



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\*\*



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

REGARDING	No Facility ID	PHONE	PHONE
4886 PASEO DE VEGA		[REDACTED]	

Last Activity:

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)




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## DAILY EXPRESS COMMENTS

**Activity Date                      Employee Name**

5/13/2021                      KAISER MILO  
 Spoke w/ complainant about complaint & 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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6/9/2021 CHRISTINE FAHMY  
revise report

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. 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.

-minapourang@blhrealty.com  
Mina Pourang- 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 and that i do not believe there is a record for a written documentation that the report was received.

**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	
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	C99 - DOCUMENTATION OF COMPLAINT	6/4/2021
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

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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