

# CITY OF LOS ANGELES

Los Angeles  
Housing Department



Karen Bass, Mayor

Code Enforcement Division  
1910 Sunset Blvd., Suite 300  
Los Angeles, CA 90026  
Tel: (310) 524-1230

Date: September 29, 2025  
Case ID: 939638  
APN: 5068018035

## NOTICE AND ORDER TO COMPLY

Sections 161.702 and 161.354, Los Angeles Municipal Code  
Sections 17980 and 17980.6, California Health and Safety Code

Our records indicate you are the owner of the property located at **1522 S HI POINT ST**. An inspection of the premises has revealed conditions that affect the health and safety of the occupants and cause the building to be determined to be in violation of the City of Los Angeles Municipal Code. These conditions, their location on the premises, and the specific violation(s) of the Los Angeles Municipal Code (LAMC) and or California Health and Safety Code are described on the attached pages.

You, as the property owner, or responsible party, are ordered to eliminate all of the described conditions and diligently pursue the work necessary to eliminate any violations of the LAMC and Health and Safety Code on or before **11/5/2025**.

Some of the work required to repair the building may require that you obtain a permit and request related inspections from the Department of Building and Safety. We strongly urge you to seek the services of qualified installers, properly licensed by the State Contractors License Board.

A re-inspection of the premises will be conducted on **Friday, November 21, 2025** between **1:00 PM** and **3:00 PM**. You or your representative must be present to escort the Housing Inspector. Any and all units are subject to re-inspection and require the same uniform compliance throughout the premises. You must provide notice to all affected tenants not less than 24 hours prior to the scheduled inspection. The entire premises must be in full compliance with the Los Angeles Municipal Code.

If you have any questions or concerns regarding this notice/order/inspection, please feel free to contact us at the email/phone numbers provided below. Inspectors are best reachable by phone on weekdays from 7 to 9 am. *Si tiene preguntas, por favor contáctenos como se indica al final de esta notificación.*

Inspector: Fabian Gonzalez	Email: fabian.gonzalez@lacity.org	Inspector Phone: (310) 996-1752
Office Address: 1910 Sunset Blvd Suite #300 Los Angeles, CA 90026	Office Phone: (310) 524-1230	

Issuing Inspector:  
Fabian Gonzalez

Proof of Mailing -- On 9/29/2025 the signee mailed a copy of this notice by First-Class Mail, postage prepaid, to the person(s) listed on the last equalized assessment roll.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

## FIRE SAFETY

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Failure to provide and maintain the required permanently wired, with battery back-up, smoke detectors at all sleeping rooms, and areas adjacent to sleeping rooms. Sections 91.8603, 91.8104 of the L.A.M.C.

Violation Severity Level: HIGH

1522 S HI POINT ST 1

LIVING ROOM, Note: REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.

1522 S HI POINT ST 1

BEDROOM1, Note: REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.

1522 S HI POINT ST 2

LIVING ROOM, Note: REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.

1522 S HI POINT ST 10

HALL, Note: REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.

1522 S HI POINT ST 10

BEDROOM1, Note: REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.

1522 S HI POINT ST 12

HALL, Note: REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.

An owner of a single family dwelling unit intended for human occupancy shall install a carbon monoxide device, approved and listed by the State Fire Marshall pursuant, in each existing dwelling unit having a fossil fuel burning heater or appliance, fireplace, or an attached garage. Exception: For all multiple-family dwelling units, this requirement becomes effective on January 1, 2013. Sections 91.915, 91.8104 of the L.A.M.C.

1522 S HI POINT ST 1

LIVING ROOM, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 2

LIVING ROOM, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 2

BEDROOM1, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 3

BEDROOM1, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 6

BEDROOM1, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 6

HALL, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 7

LIVING ROOM, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 8

BEDROOM1, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 12

HALL, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 12

BEDROOM1, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 13

LIVING ROOM, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 14

BEDROOM1, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 18

BEDROOM1, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

#### SANITATION

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Failure to maintain habitable room(s) free from dampness. Sections 91.8104, 91.8104.4 of the L.A.M.C.

Violation Severity Level: LOW

1522 S HI POINT ST 5

BEDROOM1, Note: FIND/ELIMINATE CAUSE OF WATER/DAMPNESS/DAMAGED AREAS.

Failure to provide adequate supply of hot and cold running water to all kitchen and bathroom plumbing fixtures at all times. Sections 91.8104.10.1, 91.8104.10.2, 91.8104.10.3 of the L.A.M.C.

Violation Severity Level: MEDIUM

1522 S HI POINT ST 5

HALL, Note: PROVIDE ADEQUATE FLOW OF HOT/COLD RUNNING WATER.

1522 S HI POINT ST 6

KITCHEN, Note: PROVIDE ADEQUATE FLOW OF HOT/COLD RUNNING WATER.

#### MAINTENANCE

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Failure to maintain the existing building, structure, premises, or portion thereof in conformity with the code regulations and department approvals in effect at the time of construction. Sections 91.2.401.6, 91.8104 of the L.A.M.C.

1522 S HI POINT ST 9

ENTIRE UNIT, Note: Repair/Replace intercom to work

Failure to maintain plaster/drywall walls/ceilings in a smooth and sanitary condition. Sections 91.2.401.6, 91.8104.4 of the L.A.M.C.

Violation Severity Level: LOW

1522 S HI POINT ST 2

HALL BATH, Note: Patch hole or install a approve fire rated (metal) access panel.

1522 S HI POINT ST 5

HALL BATH, Note: Patch hole or install a approve fire rated (metal) access panel.

1522 S HI POINT ST 5

BEDROOM1, Note: PATCH & PAINT ALL DAMAGED AREAS

1522 S HI POINT ST 6

HALL BATH, Note: Patch hole or install a approve fire rated (metal) access panel.

1522 S HI POINT ST 10

LIVING ROOM, Note: PATCH & PAINT ALL DAMAGED AREAS

1522 S HI POINT ST 12

HALL BATH, Note: PATCH & PAINT ALL DAMAGED AREAS

## PLUMBING

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Failure to maintain all plumbing drains and waste lines clear of blockage(s) which would cause fixture(s) to overflow under the condition of normal water supply to that fixture. Section 91.8104.9 of the L.A.M.C.

Violation Severity Level: LOW

1522 S HI POINT ST 5

HALL, Note: CLEAR OBSTRUCTED/SLOW DRAINS

Failure to maintain the plumbing system free from defective, damaged/leaking faucets or plumbing fixtures. Sections 94.101.7, 94.102.4, 91.8104.7 of the L.A.M.C.

Violation Severity Level: LOW

1522 S HI POINT ST 14

HALL BATH, Note: Repair defective/leaking/loose toilet.

1522 S HI POINT ST 17

KITCHEN, Note: Repair/Replace damaged/defective garbage disposal.

Failure to provide/maintain the required plumbing trap, trap arm, and/or tailpiece free from defect. Section 91.8104.7 of the L.A.M.C

Violation Severity Level: LOW

1522 S HI POINT ST 5

HALL, Note: REPAIR/REPLACE DEFECTIVE TRAP OR DRAIN WASTE ASSEMBLY IN AN APPROVED MANNER

## HEATING AND VENTILATION

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Failure to provide and/or maintain an approved and/or non-defective domestic range vent. Section 95.111.1 of the L.A.M.C.

Violation Severity Level: LOW

1522 S HI POINT ST 17

KITCHEN, Note: Repair/Replace or Install vented or recirculating hood over stove.

## SANITATION

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Failure to maintain the building and premises in a clean, sanitary, and safe condition. Section 91.8104 of the L.A.M.C.

EXTERIOR, Note: Remove debris near dumpster. Dispose as needed

1522 S HI POINT ST

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#### MAINTENANCE

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Failure to maintain windows, doors, cabinets, and frames operable, clean and sanitary and in good repair. Sections 91.2.401.6, 91.8104, 91.8014.5.1 of the L.A.M.C.

COMMON, Note: Repair or replace damage/defective door and/or hardware at rear storage closet

1522 S HI POINT ST

EXTERIOR, Note: Repair parking lot gate to work correctly.

1522 S HI POINT ST

**Inspector Name** Fabian Gonzalez  
**Office Location** 1910 Sunset Blvd  
Suite #300  
Los Angeles, CA 90026  
**Survey Date** 9/26/2025

**WHERE INDICATED ABOVE, PLANS AND/OR A BUILDING PERMIT FROM THE DEPARTMENT OF BUILDING AND SAFETY IS REQUIRED TO BE OBTAINED BEFORE REPAIR OR DEMOLITION WORK IS STARTED.**

**For consultation regarding this notice, or for information regarding obtaining Permits, the inspector whose name appears on this Notice may be contacted by telephone between the hours of 7:30 and 9:00 a.m., Monday through Friday.**

**YOU MAY BE SCHEDULED FOR A GENERAL MANAGER'S HEARING, AND A LIEN MAY BE RECORDED AGAINST YOUR PROPERTY FOR ALL ADMINISTRATIVE AND INSPECTION COSTS ASSOCIATED WITH YOUR FAILURE TO COMPLY WITH THIS ORDER.**

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## **PRE-COMPLIANCE JUDICIAL REVIEW AND RIGHT TO REFUSE ENTRY:**

You have a right to seek pre-compliance judicial review without threat of imposition of any fine or penalty and/or refuse entry into the premises for the inspection in absence of an inspection warrant issued by a judge. Refer to the LAMC Section 161.601 for more information. A copy of the LAMC may be obtained from a public library or by visiting the following website: <https://www.lacity.gov/your-government/government-information/city-charter-rules-and-codes>

## **FAILURE TO COMPLY WARNING:**

You may be scheduled for a General Manager's hearing and a lien may be recorded on this property for all administrative and inspection costs associated with your failure to comply with this notice order. This matter may be referred to the City Attorney for further enforcement. Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code is guilty of a misdemeanor, which is punishable by a fine of not more than 1,000.00 and/ or six months imprisonment per LAMC section 11.00 (m).

## **LEAD HAZARD WARNING:**

Due to the possible presence of lead-based paint, lead safe work practice are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Sections 17920.10 and 105256 and you may be subject to a 1,000.00 fine or criminal prosecution. For more information, visit the California Department of Public Health website at: <https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/CLPPB/Pages/LRCRegs.aspx>.

## **TAX WARNING (APPLICABLE WHEN PROPERTY IS DETERMINED SUBSTANDARD):**

When a property is determine to be a substandard property pursuant to Section 24436.5 of the California Revenue and Taxation Code, the following apply: A taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state and local codes dealing with health, safety or building, cannot deduct from state personal income tax and corporate 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. Please note that the Compliance Date of this order marks the beginning of the six (6) month period. The department is required by law to notify the State Franchise Tax Board of failure to comply with these codes.

## **SUBSTANDARD RECORDING (APPLICABLE WHEN PROPERTY IS DETERMINED SUBSTANDARD):**

When building or portion thereof is determined to be a substandard as defined under Section 17920.3 of the California Health and Safety Code, a Notice of Non Compliance is recorded at the Los Angeles County Recorder's Office The Department may charge the property owner for any cost involved in recording the notice. (Health and Safety Code section 17985).

## **RENT ESCROW ACCOUNT PROGRAM (REAP) NOTICE:**

Failure to correct the conditions that constitute the violations specified by this notice may subject this property and units to inclusion in the City of Los Angeles Rent Escrow Account Program (REAP). Inclusion in REAP entails a rent reduction based on the level of severity of the uncorrected conditions, and allows the tenant to pay the reduced rent to the City instead of the landlord. (Section 162.00. et. Seq. LAMC).

## **RETALIATION:**

No lessor may retaliate against a lessee because of his complaint to an appropriate agency as to the tenantability of a dwelling pursuant to Section 1942.5 of the Civil Code.

## **INSPECTION AND PENALTY FEES:**

If the conditions found during a Systematic Code Enforcement Program (SCEP)-periodic inspection remain uncorrected after the first re-inspection, Los Angeles Municipal Code Sections 161.901.1 and 161.901.2 requires that the Department cost of all subsequent re-inspections be billed to the property owner. All Complaint-based inspections where an order is issued will be billed to the property owner.

A late charge equal to two times the fee or cost and a collection fee equal to 50 percent of the original fee or cost shall be imposed if any fees or costs imposed are not paid within 30 days of service of notice of the imposition of the fee or cost or, if timely appealed, of any decision on the appeal.

Any person who fails to pay the assessment fee of cost, penalty, or collection fee shall also pay interest at the rate of one percent per month, or fraction thereof, on the amount of the fee or cost, penalty and collection fee imposed, from the 60th day following the date the billing notice was mailed. (Sections 161.901, et seq.)

## **APPEALS:**

There is an appeal procedure established in this city whereby the Housing Department have the authority to hear and decide appeals of inspection fees and cited zoning code violations, upon payment of a \$128 appeal processing fee (See Sections 161.1002 and 161.1003 of the Los Angeles Municipal Code).

In addition, the Housing Appeals Board have the authority to hear and decide appeals of orders concerning the maintenance, sanitation, ventilation, use, occupancy or habitability of residential rental properties, buildings, units, structures, or common areas falling within the scope of the Los Angeles Housing Code, upon payment of a \$150 appeal processing fee, provided such appeals are filed before the expiration of the compliance date specified in the order or within 15 calendar days of service of the challenged decision or determination (See Section 161.1004 of the Los Angeles Municipal Code).

To obtain a copy of the appeal form, visit any of the Department's public counters or <https://housing.lacity.gov/rental-property-owners/inspections-and-fees>.

To obtain more information on appeals, refer to Division 10 of Article I of Chapter XVI of the Los Angeles Municipal Code, a copy of which may be accessed at the following link:  
<https://www.lacity.org/government/popular-information/city-charter-rules-and-codes>.

## **CALIFORNIA HEALTH AND SAFETY CODE SECTION 17980.12 NOTICE (IF APPLICABLE):**

The owner of an Accessory Dwelling Unit ("ADU") has a right to request a delay in enforcement of building standards subject to compliance with California Health and Safety Code Section 17980.12. To request a delay in enforcement, submit an application before the expiration of the compliance date specified in the order. Contact the inspector for additional information.

## **PROPERTY MANAGEMENT TRAINING PROGRAM (PMTP):**

When a property owner has failed to comply with a notice or order within 45 days or less of the specified compliance date, the owner is required to pay a \$225.00 registration fee and attend PMTP training sessions. The registration fee must be paid directly to the approved training agency. Failure to comply may result in the imposition of a criminal infraction, punishable by a fine of \$225.00. (Section 154.02, et seq. LAMC.)

## **HISTORICAL PRESERVATION:**

Your property might be located within a Historical Preservation Overlay Zone, or may otherwise be determined historically significant. The scope work required to correct conditions that constitute violations specified in this notice may require advanced approval from the appropriate regulatory agency.



**RELOCATION INFORMATION:**

Any tenant who is displaced or subject to displacement from a residential rental unit as a result of a Notice to Vacate or any order requiring the vacation of the unit by the Enforcement Agency, shall be entitled to relocation benefits payable by the landlord to the tenant in each unit in the amounts prescribed in Section 163.05 L.A.M.C. Furthermore if the landlord fails, neglects, or refuses to pay relocation payments, the City may advance relocation payments to the affected tenant (s). Recovery of the relocation payments plus a penalty of 50% will be assessed against the property in the form of a lien as per California Health and Safety Code Section 17975.5.

**COMPLIANCE:**

A property owner has complied with this Notice/Order when an inspector from the Los Angeles Housing and Community Investment Department have verified the abatement of the cited violations in conformity with requirement of the Los Angeles Municipal Code.

# ATTENTION!

This building was built before 1979 and may contain **Lead-Based Paint**. Lead based paint can be dangerous to your health, especially dangerous to children and pregnant women.

1. If lead-based paint is deteriorated or disturbed it can create lead dust. **LEAD DUST IS DANGEROUS AND IS THE NUMBER ONE WAY THAT CHILDREN ARE POISONED BY LEAD.**
2. Lead dust is created by renovations or repairs where workers dry scrape or sand lead-based paint and is **PROHIBITED BY LAW.**
3. All workers disturbing lead-based paint **MUST** use Lead Safe Work Practices. **IT IS THE LAW**
4. If you see unsafe work practices such as dry scraping without plastic sheets protecting the floor or ground you should immediately call **1(866) 557-7368**

All reports are confidential and it is illegal to retaliate against tenants for reporting unsafe work practices!

# ¡ATENCIÓN!

Este edificio fué construido antes de 1979 y puede contener **Pintura a Base de Plomo**. La Pintura a base de plomo puede ser peligrosa para la salud, especialmente para los niños y mujeres embarazadas.

1. Si la pintura a base de plomo está en malas condiciones o se daña puede crear polvo con plomo. **EL POLVO CON PLOMO ES PELIGROSO Y ES LA CAUSA PRINCIPAL EN QUE LOS NIÑOS SE ENVENENAN.**
2. El polvo con plomo es el resultado de las renovaciones o reparaciones donde los trabajadores raspan o lijan la pintura a base de plomo y es **PROHIBIDO POR LA LEY.**
3. Todos los trabajadores que dañan la pintura a base de plomo están **OBLIGADOS** a usar Técnicas de Trabajo Seguras del Plomo. **ES LA LEY**
4. Si ven que los trabajadores están usando técnicas peligrosas como raspando la pintura sin poner plástico para proteger el piso o el suelo debe llamar inmediatamente al **1(866) 557-7368**

¡El inquilino puede reportar los trabajos que se hagan de manera insegura, todos los reportes son confidenciales y es ilegal tomar represalias contra ellos/ellas!

**It is a misdemeanor to remove, deface, cover or hide this notice.  
Es contra la ley remover, dañar, o esconder este aviso.**

# Los Angeles Housing Department Inspection Report

Inspection Date and Time: 11/21/2025 1:00:00 PM

APN: 5068018035

Address: 1522 S HI POINT ST

Case# 939638

Inspector Name: Fabian Gonzalez

For a more detailed explanation of the Violation Severity Level, please refer to the attached Severity Level Basis document.

Unit Address	Area	Violation	Permit	Inspector's Note	Violation Severity Level
1522 S HI POINT ST	EXTERIOR	CLEAN BUILDING		Remove debri near dumpster. Dispose as needed	LOW
	COMMON	WINDOW/DOOR MAINT		Repair or replace damage/defective door and/or hardware at rear storage closet	LOW
	EXTERIOR	WINDOW/DOOR MAINT		Repair parking lot gate to work correctly.	LOW
1522 S HI POINT ST 1	LIVING ROOM	SMOKE DETECTORS		REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.	HIGH
	BEDROOM1	SMOKE DETECTORS		REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.	HIGH
	LIVING ROOM	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
1522 S HI POINT ST 10	HALL	SMOKE DETECTORS		REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.	HIGH
	BEDROOM1	SMOKE DETECTORS		REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.	HIGH
	LIVING ROOM	INTER-WALLS/CEILING		PATCH & PAINT ALL DAMAGED AREAS	LOW
1522 S HI POINT ST 12	HALL	SMOKE DETECTORS		REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.	HIGH
	HALL BATH	INTER-WALLS/CEILING		PATCH & PAINT ALL DAMAGED AREAS	LOW
	BEDROOM1	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
	HALL	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
1522 S HI POINT ST 13	LIVING ROOM	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
1522 S HI POINT ST 14	HALL BATH	FIXTURE DEF/LEAK		Repair defective/leaking/loose toilet.	LOW
	BEDROOM1	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
1522 S HI POINT ST 17	KITCHEN	FIXTURE DEF/LEAK		Repair/Replace damaged/defective garbage disposal.	LOW
	KITCHEN	VENT-KITCHEN		Repair/Replace or Install vented or recirculating hood over stove.	LOW
1522 S HI POINT ST 18	BEDROOM1	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned

Unit Address	Area	Violation	Permit	Inspector's Note	Violation Severity Level
1522 S HI POINT ST 2	LIVING ROOM	SMOKE DETECTORS		REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.	HIGH
	HALL BATH	INTER-WALLS/CEILING		Patch hole or install a approve fire rated (metal) access panel.	LOW
	LIVING ROOM	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
	BEDROOM1	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
1522 S HI POINT ST 3	BEDROOM1	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
1522 S HI POINT ST 5	HALL	HOT/COLD WATER		PROVIDE ADEQUATE FLOW OF HOT/COLD RUNNING WATER.	MEDIUM
	BEDROOM1	DAMPNESS IN ROOMS		FIND/ELIMINATE CAUSE OF WATER/DAMPNESS/DAMAGED AREAS.	LOW
	HALL	DRAINS BLOCKED		CLEAR OBSTRUCTED/SLOW DRAINS	LOW
	HALL BATH	INTER-WALLS/CEILING		Patch hole or install a approve fire rated (metal) access panel.	LOW
	BEDROOM1	INTER-WALLS/CEILING		PATCH & PAINT ALL DAMAGED AREAS	LOW
	HALL	PLUMBING TRAP/TAILPIECE		REPAIR/REPLACE DEFECTIVE TRAP OR DRAIN WASTE ASSEMBLY IN AN APPROVED MANNER	LOW
1522 S HI POINT ST 6	KITCHEN	HOT/COLD WATER		PROVIDE ADEQUATE FLOW OF HOT/COLD RUNNING WATER.	MEDIUM
	HALL BATH	INTER-WALLS/CEILING		Patch hole or install a approve fire rated (metal) access panel.	LOW
	HALL	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
	BEDROOM1	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
1522 S HI POINT ST 7	LIVING ROOM	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
1522 S HI POINT ST 8	BEDROOM1	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
1522 S HI POINT ST 9	ENTIRE UNIT	GENERAL MAINTENANCE		Repair/Replace intercom to work	Not Assigned

## Los Angeles Housing Department Severity Level Basis

Each outstanding Code violation cited at the subject property is assigned a severity level. The basis for the assigned severity levels can be seen below.

<b>Violation</b>	<b>Violation Description</b>	<b>Basis for Severity Level</b>	<b>Severity Level</b>
SMOKE DETECTORS	Smoke Detector(s) missing, defective, or not hard wired	Missing or improperly maintained fire warning devices is a life-threatening violation that increases the risk of harm, injury, or death to residents in a building.	HIGH
HOT/COLD WATER	Lack of adequate flow of hot and/or cold running water	Lack of "adequate" water means that there is water available but at a low flow rate. Because this is not a severely dangerous condition, but does affect the comfort of the occupants, it is assigned a medium severity level	MEDIUM
CLEAN BUILDING	Building and/or premises unsafe, or unclean	Too general for referral to REAP. Instead the department uses specific charging sections to address violations which are referred to REAP	LOW
DAMPNESS IN ROOMS	Dampness in rooms	Damp living conditions can be caused by lifestyle problems, which are caused by tenants; however, dampness that is the result of violations such as faulty weather protection or faulty plumbing is addressed under those categories. Because of the various causes of dampness, a low severity level is appropriate.	LOW
DRAINS BLOCKED	Plumbing drain blockage	A drain blockage may expose residents to fixture overflow resulting in unusable fixtures, flooding and damp, unhealthful living conditions.	LOW
FIXTURE DEF/LEAK	Leaking or defective plumbing faucet or fixture	Defective plumbing fixtures is a habitability violation per Section 1941.1.a.2 of the California Civil Code. This violation reduces the habitability of the unit, but is unlikely to be life-threatening.	LOW
INTER-WALLS/CEILING	Plaster/drywall wall/ceiling covering defective, deteriorated, or paint is peeling	Defective wall/ceiling covering creates a minimally untenable situation and could diminish weather protection. Although this type of violation reduces habitability and may cause injury, it is unlikely to be life-threatening.	LOW
PLUMBING TRAP/TAIPIECE	Defective or missing trap, trap arm and/or tailpiece	Failure to provide/maintain the required plumbing trap, trap arm, and/or tailpiece free from defect is a habitability violation per Section 1941.1.a.2 of the California Civil Code. This violation reduces the habitability of the unit, but is unlikely to be life-threatening.	LOW
VENT-KITCHEN	Unapproved stove or range vent	A lack of proper ventilation may cause indoor moisture, which may lead to unhealthful living conditions.	LOW
WINDOW/DOOR MAINT	Windows, doors, cabinets, and frames not operable, defective, missing, and/or unsanitary	Failure to maintain windows, doors, cabinets, and frames in operable, clean, and sanitary conditions is a possible health hazard and creates a minimally untenable condition. Although this type of violation reduces habitability and may be unhealthful it is unlikely to be life-threatening.	LOW