Community and Economic 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 **(December 19, 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. *The water piping above the garage ceiling has a severe leak. This condition constitutes a substandard housing condition and a violation of the Health and Safety codes. **Repair leak immediately.** After repair obtain permits and repair or replace the water pipes if required. Remove all wet or stained drywall from ceilings and walls. Call for an inspection to check for structural damage and mold.
2. Repair plumbing leak under the kitchen and bathroom sink.
3. Repair the electrical outlet or damaged circuit for the refrigerator.

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.

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

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

www.ci.garden-grove.ca.us

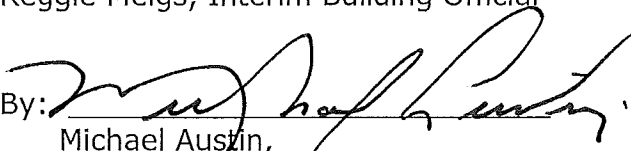
criminal courts, we will be required to provide a copy of our "Notice and Order"¹ to all affected tenants and lien holders. We may also file the California State Franchise Tax Board's Notice of Non-Compliance that will temporarily stay your tax benefits as a landowner and we will also record a "Notice 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 (Monday, January 24, 2017).

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) 741-5172. Thank you again for your immediate attention to this matter.

Sincerely,

Community and Economic Development Department
Reggie Meigs, Interim Building Official

By: 
Michael Austin,
Supervising Building Inspector

¹ 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.

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2 STATE OF CALIFORNIA, COUNTY OF ORANGE

3 I am over the age of 18 and not a party to the within action; I am employed by the City of Garden
4 Grove in the County of Orange at 11222 Acacia Parkway, Garden Grove, CA 92840.

5 On December 20, 2016 I served the foregoing document(s) described as

6 “Notice of Violation”

7 by placing

8 The original

9 A true copy thereof enclosed in sealed envelopes addressed as follows:

10 Pauline Truong, 10241 Patch Dr., Huntington Beach, CA, 92646

11 (BY MAIL, Certified or First Class) I placed said envelope(s) for collection and mailing, following
12 ordinary business practices, at the business offices of the CITY OF GARDEN GROVE, and
13 addressed as shown above, for deposit in the United States Postal Service. I am readily familiar with
14 the practice of the CITY OF GARDEN GROVE for collection and processing for mailing with the
15 United States Postal Service, and said envelope(s) will be deposited with the United States Postal
16 Service on said date in the ordinary course of business.

17 (BY OVERNIGHT DELIVERY) I placed said documents in envelope(s) for collection following
18 ordinary business practices, at the business offices of the CITY OF GARDEN GROVE, and
19 addressed as shown above, for collection and delivery to a courier authorized by (fill in - Federal
20 Express/UPS/USPS) to receive said documents, with delivery fees provided for. I am readily
21 familiar with the practices of the CITY OF GARDEN GROVE for collection and processing of
22 documents for overnight delivery, and said envelope(s) will be deposited for receipt by (fill in -
23 Federal Express/UPS/USPS) on said date in the ordinary course of business.

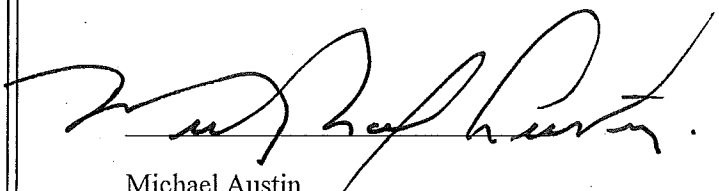
24 (BY FACSIMILE) I caused the above-referenced document to be transmitted to the interested parties
25 via facsimile transmission to the fax number(s) as stated above.

26 (BY PERSONAL SERVICE) I hand delivered and posted the documents at the address listed.

27

28 (State) I declare under penalty of perjury under the laws of the State of California that the above
is true and correct.

Executed on December 20, 2016 at Garden Grove, California.

23
24 
25 Michael Austin

26 Supervising Building Inspector
27
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