



APARTMENTS - OFFICIAL INSPECTION REPORT

FACILITY NAME FLORES APARTMENTS		REINSPECTION DATE Next Routine		INSPECTOR Rick Abreu	DATE 10/7/2016
LOCATION 33664 DAGGETT YERMO RD, DAGGETT, CA 92327				PERMIT EXPIRATION 11/30/2016	IDENTIFIER: 4 units back dirt driveway behind 33662
TIME IN 3:20 PM	TIME OUT 3:50 PM	FACILITY ID FA0003936	RELATED ID PR0008362	PE 2471	SERVICE: 001 - INSPECTION - ROUTINE RESULT: 03 - CORRECTIVE ACTION / NO FOLLOW UP RE ACTION: 01 - NO FURTHER ACTION REQUIRED

APARTMENTS - Apartment Dwelling (1-4 Units) Tier 1

Based on an inspection this day, the items marked below identify the violation(s) in operation or facilities which must be corrected. Failure to correct listed violation(s) prior to the designated compliance date may necessitate an additional inspection to be billed at the hourly rate as provided in the San Bernardino County Code, [Schedule of Fees](#).

Administrative Order to Show Cause (OSC): The Permittee has the right to a hearing if requested in writing within 15 calendar days of receipt of this notice, to show cause why the permit to operate should not be suspended or revoked; otherwise the right to a hearing shall be deemed waived.

See the following pages for the code sections and general requirements that correspond to each violation listed below.

IMPORTANT: Rental Dwelling License Requirement

Every owner of one or more rental properties in County unincorporated areas is required to obtain a Rental Dwelling Unit License from the Clerk of the Board of Supervisors. This requirement applies to all single and multi-family dwellings except for specific exclusions described in the ordinance. The application can be obtained by visiting the Clerk of the Board office or from the Clerk's website at www.sbcounty.gov/cob.

24K103 Disposal - Sewage



Compliance Date: Not Specified

Not In Compliance

Violation Reference - SBCC

Inspector Comments: Observed Unit A washing machine not connected to a proper sewer disposal line due to a clogging issue.

Owner must have a licensed plumber root out, repair, or install the adequate sanitary tees and drain line so as to function as intended as per Uniform Plumbing Code.

Toilet is also having trouble and is flush-draining slowly.

Owner must repair plumbing as indicated, and replace any broken equipment and maintain on a routine schedule.

Violation Description: Immediately repair or replace connection to an approved sewage disposal system.

24K104 Disposal - Wastewater



Compliance Date: Not Specified

Not In Compliance

Violation Reference - SBCC

Inspector Comments: Observed Unit B has been having to capture washing machine gray water sewage in a 5 gallon bucket outside back door due to a clogged drain line, and disposing wash wastewater out onto ground by fence.

Owner must provide the proper Uniform Plumbing Code waste drain line to stop this illegal disposal of sewage.

Violation Description: Properly dispose of wastewater into an approved sewage disposal system.

24K261 Maintenance - Cleanliness

Compliance Date: Not Specified

Not In Compliance

Reference - HSC

Inspector Comments: Observed Unit B interior was hoarded up with such a mess inside and over this item was discussed with tenant B Debbie needs to be cleaned properly as to be able to walk through safely due to too much stuff laying around.

Owner must ensure facility is clean and safe to move around in an operable environment.

Description: Properly maintain facility and equipment in clean and sanitary manner.

24K263 Maintenance - Doors

Compliance Date: Not Specified

Not In Compliance

Reference - HSC

Inspector Comments: Observed Unit B back and front doors not sealing tight nor flush having gaps all around frame area as well as near doorknob on rear door.

Owner must repair, seal up so as to be flush with door jam, and ensure no air gaps.

Description: Properly repair or replace damaged door, door handles, locks, and/or door jams.

24K277 Maintenance - Plumbing

Compliance Date: Not Specified

Not In Compliance

Reference - HSC

Inspector Comments: Observed Unit B had cloudy water dispensing from a plumbed water line outside from the back faucet area ran back into the apartment indicating a potential cross-connection along the fresh drinking water line, also a clogged drain sewer line by washing machine, and the toilet was draining slow.

Owner must repair clogged plumbing lines, bring this issue up to standards of Uniform Plumbing Code via a licensed plumber, and/or replace any broken sewer lines and maintain on a routine schedule.

Description: Properly repair, replace, or install plumbing.



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24K285 Maintenance - Water Heater

Compliance Date: Not Specified

Not In Compliance

Reference - HSC

Inspector Comments: Observed water heater sitting freely on the floor and lack of earthquake strap for the water heater inside Unit B.
Owner must provide and install earthquake strap as conformance to Building and Safety Code and maintain on a routine schedule.

Description: Properly sized water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion and be properly vented.

24K420 Vermin

Compliance Date: Not Specified

Not In Compliance

Reference - HSC

Inspector Comments: Observed Unit B had mice leaving sign inside living in clutter, on couch, and chairs.
Owner must ensure all penetrations or openings to the outside are sealed, and steps taken to keep mice out of unit B by leaving no gapped areas for entrance of pests or vermin.

Description: Maintain facility free of vermin. Take measures to prevent vermin entry and harborage. Obtain license pest control service.

240A07 OA - Junk and Trash

Comply by: 10/22/2016

Not In Compliance

Violation Reference - SBCC - 33.0304
33.0302(2)SB

Inspector Comments: Observed bare wire bedspring leaning on wall by back door of unit B.
Owner must clean and maintain premises free of junk, debris and trash and maintain on a routine schedule.

Violation Description: Junk and/or trash on the property is a public nuisance and is required to be removed from the property.

Overall Inspection Comments

Conducted inspections and observed both Apartment A (address 33664) , and unit C (address 33668) were vacant. Unit B is in need of attention, had multiple issues noted so went over violations with Tenant Debbie in Unit B (address 33666).

Fact is that Mr. Flores has invested over \$4,000 into apartment Unit D (address 33670) duly noted. As unit D where Melody Edwards lives is noted as a great place to live, and in excellent and fully functional operable condition. Unit D comments made over inspection notes with tenant D Melody (in person) is that a good job done was done there; as there were no violations for Unit D.

Signature(s) of Acknowledgement

NAME:

TITLE:

Total # of Images: 0