



**OFFICIAL INSPECTION REPORT**  
COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH  
OFFICE: SAN GABRIEL VALLEY ♦ CHIEF: RICHARD LAVIN  
1435 WEST COVINA PKWY ROOM 5, WEST COVINA, CA 91790 - Phone: (626) 813-3346  
[WWW.PUBLICHEALTH.LACOUNTY.GOV/EH](http://WWW.PUBLICHEALTH.LACOUNTY.GOV/EH)



Facility Name:			Inspection Date: 10/24/2024	
Owner/Permittee: [REDACTED]			Re-inspection Date: 11/7/2024	
Facility Address: 518 N STONEMAN AVE			City/State/Zip: ALHAMBRA CA 91801	
Program Identifier: N/A		Time In: 04:46 PM	Service: COMPLAINT INVESTIGATION	
FA: N/A	Record ID: CO0439533	PE: 2490	Time Out: 05:27 PM	Result: CORRECTIVE ACTION / FOLLOW UP REQUIRED
			Action: REINSPECTION REQUIRED	

Wall / Ceiling / Floor - General	<b>Violation:</b> Wall/Ceiling/Floor - General - Unit
	<b>Violation Text:</b> Walls / Ceilings / Floors shall be maintained in good repair or condition. 11 Los Angeles County Code §§ 11.20.140, 11.20.160, 11.20.170
	<b>Corrective Action:</b> Repair/replace all damaged, broken, buckled, missing, or deteriorated walls/ceilings.
	Observed approximately 6 inches cracks on the wall near the window sill in the living room.

<b>OVERALL INSPECTION COMMENTS</b>
<p>The purpose of this visit is to conduct a complaint investigation in allegation of "Garage ceiling leaks, living room has water damages that were not fixed, brown spotting/stains on ceiling, cracks in patio, uneven floor &amp; creaking. highly suspect mold in unit" at 518 Stoneman Ave, Alhambra, CA 91801.</p> <p>At the time of inspection, observed the following:</p> <ul style="list-style-type: none"><li>- Approximately 6 inches cracks on the wall near the window sill in the living room.</li><li>- No active water leaks in the garage and living room.</li><li>- No uneven/cracked floor observed in the unit.</li><li>- No visible mold observed in the unit.</li></ul> <p>A re-inspection will be conducted on or after 11/07/2024.</p> <p>The re-inspection date listed above is the first possible date that an inspector will return to determine if you are in compliance with the violations listed on the report. If your representative wants to be present during the re-inspection, please contact the office via phone number listed on the front page to schedule an appointment.</p> <p>All violations shall be corrected before the re-inspection date, as compliance will be assessed. For continued non-compliance, a billable re-inspection will be charged per occurrence. Failure to meet compliance for outstanding violations may result in a compliance review, Franchise Tax Board referral, or further legal action if required.</p> <p>Report sent via US Mail to the address on file on 10/28/2024.</p> <p>For questions or concerns pertaining to this report, please call the office at the phone number listed on the front of this report.</p>

US Mail

PIC/Owner Signature

MENG XU

EHS Signature



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FA: N/A	PR: N/A	SR: N/A	CO: CO0439533	PE: 2490

It is improper and illegal for any County officer, employee or inspector to solicit bribes, gifts or gratuities in connection with performing their official duties. Improper solicitations include requests for anything of value such as cash, free services, paid travel or entertainment, or tangible items such as food or beverages. Any attempt by a County employee to solicit bribes, gifts or gratuities for any reason should be reported immediately to either the County manager responsible for supervising the employee or the Fraud Hotline at (800) 544-6861 or [www.lacountyfraud.org](http://www.lacountyfraud.org). **YOU MAY REMAIN ANONYMOUS.**

Failure to correct the violations by the compliance date may result in additional fees.

Your signature on this form does not constitute agreement with its contents. You may discuss this content of this report by contacting the supervisor at the phone number of the Environmental Health office indicated on front page of this report. Until such time as a decision is rendered by this department, the content of this report shall remain in effect.

By signing below the Person in Charge/Owner understands the above noted violations and statements.

**ADVISORIES / WARNINGS**

**CALIFORNIA STATE FRANCHISE TAX BOARD WARNING**

Section 17274 and 24436.5 of the State Revenue and Taxation code provide, in part, that a taxpayer, who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of State or local codes dealing with health, safety, or building, cannot deduct from State personal income tax and bank and corporation income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. THE DATE OF THIS NOTICE MARKS THE BEGINNING OF THAT SIX-MONTH PERIOD. The Department is required by law to notify the Franchise Tax Board of failure to comply with these code sections.

Please be advised that the above WARNING is for purpose of compliance with the State Revenue and Taxation Code only. Compliance with Health Laws as noted on the attached Inspection Report or Notice of Violation must be made within the time specified on the report or notice.

**LEAD CORRECTION ADVISORY**

**WARNING:** You are hereby advised that corrections ordered by this report/official notice may disturb surfaces that may contain lead-based paint. Lead-based paint can be commonly found in housing built prior to 1978.

Prior to making any corrections ordered and in conjunction with repairs or rehabilitation, you must determine if lead is present in the dwelling unit/apartment/room. All corrective actions must be conducted in a manner that will protect occupants, workers, and other from exposure to contamination

**For further information on lead hazards call 1(800) LA-4-LEAD.**

**OTHER INDOOR ENVIRONMENTAL HAZARDS**

Exposure to internal environmental elements, such as asbestos, molds, and mildew, dust mites, droppings from cockroaches and rodents, carbon monoxide, formaldehyde, pesticides, and radon also contribute to unhealthy housing environments. All corrective actions must be conducted in a manner that will protect occupants, workers, and others from exposure to these elements.

*U.S. Mail*

PIC/Owner Signature

MENG XU

EHS Signature