



INSPECTION REPORT

FACILITY NAME		FACILITY ADDRESS	
		4886 PASEO DE VEGA , IRVINE, CA 92603	
MAILING ADDRESS			IDENTIFIER
9070 IRVINE CENTER DRIVE #270 , IRVINE, CA 92618			None
C/O - OWNER			RESULT
KAKVAND JAHANBAN			NOT APPLICABLE
FACILITY ID	RELATED ID	SERVICE:	INSPECTION DATE
Not Specified	CO0076981	F03 - REINSPECTION	9/14/2021
PROGRAM DESCRIPTION			REINSPECTION DATE:
1000 - GENERAL HOUSING COMPLAINTS FEE EXEMPT			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

The purpose of this visit was to follow up/ address a complaint received by the tenant at 4886 Paseo De Vega, Irvine which alleged new mold and water leaking from the walls in the pantry and downstairs bathroom. This investigation was conducted with K. Milo, REHS. Photos were taken at the time of this investigation to document findings.

On this date the tenant allowed staff from this Agency entry to the property and escorted them to the areas noted above. What appeared to be a "mold like" black substance was found on the lower portion of the walls in the pantry. There was also evidence of water damage around the base of the sink in the bathroom, along the floor boards around the corner and under the storage in the hallway leading to the pantry. At the time of the investigation the tenant noted the water main was shut off and offered to turn it on. When the main was turned on, water was heard running in the wall of the pantry and in the restroom as well. Water was observed to puddle on the floor of the pantry coming from where the wall and floor meet and ran out into the hallway between the pantry and the kitchen. There was also water that began puddling around the base of the pedestal sink in the downstairs bathroom adjacent to the pantry. When asked if the issue was isolated to this area, the tenant stated there did not seem to be any other places this was happening.

Previous leaks were observed to have been repaired. The toilet in the master bathroom upstairs was replaced, the sinks in the master bath were repaired, and the faucet in the kitchen was repaired and observed to no longer be leaking. A dark patch of black "mold like" substance was noted on the track of the shower stall in the master bathroom in the corner behind the door.

The tenant stated the owner sent contractors to the property and they were allowed onto the property to diagnose/ repair the issues that were found at the time. It was discussed with the tenant that working with the ownership and coordinating on the schedule of repairs was important and necessary to complete the necessary work.

The ownership is informed to provide proper and adequate notification to the tenant af to coordinate with the tenant in regards to scheduling of necessary repairs to the property.

Please provide documentation of the scope of work necessary to make necessary repairs and the time frame for the repairs to be completed by 9/29/2021.

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:

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