



March 12, 2021

NOTICE OF SUBSTANDARD BUILDING

DEUTSCHE BANK NATIONAL TRUST CO/ NEW CENTURY HOME APN: 7269-013-026
EQUITY LOAN TRUST Case # CESB274219
1600 S DOUGLASS RD #200
ANAHEIM, CA 92806-5951

Address of Violation(s): 1403 LOCUST AVE , LONG BEACH, CA

Dear Sir or Madam:

You are hereby notified that the Building Official of the City of Long Beach has determined the following building(s) to be substandard and a public nuisance: Duplex without garage.

The above described building(s) are on property legally identified as LOT: 6 of BLOCK: 8 of TRACT: Townsend & Robinson Tract 2 in the County of Los Angeles, State of California, as per maps or miscellaneous records recorded in the Office of the County Recorder of Los Angeles County, Known as **1403 LOCUST AVE , LONG BEACH, CA 90813**. The Building Official will now institute proceedings to cause the rehabilitation or demolition of the building(s).

A declaration of Substandard Building has now been forwarded to the Los Angeles County Recorder for recordation against the property described above. This declaration may encumber the title of the property and will not be removed until all substandard items are abated. ATTACHMENT A is included herein and contains a list of the inadequacies and hazards, the code section violated, and the corrective actions required to abate the Substandard Building(s).

The corrective actions provided herein must be commenced on or before 4/13/2021 and completed on or before 6/13/2021 or the Building Official may order the building(s) vacated. If the building or structure is ordered vacated, or the Building Official determines that repairs cannot be effected with tenants or occupants present, then you may be required to pay tenant relocation benefits in accordance with Chapter 21.65 of the Long Beach Municipal Code. All required permits must be obtained prior to work commencing. If work is not commenced within the time specified all cost and expenses incurred by the City and its forces, including operating costs billed at the current rate of \$120.00 per hour shall become an indebtedness of the owner and a lien will be placed against the property. Any person aggrieved by this notice may appeal to the Board of Examiners, Appeals and Condemnation within thirty (30) calendar days from the date of this notice. Failure to do so shall be an acceptance of the Building Official's determination and any and all remedies provided by the Long Beach Municipal Code.

Should you have any questions regarding this notice, we **ENCOURAGE** you to contact Gregory Litherland at (562)570-6171 between the hours of 7:30 - 8:30 a.m. and 3:30 - 4:30 p.m. Monday through Thursday and 7:30 - 8:30 a.m. and 3:00 - 4:00 p.m. on Friday. **Meeting with inspector is by appointment only.**

Yours truly,

Gregory Litherland
Principal Combination Building Inspector
(562)570-6171

CC:

- CARRINGTON MORTGAGE SERVICES LLC ATTN KRENDA HINES, 6200 TENNYSON PARKWAY SUITE 210 , PLANO, TX 75024
- DEUTSCHE BANK NAT NEW CENTURY HOME C/O DAWN GINTER, 1600 S DOUGLASS RD #200 , ANAHEIM, CA 92806-5951
- CARRINGTON FORCLOSURE SERVICES, LLC C/O JEREN WEI, P.O. BOX 3399 , ANAHEIM, CA 92803

NOTICE OF SUBSTANDARD BUILDING (S)

ATTACHMENT A

1 Building Permits Required

LBMC 18.04.010 (A)

A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees.

PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:

OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

OBTAIN BUILDING PERMIT TO DEMO OR RESTORE SINGLE FAMILY RESIDENCE.

2 Inspection Required

LBMC 18.07.010 (A), LBMC 18.07.050

All construction or work for which a permit is required shall be subject to inspection by the building official. It shall be the duty of the permit tee to cause the work to be accessible and exposed for inspection purposes.

PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:

PROVIDE ACCESS TO, AND EXPOSE ALL CONSTRUCTION WORK FOR THE REQUIRED INSPECTIONS.

3 Request Inspection

LBMC 18.07.030 (A)

It shall be the duty of the person doing the work authorized by a permit to notify the building official that such is ready for inspection and to provide access to and means for proper inspection of such work.

PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:

REQUEST INSPECTION AND PROVIDE ACCESS TO ALL PERMITTED WORK

- 4 Inspection Approvals Required
LBMC 18.07.040
No work shall be done on any part of the building or structure beyond the point indicated each successive inspection without first obtaining the written approval of the building official. There shall be a final inspection and approval on all buildings when completed and ready for occupancy.
- PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:
- REQUEST AND OBTAIN ALL THE SUCCESSIVE AND REQUIRED INSPECTIONS AND WRITTEN APPROVALS ON ALL WORK AND OBTAIN WRITTEN APPROVAL PRIOR TO OCCUPANCY.
- 5 Certificate Of Occupancy Req'd
LBMC 18.08.010
No new building, structure or addition shall be used or occupied, and no change in the existing occupancy classification of a building, structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided in this chapter.
- PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:
- OBTAIN A CERTIFICATE OF OCCUPANCY FROM THE BUILDING OFFICIAL FOR THE BUILDING WORK, OR ADDITION, PRIOR TO USING OR OCCUPYING, OR CEASE USE AND VACATE THE UNAPPROVED BUILDING, STRUCTURE OR ADDITION AT ONCE.
- 6 Rafters - Deteriorated
LBMC 18.45.010 UHC 601.1
Some of the rafters are deteriorated. Repair or replace all deteriorated rafters.
- 7 Part Roof sheathing - Damaged
LBMC 18.45.010 UHC 601.1
Portions of the roof sheathing are damaged. Replace all damaged portions of the roof sheathing and repair the roof with approved materials installed in an approved manner.
- 8 Roof Cvr - Defective
LBMC 18.01.060 (G); LBMC 18.02.020; LBMC 18.20.010; LBMC 18.40.010 CBC
The roof covering is defective. Replace the defective and deteriorated roof covering.
- 9 Roof covering - Deter ALL
LBMC 18.45.030 UHC 1702 (B); LBMC 18.40.010 CBC 1503.1, 1604.1; LBMC
The roof covering is deteriorated. The roof jacks, storm collars, vents and caps are deteriorated or missing. Replace the roof covering and deteriorated or missing jacks, storm collars, vents and caps.
- 10 Unreinforced Chimney Defective
LBMC 18.01.060 (G); LBMC 18.02.020; LBMC 18.20.010; LBMC 18.40.010 CBC
The unreinforced chimney is defective and hazardous. Replace the hazardous chimney.

- 11 Winds & doors - Brkn
LBMC 18.01.060 (G): LBMC 18.02.020: LBMC 18.20.010: LBMC 18.40.010 CBC
There is improper weather proofing due to broken windows and doors. Repair and paint the broken windows and door(s), Replace the broken glass.
- 12 Emrg escape Wind - Metal bar
LBMC 18.45.010 UHC 801: LBMC 18.40.010 CBC 1029.1: LBMC 18.41.010 CRC
There are metal bars over the bedroom emergency escape windows. Remove the bars or provide an emergency release mechanism on the emergency escape window of each bedroom.
- 13 Vent Scrns - Miss & Damg
LBMC 18.40.010 CBC 1203.3, 2304.11.9: LBMC 18.41.010 CRC R408.2
The foundation vent screens are missing and damaged. Replace all of the missing or damaged vent screens with corrosion resistant 1/4" wire mesh.
- 14 Unprv Wtr Src - Dwelling
LBMC 18.45.010 UHC 505.4
The dwelling lacks an approved source of running hot and cold water, plumbed in an approved manner. Provide the required hot and cold water supply to the dwelling installed in an approved manner.
- 15 Wtr piping - Damaged
LBMC 18.45.010 UHC 505.7
The water piping is damaged. Repair or replace the damaged water piping.
- 16 Gas Sys - Defective
LBMC 18.43.010 CPC 1204.3, 1207.1
The gas system appears defective and may endanger life or property. Provide a test on the gas system.
- 17 Unprv Src - Dwlg & units
LBMC 18.45.010 UHC 701.2
The dwelling unit(s) lacks an approved source of electrical power. Provide an approved source of electrical power to the dwelling unit(s).
- 18 Serv - Deter & Damg & Obslt
LBMC 18.45.010 UHC 701.2
The electrical service is deteriorated, damaged and obsolete. Install a new electrical service.
- 19 Serv/SbPnl cover - Damg & Miss
LBMC 18.45.010 UHC 701.2
The electrical dead front cover(s) of the electrical service/sub panel is missing, damaged or lacking parts which exposes the branch circuit wiring and/or energized parts to human contact. Provide an approved electrical service/sub panel dead front cover(s) for the electrical service/sub panel.
- 20 Branch Circuit - Deter & Damg
LBMC 18.45.010 UHC 701.2
The electrical branch circuit overcurrent protection equipment is damaged and deteriorated. Replace the deteriorated and damaged electrical branch circuit overcurrent protection equipment.

- 21 Flr Cvr - Defect Deter & Miss
LBMC 18.01.060 (G); LBMC 18.02.020; LBMC 18.20.010
The floor covering is defective and deteriorated. Replace the defective, deteriorated, and missing floor covering.
- 22 Ceilings/Wall - Deteriorated
LBMC 18.45.030 UHC
The interior wall and ceiling coverings are deteriorated through out the dwelling. Repair and paint the deteriorated ceiling and wall coverings. 18.45.050 UHC Sec. 1702 (e) Note: if your building was built before 1978, it is likely to contain lead-based paint. Lead-based paint poses a serious health risk when disturbed. To speak with someone about lead-based paint hazards and worker safety, please call the City of Long Beach Lead Poisoning Prevention Program at 562-570-8875 or the National Lead Information Center at 1-800-424-LEAD.
- 23 Heater source - Dwelling
LBMC 18.45.010 UHC 701.1
The dwelling lacks the required source of comfort heat. Provide an approved source of heat in the dwelling.
- 24 Switch/outlet - Damg & Miss
LBMC 18.45.010 UHC 701.2
The electrical switch and outlet covers are missing and damaged. Replace the missing and damaged cover plates.
- 25 LGT Fxtrs-Damg Deter & Miss
LBMC 18.45.010 UHC 701.2
Several exterior light fixtures are damaged, deteriorated or missing. Replace the damaged, deteriorated or missing light fixtures with approved fixtures.
- 26 Facilities - Lack
LBMC 18.45.010 UHC 505.3
The dwelling lacks the required kitchen facilities for preparation and storage of food. Provide the required kitchen facilities.
- 27 Cabinets-Damg deter & Unsant
LBMC 18.45.010 UHC 505.7
The kitchen cabinets are damaged/deteriorated and unsanitary. Replace or repair and refinish the kitchen cabinets.
- 28 Bathing (Dwlg/unit) - Missing
LBMC 18.45.010 UHC 505.1
The dwelling/unit lacks the required bathing and or sanitary facilities. Provide a bathroom with a water closet, lavatory sink and a bathtub or shower.
- 29 Vehicle - Inoperative
LBMC 18.45.030 UHC 1702 (L)
There is an inoperative motor vehicle in the yard areas. Remove the inoperative vehicle from the yard areas.
- 30 Trash/junk/debris
Unspecified Section
There is trash, junk and debris through-out the building(s).
- 31 Trash & debris
LBMC 18.45.030 UHC 1702 (L)
The yard areas have trash and debris. Remove all the trash and debris from the yard areas.

END OF ATTACHMENT A

This information is available in alternative format by request at 562.570.6257.
For an electronic version of this document, visit our website at longbeach.gov/lbds.