



ORANGE COUNTY HEALTH CARE AGENCY
ENVIRONMENTAL HEALTH
1241 EAST DYER ROAD, SUITE 120
SANTA ANA, CA 92705-5611
Telephone: (714) 433-6000
FAX: (714)754-1732

Printed: 06/28/2021

INCIDENT REPORT

Confidentiality Statement

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REQUESTED BY

PHONE

4886 PASEO DE VEGA
IRVINE, CA 92603

REGARDING

No Facility ID

PHONE

PHONE

Property Name not Specified
4886 PASEO DE VEGA
Property Address Not Specified
IRVINE, CA 92603

Nature of complaint

MOLD CAUSED BY LEAKING BATHROOM SINKS AND CRACKED SHOWER STALLS.

\*\*2ND CMPLAINT 06/02/2021\*\*

7-8-2021 (July 8, 2021) was the date of release of this "OCHCA Report" to tenant. The report was evidently intended to be withheld from the tenant, as it was obtained with much difficulty, and after runarounds. Due to inaccuracies and omissions found in this report, THIS "OFFICIAL REPORT" HAS BEEN MODIFIED BY FEW REDACTIONS AND FEW CLARIFICATIONS BY TENANT, ALL OF WHICH ARE HIGHLIGHTED TEXTS. Although the actual OCHCA-text has NOT been altered, the format of the report has likely changed, due to conversion to MS-Word, and back to pdf, after additions.



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INCIDENT REPORT

DATE/TIME 5/3/2021 15:42:15 RECEIVED BY SILVIA VEGA STATUS ACTIVE, REFER ASSIGNED TO KAISER MILO (EE0000617) ASSIGNED DATE 06/02/2021

REGARDING No Facility ID PHONE PHONE

4886 PASEO DE VEGA

[Redacted]

IRVINE, CA 92603

Nature of complaint

MOLD CAUSED BY LEAKING BATHROOM SINKS AND CRACKED SHOWER STALLS.

\*\*2ND CMPLAINT 06/02/2021\*\*

INVESTIGATION REPORT

Detail all progress report(s) chronologically. List dates, times, types of response. Describe conditions and actions taken. Attach all pertinent paperwork to this report. Information about complainant(s) is not to be included on this page.

[ ] Complainant Contacted

Closed/Completed by: \_\_\_\_\_ Date: \_\_\_\_\_

NO CONFIDENTIAL INFORMATION ON THIS PAGE

DATE(S)

Table with 1 column and 5 rows for recording dates.



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**INCIDENT REPORT**

## DAILY EXPRESS COMMENTS

**Activity Date****Employee Name**

5/13/2021

KAISER MILO

Spoke w/ complainant about complaint &amp; complaint process.

6/2/2021

TOM WONG

RECEIVED CALL FROM PERSON STATING THEY ARE THE LANDLORD'S SISTER. SHE STATED THAT THEY ARE AWARE OF COMPLAINT AND MADE MULTIPLE ATTEMPTS TO CORRECT BUT TENANT REFUSED ENTRY. INFORMED CALLER THAT LANDLORD IS RESPONSIBLE FOR PROVIDING A HABITABLE UNIT.

RECEIVED CALL FROM TENANT INDICATING THAT SOME REPAIRS WERE MADE BUT LEAK STILL PERSISTS AND MOLD IS STILL PRESENT. INFORMED TENANT THAT WE CAN ONLY ADDRESS VISIBLE LEAKS AND MOLD. TENANT INQUIRED ABOUT SCHEDULING INSPECTION TO OCCUR AT SAME TIME REPAIR PERSON IS ONSITE TO SHOW EXPOSED WALL(S). INFORMED THAT INSPECTOR WILL BE FOLLOWING UP TO SCHEDULE INSPECTION.

COMPLAINT IS REOPENED AND REASSIGNED TO KAISER MILO.

6/3/2021

CHRISTINE FAHMY

conversation about backstory and called and left voicemail for complainant. phone went straight to voicemail.

6/4/2021

KAISER MILO

Joint inspection w/ C. Fahmy, REHS

6/4/2021

CHRISTINE FAHMY

The purpose of the on site investigation conducted on 06.04.21 was to follow up on a second complaint received by this Agency stating the presence of mold in the bathroom caused by leaking sinks and a cracked shower stall. (CO0076981) It was conducted with K. Milo, REHS.

What appeared to be water damage was observed in the ceiling dry wall of the living room directly under the master bathroom. The paint on the wall to the right of the vanity of the master bathroom was observed peeling. The cabinet under the sinks were observed to have drill holes the tenant stated were by the repair man to help dry the water in the walls. There was a large crack in the floor of the shower stall and black spots on the ceiling, around the glass enclosure of the shower, and around the window frame. A puddling of water as well as wet & dry staining was observed under the sink in the secondary bathroom in the hallway upstairs.

The complainant stated the owner has sent a contractor on multiple occasions to fix the plumbing issues but the issues persist and seem to be worsening.

Please provide the tenant and this Agency with the detailed steps that were taken to remediate the concerns expressed by the tenant.

Owner/management shall properly and effectively make all necessary repairs to the areas noted. Tenant has been advised to provide admittance to all parts of the home, including all windows, doors, restrooms and any other space that is necessary to access in order to successfully prevent recurrence.

NOTE: Pictures were taken to document the investigation.

6/8/2021

CHRISTINE FAHMY

TYPE REPORT



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## INCIDENT REPORT

6/9/2021  
 revise report

CHRISTINE FAHMY

6/22/2021

CHRISTINE FAHMY

A voice mail from the tenant and the property manager were received. The tenant is requesting an update. The property manager has received the letter from this agency. **False-claim:** They stated they have attempted 3 times to send vendors to the property but they have been forcefully removed by the tenant. They also gave the attorney's information to have on file.

**TEXT ADDED BY TENANT::** Mina Pourang is the gangster-sister of the owner, but she is NOT the property manager. She has lied to the OCHCA, in fraudulently misrepresenting herself as the property-manager. Owner has repeatedly denied that he had ever authorized his sister to do anything on his behalf, and the house never had a property-manager, for the past 12 years during which it has been rented to the tenant. On 6/7/2021, without authorization or consent, Mina Pourang broke into, and entered, the house twice, and when the tenant attempted dialing 911 to have her arrested for trespassing, and for threatening the tenant, she fled the scene, and on her way out she assaulted the tenant by repeatedly lunging at him with her 250 lb bulk of hog-fat. Immediately thereafter, tenant filed complaint number (I-210603187) with the Irvine Police and emailed them this video clip as evidence <https://photos.app.goo.gl/mvRRAqwLNgMq1YUS9>

Although that case is still pending, it appears to have been whitewashed by Irvine-PD, as a "Civil-Matter". Mina Pourang voluntarily engaged in a fraudulent-conspiracy with the owner to illegally force the tenant out, by terrorizing him every which way they could, because tenant discovered the toxic-mold-infestation in April 2021, with the hands of the owner's handyman, after his handyman replaced a leaking faucet. Since then, Mina Pourang has been on a relentlessly illegal rampage trying to conceal, and to white-wash the toxic-mold, by only repairing age-old leaks without eliminating the mold, and by trying to rent the house to new tenants before schools begin, and without disclosing the toxic-mold to new tenants.

Mina Pourang's illegal for-sale listing of this house is a sham-listing, in part, because it is listed for nearly double its true value which has been considerably diminished due to its tear-down condition, especially due to decades old termite, and wood-rot, infestations throughout the structure, in addition to substantial earthquake damages, resulting in foundation cracks, and the apparent tilting and shifting of the building, towards the street. Absence of ground-water-drainage, resulting in the flooding of the lot, and the house foundation, from adjacent lots, during heavy rains, has enhanced structural damages to the house, and has likely created invisible mold-colonies under its foundation and may have enhanced the sliding of the building. Years ago, after having observed the flooding, tenant had reported to, and advised, the owner of the necessity to install ground-drainage, which the owner neglected. The house, reportedly built in late 1960s as a model home for the tract, had been poorly constructed, as model homes are usually rushed to completion, for showing to prospective buyers of tracts' planned homes. Hog

-minapourang@blhrealty.com

Mina Pourang- property manager

**THIS FRAUD IS NOT THE  
 PROPERTY MANAGER**

Dean Spearling- attorney for PM/ owner

6/23/2021

CHRISTINE FAHMY

email received from tenant complaining of legal issues between owner / property manager and tenant. also requesting report for attorney. email response stated legal involvement is not in our scope of authority and that request needs to be to custody of records. re-explained scope of involvement not being in legal issues and explained what our authority entails.

phone call with tenant also received: [REDACTED] wants to know how to get the report; also wants to receive in writing confirmation that the owner has received the letter and wanted to know what they plan to do.

It was explained that [REDACTED] needs to contact the office for records request a documentation that the report was received.



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BLUE BOOK COMMENTS

**Entered\_Date**

**Entered By**

05/03/2021

SVEGA

Monday, May 3, 2021 3:54 PM - SILVIA VEGA

LETTER SENT 05/04/2021

**Entered\_Date**

**Entered By**

06/02/2021

SVEGA

Wednesday, June 2, 2021 10:48 AM - SILVIA VEGA

NOTHING HAS BEEN CORRECTED.



### INSPECTION REPORT

FACILITY NAME		FACILITY ADDRESS 4886 PASEO DE VEGA , IRVINE, CA 92603	
MAILING ADDRESS 9070 IRVINE CENTER DRIVE #270 , IRVINE, CA 92618			IDENTIFIER None
C/O - OWNER [REDACTED]			RESULT NOT APPLICABLE
FACILITY ID Not Specified	RELATED ID CO0076981	SERVICE: C99 - DOCUMENTATION OF COMPLAINT	INSPECTION DATE 6/4/2021
PROGRAM DESCRIPTION 1000 - GENERAL HOUSING COMPLAINTS FEE EXEMPT			REINSPECTION DATE: N/A

Items noted below were observed during the course of this inspection. Any violations observed must be corrected. Failure to correct the listed violation(s) prior to the designated compliance date may necessitate a reinspection at an additional fee.

#### OPENING COMMENTS

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NOTE: Pictures were taken to document the investigation.

#### SIGNATURE(S) OF ACKNOWLEDGEMENT

NAME:  
TITLE:

Signing for the receipt of the above report is not an admission of the facts of the violations set forth herein.

INSPECTOR:

C FAHMY  
ENVIRONMENTAL HEALTH SPEC I  
(714) 462-7455  
CFAHMY@OCHCA.COM