

# Code Enforcement Case Violation

## Report Description:

Code Enforcement Case Violation Report

Printed: 6/2/2021  
1:56:24PM

Case: CESB274219

## CESB274219

Case Type:	Substandard Building	Case is Open.
Address:	1403 LOCUST AVE LONG BEACH CA 90813	
Location:		
Primary Contact:	DEUTSCHE BANK NATIONAL TRUST CO/ NEW CENTURY HOME EQUITY LO	
Current Milestone:	Inspections	
Unpaid Amount:	\$140.00	
Resolution Date:		
Source:	POLICE	

## Contacts

Primary	Name		Add By	Add Date
Y	DEUTSCHE BANK NATIONAL TRUST CO/ NEW CENTURY HOME EQUITY	Business	Brent Albanese	02/08/2021
	1600 S DOUGLASS RD #200 ANAHEIM CA 92806-5951			
N	CARRINGTON MORTGAGE SERVICES LLC ATTN KRENDA HINES	Business	Brent Albanese	02/08/2021
	6200 TENNYSON PARKWAY SUITE 210 PLANO TX 75024			
N	DEUTSCHE BANK NAT NEW CENTURY HOME C/O DAWN GINTER	Agent	Brent Albanese	03/01/2021
	1600 S DOUGLASS RD #200 ANAHEIM CA 92806-5951			
N	CARRINGTON FORCLOSURE SERVICES, LLC C/O JEREN WEI	Agent	Brent Albanese	03/01/2021
	P.O. BOX 3399 ANAHEIM CA 92803			

## Inspections

Insp Type	DESCRIPTION	Insp Result	Result By	Insp Date
SB_Initial	Initial Inspection	Violations Found	Brent Albanese	02/03/2021
SB_Follow	30 Day Follow-up Inspection	Violations Found	Gregory Litherland	03/12/2021
SB_Follow	30 Day Follow-up Inspection	No Progress made	Gregory Litherland	04/13/2021
	Property still a mess. People still living there.			
SB_Follow	30 Day Follow-up Inspection	No Progress made	Susan Sun-Stephan	04/19/2021
	Spoke with realtor regarding potential purchase.			
SB_Follow	30 Day Follow-up Inspection	No Progress made	Gregory Litherland	05/13/2021
	No progress, people still living on site.			
SB_90Days	90 Day Follow-up Inspection			
SB_Follow	30 Day Follow-up Inspection			

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## Employees

ID	Employee	Capacity	From	To
GRLITHE	Gregory Litherland	Inspector	3/9/2021 2:51:10PM	
GRLITHE	Gregory Litherland	Proof Reader	3/9/2021 2:51:27PM	

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## Code Violations

#	CODE	Description	COMMENTS	Violation Date
1.	SP016	Building Permits Required LBMC 18.04.010 (A)	OBTAIN BUILDING PERMIT TO DEMO OR RESTORE SINGLE FAMILY RESIDENCE.  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:	02/09/2021
2.	SP008	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.	03/10/2021
3.	SP009	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	03/10/2021
4.	SP010	Inspection Approvals Required LBMC 18.07.040		03/10/2021

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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. SP011 Certificate Of Occupancy Req<sup>1</sup> 03/10/2021  
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. RFCV006 Rafters - Deteriorated 02/09/2021  
LBMC 18.45.010 UHC 601.1

Some of the rafters are deteriorated. Repair or replace all deteriorated rafters.

7. RFCV010 Part Roof sheathing - Damage 02/09/2021  
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. RFCV002 Roof Cvr - Defective 02/09/2021  
LBMC 18.01.060 (G); LBMC 18.02.020; LBMC 18.20.010; LBMC 18.40.010 CBC 1503.1, 1604.1; LBMC 18.41.010 CRC R802.1, R901.1

The roof covering is defective. Replace the defective and deteriorated roof covering.

9. RFCV014 Roof covering - Deter ALL 02/09/2021  
LBMC 18.45.030 UHC 1702 (B); LBMC 18.40.010 CBC 1503.1, 1604.1; LBMC 18.41.010 CRC R802.1, R901.1

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. MASCHM004 Unreinforced Chimney Defecti 02/09/2021  
LBMC 18.01.060 (G); LBMC 18.02.020; LBMC 18.20.010; LBMC 18.40.010 CBC 2113.1; LBMC 18.41.010 CRC R1001.1

The unreinforced chimney is defective and hazardous. Replace the hazardous chimney.

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| 11. EXWI005   | Winds & doors - Brkn<br>LBMC 18.01.060 (G); LBMC 18.02.020; LBMC 18.20.010; LBMC 18.40.010 CBC 1405.13; LBMC 18.41.010 CRC R327.8, R612<br>There is improper weather proofing due to broken windows and doors. Repair and paint the broken windows and door(s), Replace the broken glass.  | 02/09/2021 |
| 12. WDS001    | Emrg escape Wind - Metal bar<br>LBMC 18.45.010 UHC 801; LBMC 18.40.010 CBC 1029.1; LBMC 18.41.010 CRC R310.1<br>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.  | 02/09/2021 |
| 13. UNDFLR002 | Vent Scrns - Miss & Damg<br>LBMC 18.40.010 CBC 1203.3, 2304.11.9; LBMC 18.41.010 CRC R408.2<br>The foundation vent screens are missing and damaged. Replace all of the missing or damaged vent screens with corrosion resistant 1/4" wire mesh.  | 02/09/2021 |
| 14. EXPLM002  | Unprv Wtr Src - Dwelling<br>LBMC 18.45.010 UHC 505.4<br>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.  | 02/09/2021 |
| 15. INTPLM002 | Wtr piping - Damaged<br>LBMC 18.45.010 UHC 505.7<br>The water piping is damaged. Repair or replace the damaged water piping.   | 02/09/2021 |
| 16. INTPLM017 | Gas Sys - Defective<br>LBMC 18.43.010 CPC 1204.3, 1207.1<br>The gas system appears defective and may endanger life or property. Provide a test on the gas system.  | 02/09/2021 |
| 17. EXELEC001 | Unprv Src - Dwlg & units<br>LBMC 18.45.010 UHC 701.2<br>The dwelling unit(s) lacks an approved source of electrical power. Provide an approved source of electrical power to the dwelling unit(s).   | 02/09/2021 |
| 18. EXELEC003 | Serv - Deter & Damg & Obslt<br>LBMC 18.45.010 UHC 701.2<br>The electrical service is deteriorated, damaged and obsolete. Install a new electrical service.   | 02/09/2021 |
| 19. EXELEC023 | Serv/SbPnl cover - Damg & M<br>LBMC 18.45.010 UHC 701.2<br>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. | 02/09/2021 |

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|---------------|---|------------|
| 20. EXELEC009 | Branch Circuit - Deter & Damg   | 02/09/2021 |
|               | 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. FJG003    | Flr Cvr - Defect Deter & Miss   | 02/09/2021 |
|               | 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. INTWC002  | Ceilings/Wall - Deteriorated  | 02/09/2021 |
|               | 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. INTHTR001 | Heater source - Dwelling  | 02/09/2021 |
|               | 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. EXELEC042 | Switch/outlet - Damg & Miss   | 02/09/2021 |
|               | 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. EXELEC051 | LGT Fxtrs-Damg Deter & Miss   | 02/09/2021 |
|               | 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. KIT006    | Facilities - Lack   | 02/09/2021 |
|               | 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. KIT014    | Cabinets-Damg deter & Unsar   | 02/09/2021 |
|               | LBMC 18.45.010 UHC 505.7  |            |
|               | The kitchen cabinets are damaged/deteriorated and unsanitary. Replace or repair and refinish the kitchen cabinets.  |            |
| 28. BA002     | Bathing (Dwlg/unit) - Missing   | 02/09/2021 |
|               | 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.   |            |

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29. YARD004	Vehicle - Inoperative	02/09/2021
	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. CLSNTC024	Trash/junk/debris	03/10/2021
	Unspecified Section	
	There is trash, junk and debris through-out the building(s).	
31. YARD001	Trash & debris	03/11/2021
	LBMC 18.45.030 UHC 1702 (L)	
	The yard areas have trash and debris. Remove all the trash and debris from the yard areas.	

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## Logs

Log Type	Description	Log By	Log Date	
CEMISC	Miscellaneous Site inspection of interior and exterior of building doesn't meet the requirements for RED TAG based on condition of structural members.	Oscar Marquez	02/03/2021	
CEDTE023	Title Report Ordered and Received	Gregory Litherland	03/09/2021	0.12
CENOT028	Certified & Regular Mail Sent CERT 2234, 2500, 2494, 2487	Elbert Dubose	03/12/2021	
CEDOC009	Declaration of Sub Standard Property CERT 1305	Elbert Dubose	03/12/2021	
CELTR007	SUBSTD BLDG Letter Return Receipt GRN 2487, 2494	Elbert Dubose	03/22/2021	
CEMISC	Miscellaneous SB DEC GRN 1305	Elbert Dubose	04/05/2021	
CELTR007	SUBSTD BLDG Letter Return Receipt GRN 2234	Elbert Dubose	04/05/2021	
CELTR007	SUBSTD BLDG Letter Return Receipt GRN 2500	Elbert Dubose	04/06/2021	
CELTR006	SUBSTD BLDG Letter Sent	Gregory Litherland	04/13/2021	0.12
CEHHDTE07	Phone Log Spoke with Bobby Joe, MixHomeFree realtor (310) 846-3017. Told her that if her potential buyer acquired the property, they decide if they want to demolish the building or restore the building. They do have a lots issues, which Mr. Litherland would need to address where he'll take the case next. She talked about eviction. Told her if they took over & have initiated the eviction process, they need to notify Inspector Litherland about their actions to remove squatters from the premises.	Susan Sun-Stephan	04/19/2021	
CEHHDTE07	Phone Log Spoke Albert Lozoya (562) 331-3313.	Susan Sun-Stephan	04/21/2021	
CEDTE024	Declaration of Sub Standard Property Recorded REC 04/26/21	Elbert Dubose	05/03/2021	



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## Fees

Description	COMMENTS	Amount	Add Date	Add By	Paid Date
Title Report		140.00	03/09/2021	Gregory Litherland	
		140.00			