

**February 9, 2017**

CERTIFIED

**Newland Park Condo Association  
13171 Newland St. Unit #9  
Garden Grove, CA, 92844**

Dear Association,

Subject: **Property Inspection at 13171 Newland St.**

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 **February 9, 2017**. 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. \*Water damaged ceilings in unit 4 from roof leaks. Obtain permits and repair all damage drywall on ceilings and roof sheathing in an approved matter.
2. \*Roof installed without permits or inspections. Provide proof of permits and inspections or obtain permits and inspections for roof. (City handout for pre-roofing inspection has been added).

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

13171 Newland St. Unit #9

February 9, 2017

Page 2

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 March 10, 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) 741-5338. Thank you again for your immediate attention to this matter.

Sincerely,

Community and Economic Development Department  
Reggie Meigs, Interim Building Official

By:

  
Jayme Ahlo, Building Inspector

---

<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.