



# CITY OF GARDEN GROVE

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**12/10/2018**

CERTIFIED

**Thanh Bui  
P.O. Box 563  
Midway City, CA 92655**

Dear Ms. Bui,

Subject: **Property Inspection at 13001 Sandra Pl. Garden Grove.**

The Community and Economic Development Department, Building & Safety 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 **12/10/2018**. 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.

- *This dwelling was built in 1949 with approvals and permits from the County Of Orange. The owner is advised to obtain and provide copies of all permits from the County Recorder's Office prior to the City of Garden Grove incorporation in 1956.*
- 1. On December 6, 2018 the dwelling was posted "Notice to Vacate" on or before Dec. 10, 2018. The dwelling is deemed unsafe due to substandard housing conditions. (Mold, electrical, plumbing and structural violations) Refer to Health and Safety Code 17920.3. The dwelling shall not be occupied pending a final inspection by my office. The dwelling may be accessed to remove personal belongings only.
- 2. \*The electrical panel has been altered without permits or inspections. Breakers were changed out without regard to conductor size or amperage capacity. The electrical outlets in the dwelling have been changed out to grounded outlets without a ground wire attachment. Obtain permits and replace the electrical panel including all defective conductors, receptacles, switches and lighting. Call for inspections.
- 3. \*The bathroom has leaking plumbing pipes at the bathtub/shower. Moisture, mold and fungus are visible from the exterior plumbing access door. The subfloor and surrounding walls shall be inspected by a certified mold specialist and a mold inspection report shall be provided to my office ASAP. Obtain building and plumbing permits to repair all plumbing leaks and all other repairs required as a result of water damage and mold

remediation. Call for inspections. **A mold clearance report shall be provided to my office prior to occupancy of the dwelling.**

4. \*The bathroom adjacent to the kitchen appears to have been built without Planning Division approvals, permits or inspections. Submit plans, obtain approvals, permits or inspections or obtain a demolition permit and remove the bathroom. Include the removal of all associated plumbing and electrical at their source. Call for inspections.
5. \*The rear addition adjacent to the kitchen appears to have been built without Planning Division approvals, permits or inspections. Submit plans, obtain approvals, permits or inspections or obtain a demolition permit and remove the addition. Include the removal of all associated electrical at their source. Call for inspections.
6. \*The washer and dryer have been installed in the garage without Planning Division approvals, permits or inspections. Submit plans, obtain approvals, permits or inspections or obtain a demolition permit and remove the washer and dryer. Include the removal of all associated plumbing and electrical at their source. Call for inspections.
7. \*The water heater appears to have been installed without permits and in a non-approved manner. Obtain permits and reinstall the water heater. Call for inspections.
8. Install SFM approved 10-year lithium battery powered smoke alarms in all rooms used for sleeping purposes and the adjacent hall area. Include the installation of a carbon monoxide detector in the hall. Call for inspections.
9. Repair accessory structure (fence) as they shall be maintained structurally sound and in good repair. Remove unapproved fencing material and add-on to existing fence. Fence that is currently in disrepair must be removed or repaired.
10. Remove all rodent harborage vegetation from the fence. All structures and exterior property shall be kept free from rodent harborage and infestation.
11. Canopy Tents and membrane structures having an area in excess of 400 square feet shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the fire code official. Remove makeshift storage area (canopy) until approvals are obtained.
12. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. Remove all

inoperable vehicles from the premises. Cease all auto body work on the property.

13. All motor vehicles, trailers, vessels, campers and camper shells must be parked or stored on a fully paved surface with approved entrances and exits to the street. Remove all vehicles parked on unpaved surfaces.
14. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Repaint/repair all surfaces that are peeling, damaged, warped, rotting, or in disrepair. Door, window sills, window frames, and exterior structures that have severe weathering must be repaired or replaced.
15. Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition. Any materials, equipment, vehicles, broken or discarded furniture, boxes, lumber, junk, trash or debris that is stored in any yard area in such a manner or in such condition as to be detrimental to the public health, safety, or general welfare. Remove all items that were not intended to be stored outside including spare vehicle parts, body shop equipment, appliances, furniture, power tools, machinery, tools, wood tables, and other non-outdoor items.
16. Premises and exterior property shall be maintained free from weeds or plant growth in excess of sixteen (18) inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Cut Ivy and all other weeds not to exceed prohibited size.

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

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 and the issuance of Administrative Citations with a fine of up to \$1,000 for each day in which a violation occurs. (California Health and Safety Code Section 17980.7; GGMC chapter 1.22)

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 Tuesday, January 15, 2019.

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  
David Dent, Chief Building Official

By:   
Michael Austin, Supervising Building Inspector

By:   
Pete Roque, Code Enforcement Supervisor

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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.