



Update Results



Record Detail with Inspection Log

Record ID: [1500002](#)**Description:** Apt A: Water intrusion around windows and seeping through hardwood floor creating mold & mildew.**APN:** 045 537100801**Address:** 495 105TH AVE, APT A**Unit #:** A**Date Opened:** 1/2/2015**Record Status:** Abated**Record Status Date:** 3/5/2015**Job Value:** \$0.00**Requestor:****: Shantae Keeton****Business Name:****License #:**

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/5/2015	Robert Walker	1st Inspection	Violation Verified	1/5/15 Verified gas was turned off by PG&E due to carbon monoxide leak. Heater is not working.
2/11/2015	Robert Walker	1st Inspection	Violation Verified	2/11/15 Verified heater is not working, Window safety bar releases don't work. Rear bedroom with backdoor window does not meet egress and floor threshold between kitchen and living room is broken. Took photos.
3/5/2015	Robert Walker	Follow-up Inspection	Abated	3/5/15 Verified all repairs made per my NOV letter. Case abated
	Gene Martinelli	1st Inspection	Scheduled	
	Gene Martinelli	Follow-up Inspection	Scheduled	
	Gene Martinelli	Follow-up Inspection	Scheduled	
	Robert Walker	Follow-up Inspection	Scheduled	
	Gene Martinelli	Follow-up Inspection	Scheduled	
	Robert Walker	Follow-up Inspection	Scheduled	
	Robert Walker	Follow-up Inspection	Scheduled	

For real-time, direct access to information via the Internet, 24 hours a day - <https://aca.accela.com/oakland>



Update Results



Record Detail with Comments

Record ID: [1500002](#)**Description:** Apt A: Water intrusion around windows and seeping through hardwood floor creating mold & mildew.**APN:** 045 537100801**Address:** 495 105TH AVE, APT A**Unit #:** A**Date Opened:** 1/2/2015**Record Status:** Abated**Record Status Date:** 3/5/2015**Job Value:** \$0.00**Requestor:****: Shantae Keeton****Business Name:****License #:**

Comment Date	Commenter	Comment
1/5/2015 3:44:50 PM	RWALKER	1/5/15 Verified gas was turned off by PG&E due to carbon monoxide leak. Called owner/ manager Mekonk Realty 510 465-7076 left a message for a return call.
1/12/2015 1:37:44 PM	RWALKER	1/12/15 Long Win called stated PG&E has return gas service. He has e mail me copy of report stating repairs made. Submitting for scanning. Case abated.
2/11/2015 2:30:43 PM	RWALKER	2/11/15 Verified heater is not working, Window safety bar releases don't work. Rear bedroom with backdoor window does not meet egress and floor threshold between kitchen and living room is broken. Took photos. Talked to Khan of Mekong Realty & Mortgage Inc 510 465-7076 informed her of the issues.
2/11/2015 2:35:47 PM	RWALKER	2/11/15 Strike comment about window not meeting egress. Bed room has rear exit door.
2/11/2015 3:09:17 PM	RWALKER	2/11/15 CC copy to Khanh at Property Management address.
2/13/2015 2:32:44 PM	KCHENG	Ownership checked; NOV sent reg & cert w/ appeal form on 2/13/15, cert mailing # is 3989 3041; CC copy sent to 544 International Blvd Oakland CA 94606, cert mailing # is 3989 3058
3/3/2015 10:45:17 AM	RWALKER	3/3/15 Owner sent e-mail with photos showing repairs made. I left tenant a message for tenant to return my call.
3/3/2015 4:01:25 PM	RWALKER	3/3/15 Talked with tenant. she will provide access 3/5/15 10am to 2 pm for manager Danny 510 387-3045 to verify flooring complaint.
3/5/2015 3:08:35 PM	RWALKER	3/5/15 Verified all repairs made per my NOV letter. Case abated.
3/20/2015 8:11:52 AM	RWALKER	3/20/15 Owner called and left message stating tenant is not letting him to do minor floor repairs for new flooring installed.

For real-time, direct access to information via the Internet, 24 hours a day - <https://aca.accela.com/oakland>



CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA • SUITE 2340 • OAKLAND, CALIFORNIA 94612-2031

Planning and Building Department

Bureau of Building

Inspections, Permits and Code Enforcement Services

www.oaklandnet.com

(510) 238-6402

FAX:(510) 238-2959

TDD:(510) 238-3254

NOTICE OF VIOLATION

February 11, 2015

Certified and Regular mail

To: LUOWYANG LLC
138 LENOX WAY
SAN FRANCISCO CA 94127

Code Enforcement Case No.: **1500002**
Property: **491 105TH AVE (495 105th Ave Unit A)**
Parcel Number: **045- -5371-008-01**
Re-inspection Date:**3/17/15**

The Code Enforcement Division inspected your property on **2/11/15** and confirmed:

- ☒ that the violations of the Oakland Municipal Code (OMC) marked below are present.
☐ that work was performed without permit or beyond the scope of the issued permit and you are receiving this Notice of Violation because you did not get the required permit within three (3) days of receiving the Stop Work Order. You must contact the inspector indicated below before the Re-inspection Date to stop further code enforcement action.

Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Building Maintenance (Code)		
X	The heater in the unit is not working. Repai or replace. If heater is replaced a permit is required.	Living room.	15.08.260 A 15.08.140
	The security bars window release lever is not working. Repair or remove bars.	Bedrooms.	15.08.240 15.08.140
	The threshold between the living room and kitchen is broken. Causing a tripping hazard. Repair / replace.	Living room / kitchen.	15.08.050 15.08.140
	The electrical panel in rear bedroom is not labeled. Provide labeling.	Rear left bedroom.	15.08.260 C 15.08.140

At this point no fees or other charges have been assessed for these violations. To stop further code enforcement action, you are advised to correct the above violations and contact Inspector **Robert Walker**, who is assigned to your case, before the re-inspection date shown above to schedule an inspection. Your inspector is available by phone at 510-238-4773 and by email at rwalker@oaklandnet.com.

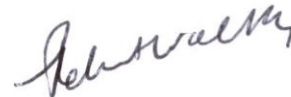
If the Property Owner Certification is included in this notice you may also complete the form and include photographs of the corrected violations.

If you do not contact your inspector to discuss why you cannot comply or if applicable, complete the Property Owner Certification form and the re-inspection verifies that all violations have not been corrected, you may be charged for inspection and administrative costs, which can total \$2,045.00. The City may also abate the violations and charge you for the contracting and administrative costs, which can also total over \$1,000.00. In addition, Priority Lien fees in the amount of \$1,194.00 may be assessed if fees are not paid within 30 days from the date of the invoice. Charges may be collected by recording liens on your property and adding the charges to your property taxes or by filing in Small Claims or Superior Court. Furthermore, this Notice of Violation may be recorded on your property.

You have a right to appeal this Notice of Violation. You must complete the enclosed Appeal form and return it with supporting documentation in the enclosed envelope. If Code Enforcement Services does not receive your written Appeal within 30 days of the date of this notice, you will waive your right for administrative review.

Sincerely,

Robert Walker



Planning and Building Department

Enclosures as applicable:

- ☐ Blight brochure
- ☐ Property Owner Certification
- ☐ Lead Paint brochure
- ☐ Photographs

- ☒ Residential Code Enforcement brochure
- ☒ Mold and Moisture brochure
- ☐ Undocumented Dwelling Units brochure
- ☐ Stop Work brochure

- ☐ Vehicular Food Vending brochure
- ☐ Pushcart Food Vending brochure
- ☐ Smoke Alarms brochure
- ☐ Condominium Conversion brochure

cc: Khanh
544 International Blvd #1
Oakland CA. 94606

City of Oakland



CITY OF OAKLAND

**250 FRANK H. OGAWA PLAZA ■ SUITE 2340 ■
OAKLAND, CALIFORNIA 94612-2031**

Planning and Building Department

Bureau of Building
www.oaklandnet.com

PROPERTY OWNER CERTIFICATION

CORRECTED OR REMOVED VIOLATIONS

Property: **491 105TH AVE (495 105th Ave Unit A)**

Parcel no. 045- -5371-008-01

Case no.: 1500002

Owner: LUOWYANG LLC

Courtesy Notice date: N/A

Re-inspection date: **3/17/15**

Instructions

1. Review the property address and owner information shown at the left and make any necessary corrections.
2. **If applicable, before** the Re-inspection date shown at the left, complete and return this signed form with dated photographs of your property to verify the violations were removed or not present:

E-mail: inspectioncounter@oaklandnet.com

Facsimile: 510/ 238-2959

Mail: City of Oakland
Bureau of Building
250 Frank H. Ogawa Plaza Suite 2340
Oakland, CA 94612-2031
(Envelope enclosed – no postage required)

I certify that I have corrected the following violations identified in the Notice of Violation I received from the City of Oakland:

Property Owner Certification

Print Name (print)

Date

Property Owner Signature

Day time telephone ()

E-mail:

Return to:



City of Oakland

250 FRANK H. OGAWA PLAZA • SUITE 2340 • OAKLAND, CALIFORNIA 94612-2031

Planning and Building Dept

Bureau of Building

www.oaklandnet.com

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

Request for Service

Tenant Complaint

Property Address: 495 105th Ave #A Date: 2-11-15

Complaint Number: 1500002

045-5371 00801

Reported by: ☒ Tenant ☐ Other

Name: Shantae Keaton

Day Phone: (510) 789-6680

Address: 495 105 Ave #A

Zip Code: 94603

Night Phone: _____

Email Address: _____

Owner: Me Kong Realty Mortgage, Inc

Day Phone: (510) 465-7076

Address: 544 International Blvd #1

Night Phone: _____

City: Oakland

State: CA

Zip Code: 94606

Email Address: _____

Investigate:

☐ Electric – lights/outlets/switch

☐ Elevator operation

☐ Entry door locks

☐ House sewer blockage

☐ Lack of electric service

☐ Lack of gas service

☒ Lack of heat

☐ Lack of hot water or water service

☐ Lack of smoke detector

X Broken threshold in kitchen

☐ Peeling paint

☐ Plumbing leak

☐ Required exit blocked

☐ Resident manager (16 or more units)

☐ Roof leak

☐ Stairs/railing/deck

☐ Window(s) operation/broken

☒ Other Window Bar release not

☐ Other Working in Bedrooms

☐ Surface mold present on _____ See enclosed brochure for remediation guidelines. (Description required, e.g. bedroom walls)

Tenants Only: I certify that I have notified the owner/manager of the above identified problem(s) and I will allow the owner and/or his/her agents, with proper notice as governed by State law, to enter my unit in order to make all necessary repairs.

Signature: Shantae Keaton

Date: 2/11/2015

250 Frank Ogawa Plaza, 2nd Floor, Oakland, CA 94612 Tel: 510.238-6402 TDD 510.238-3542 FAX: 510.238-2959

Email: www.oaklandnet.com

Scan to: Code Enforcement-Chronology-Abatement Activities

September 2012

Distribution: Owner -White Inspector-Yellow Tenant Copy-Pink

County Assessor Display

Assessor Parcel Record for APN 045- -5371-008-01

Parcel Number:	45-5371-8-1
Property Address:	491 105TH AVE, OAKLAND 94603
Owner Name:	LUOWYANG LLC
Care of:	
Attention:	
Mailing Address:	138 LENOX WAY, SAN FRANCISCO CA 94127-1113
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2000-291880
Recorder Date:	9/27/2000
Mailing Address Effective Date:	6/25/2008
Last Document Input Date:	9/27/2000
Deactivation Date:	
Exemption Code:	

[Home](#)
[Enter
Assessor
Parcel
Number](#)
[Assessments](#)
[Property
Details](#)
[GIS Parcel
Map](#)
[Alameda
County
Web Site](#)
[Use Codes](#)

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

TO: **LUOWYANG LLC**
138 LENOX WAY
SAN FRANCISCO CA 94127
1500002 / RW / KXC / 2-11-15

PS Form 3800, August 2006 See Reverse

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark Here

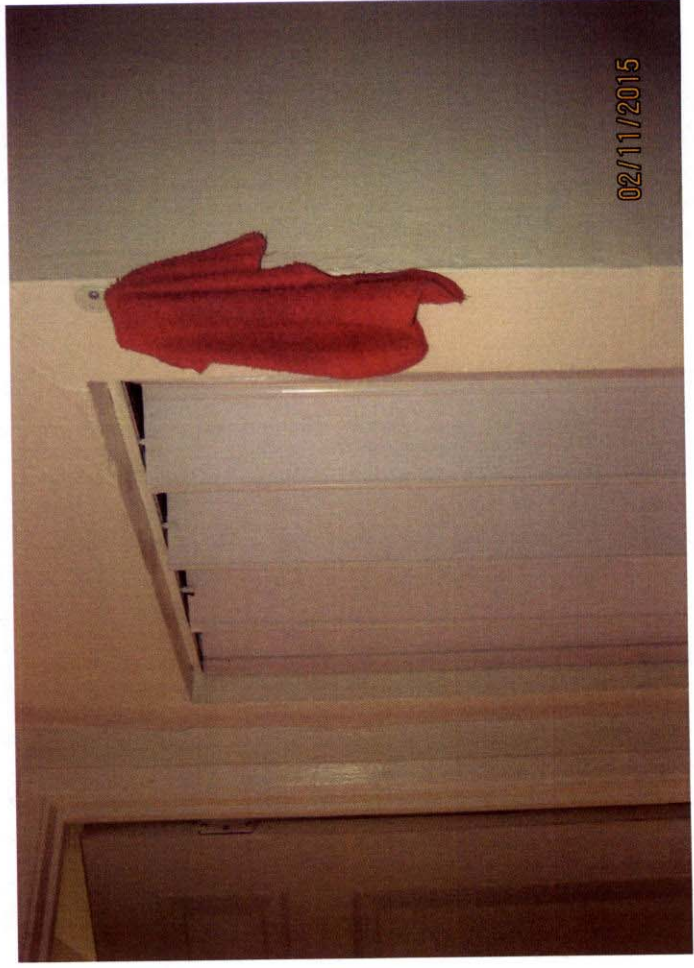
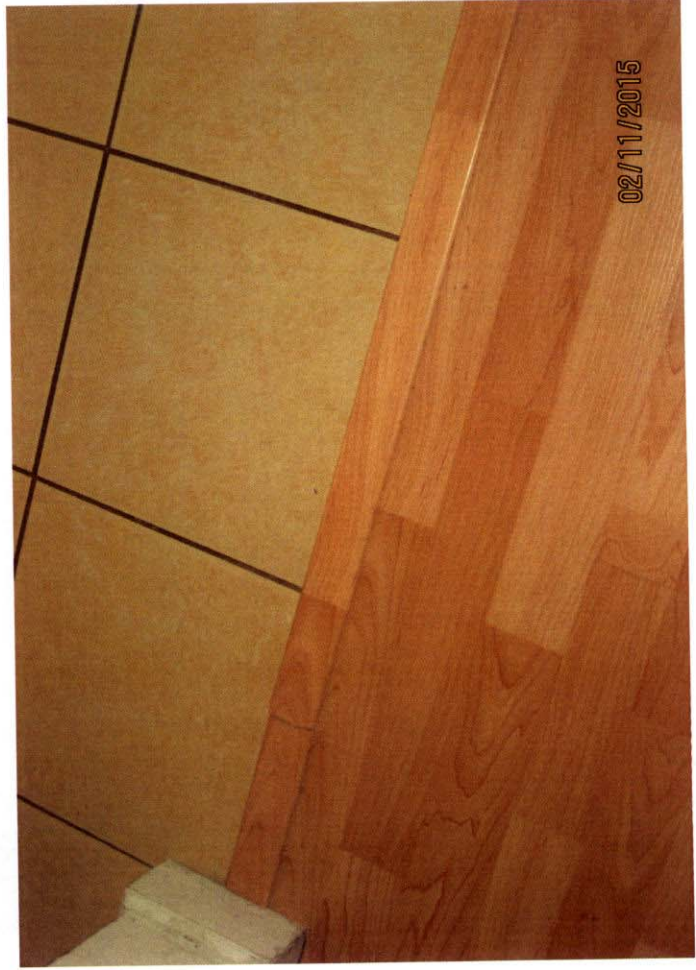
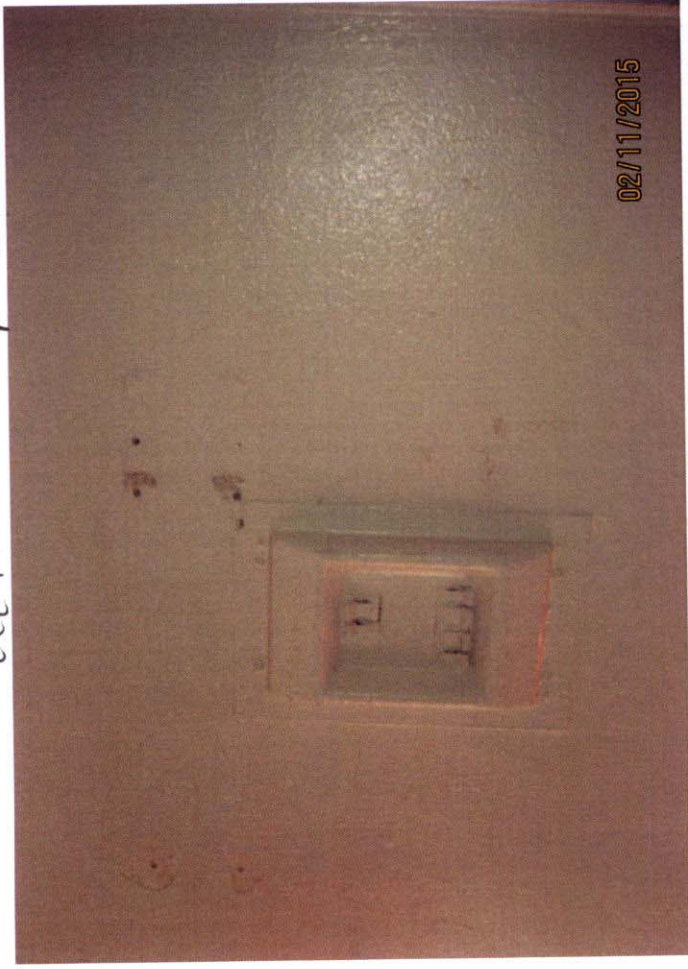
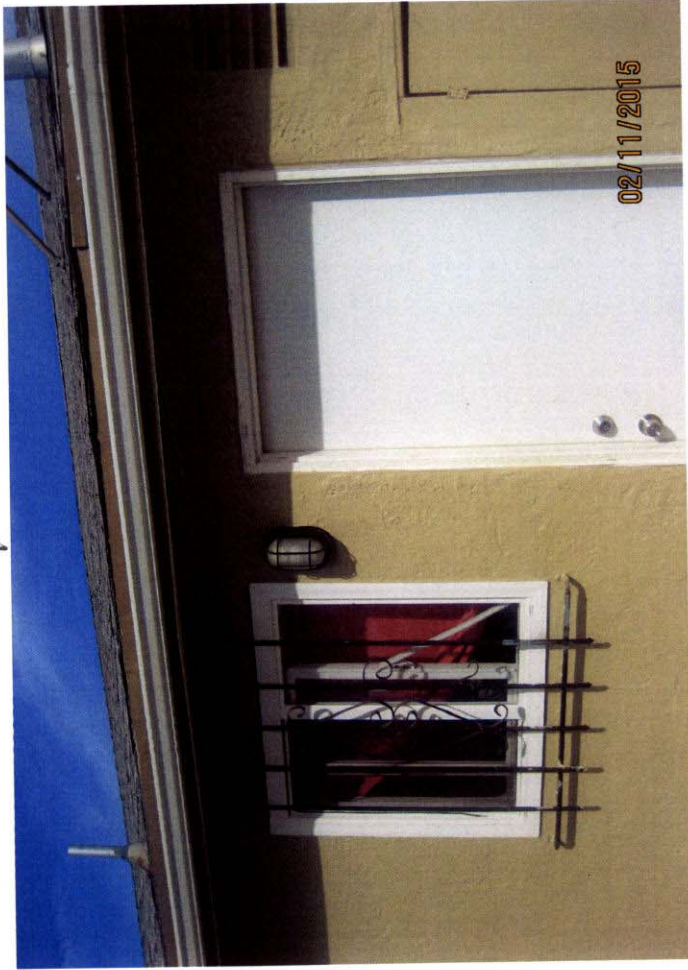
KHANH
544 INTERNATIONAL BLVD
OKALAND CA 94606
1500002 / RW / KXC / 2-11-15

PS Form 3800, August 2006 See Reverse for Instructions

495 W 5th Ave



498 105th Ave #2 electric panel

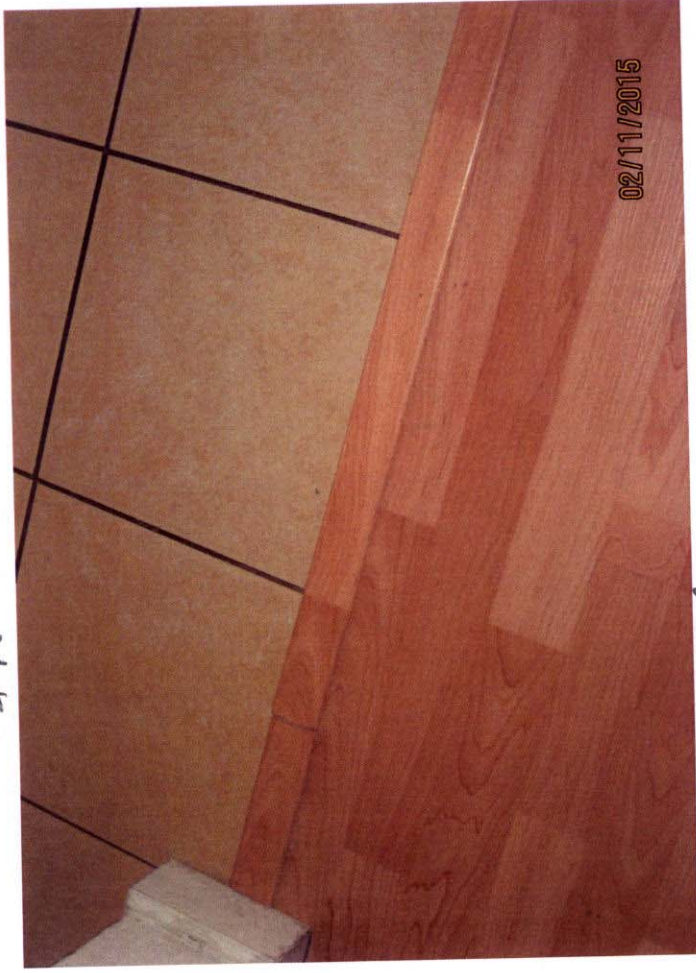


495 105th Ave #2

floor threshold



Window Release



Security Bars

