

March 13, 2007

Honorable Members of City Council
City of Los Angeles
Room 395, City Hall
Attention: City Clerk

REMOVAL OF PROPERTIES FROM THE RENT ESCROW ACCOUNT PROGRAM (REAP)

The Los Angeles Housing Department is recommending the termination of the rent reductions and the termination of the escrow account of properties listed below, thereby removing the properties from the Rent Escrow Account Program (REAP).

1. Case No. 8155 represents property at ^{3515 dmj} ~~1315~~-19 Chesapeake Avenue
The Notice of Acceptance was sent on 3/10/2005
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Coalition for Economic Survival
2. Case No. 10319 represents property at 1623 East 92nd Street
The Notice of Acceptance was sent on 6/23/2006
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Los Angeles Center for Law and Justice
3. Case No. 29514 represents property at 1066 South Sycamore Avenue
The Notice of Acceptance was sent on 9/6/2006
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Coalition for Economic Survival
4. Case No. 34507 represents property at 619 East 38th Street
The Notice of Acceptance was sent on 2/15/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Inner City Law Center
5. Case No. 40985 represents property at 10030 South Western Avenue
The Notice of Acceptance was sent on 1/25/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Los Angeles Center for Law and Justice

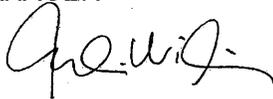
CD8

6. Case No. 48959 represents property at 517 North Heliotrope Drive
The Notice of Acceptance was sent on 1/11/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Inner City Law Center
7. Case No. 51728 represents property at 4830 West Coliseum Street
The Notice of Acceptance was sent on 1/19/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Los Angeles Center for Law and Justice
8. Case No. 60613 represents property at 3944 South Arlington Avenue
The Notice of Acceptance was sent on 1/3/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Inner City Law Center
9. Case No. 76182 represents property at 8726 Orchard Avenue
The Notice of Acceptance was sent on 1/31/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Inner City Law Center
10. Case No. 92161 represents property at 1333 East 51st Street
The Notice of Acceptance was sent on 1/4/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Coalition for Economic Survival

The Los Angeles Housing Department requests the City Council to consider this matter as soon as possible for the purpose of removing the properties from the REAP/RRP.

MERCEDES MARQUEZ
GENERAL MANAGER

By: _____



Adria Williams, Supervisor
Rent Escrow Account Program

MMM:HM:AW:mp

Attachments: Resolutions

RESOLUTION

WHEREAS, the City of Los Angeles has made a commitment to preserve the City's housing stock in safe and sanitary conditions using code enforcement and encouraging landlord compliance with respect to the maintenance and repair of residential buildings; and

WHEREAS, Ordinance 173810, (REAP) was adopted by the City Council and Mayor to be cumulative to and in addition to any other remedy available at law, to enforce the purposes of the Housing Code and to encourage compliance by landlords with respect to the maintenance and repair of residential buildings, structures, premises and portions of those buildings, structures, premises; and

WHEREAS, the owner(s) of the property located at **10030 South Western Avenue**, hereinafter "the subject property", was cited for violations which caused the placement of the property into the Rent Escrow Account Program, (REAP Case No. **40985**); and

WHEREAS, the property owner has corrected the cited violations and the staff of the Los Angeles Housing Department have verified compliance with regard to the above mentioned REAP Case; and

WHEREAS, the property owner has paid to the satisfaction of the Department of Water and Power any electric service and/or water charges; and

WHEREAS, the **Los Angeles Center for Law and Justice** verified that all tenant issues have been addressed; and

WHEREAS, the Los Angeles Housing Department is recommending closing the REAP escrow account, terminating the rent reductions and that the City Council allow the Los Angeles Housing Department to release escrow funds as provided for in the REAP Ordinance; and

WHEREAS, LAMC section 162.08 (d) through (g) (REAP) provides recovery by the Los Angeles Housing Department of administrative fees and penalties including outstanding rent registration fees and penalties, inspection fees, added inspection costs or administrative costs, and pre-paid monitoring fees for two annual inspections beyond the initial inspection and re-inspections included in the Systematic Code Enforcement fee;

NOW, THEREFORE, BE IT RESOLVED BY THE LOS ANGELES CITY COUNCIL THAT:

All orders affecting the units and the common areas have been signed off by the appropriate Enforcement Agency; that there are no other outstanding orders affecting the units or common areas of the building, and all electric service and/or water charges pertaining to the property have been paid to the satisfaction of the Department of Water and Power.

FURTHERMORE, City Council terminates the rent reductions and pursuant to Section 162.08F the rent will be restored to the original level 30 days after the Department mails the tenants the notice of the restoration.

IN ADDITION, City Council terminates the rent escrow account and the funds in the escrow account shall be paid to the extent available in the following order: Administrative fees pursuant to Section 162.07B1 that have not yet been collected, any outstanding fees and penalties imposed pursuant to Article 1 of Chapter XV of the Rent Stabilization Ordinance, any outstanding rent registration fees in an RSO building and any penalties thereto pursuant to Section 151.05, any remaining funds shall be returned to the current landlord.

SPECIFICALLY, The subject property shall be removed from the Rent Escrow Account Program and the Controller is authorized to expend funds from the Code Enforcement Trust Fund #41M to reduce liability from the REAP Escrow Account #2220 upon proper demand by the General Manager of the Los Angeles Housing Department.

IN ADDITION, the Los Angeles Housing Department shall conduct an expedited systematic inspection of the subject property and impose inspection fees and administrative costs associated with such inspections; the owner of the subject property shall prepay the Los Angeles Housing Department for two annual inspections beyond the initial inspection and re-inspection included in the Systematic Code Enforcement fee for the subject property. Termination of the REAP recording, filed with the County Recorder's Office, and release of the escrow funds to the owner of the subject property shall be conditioned on the payment of all outstanding fees penalties, and costs to the Los Angeles Housing Department.

PRESENTED BY: _____

(last revised 04/06)

SECONDED BY: _____

REAP RESOLUTION

COUNCIL FILE NO.: _____

CD: 8 _____

REMOVAL x INCLUSION _____ RELEASE OF ESCROW FUNDS _____

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 10030 South Western Avenue

CASE NO.: 40985

EFFECTIVE DATE: 1/3/2006

TYPE OF VIOLATION(S): fire warning devices, sanitation, weather-proofing, maintenance, electrical, plumbing/gas

ASSESSOR ID NO.: 6059-001-007

REGISTRATION NO. NONE

OTHER REAP-RELATED ACTIVITIES AND/OR PREVIOUS COUNCIL ACTIONS:

None _____

COMMENTS: The Los Angeles Center for Law and Justice verified that all tenant issues have been addressed.

Case Activity Report

APN: 6059001007	<u>10030 S WESTERN</u>	Case No. 40985
CD: 8	<u>Los Angeles 90047</u>	Case Sub Type N
Census Tract: 238000	LUPAM / BOE:	Source Complaint
RSU: 9809039	Owner Information: KHAN, MOHAMMED AND LUBNA	Inspector Douglas Webster
HPOZ: No	00314 S SYCAMORE AVE	Case Manager David Whitehurst
Total Units (LUPAMS): 6	LOS ANGELES CA 90036	Phone No. (310) 524-1269
Total SCEP Exemptions:	LAHD:	
	MOHAMMED & LUBNA KHAN	
	314 S SYCAMORE AVE	
	LOS ANGELES CA 90036	

Initial Inspection Date	1/3/2006	Referred to Health Dept.
View NTC/Substandard Print Date	1/4/2006	Referred to Building & Safety
Compliance Date	2/10/2006	Referred to Sr. Inspector 2/22/2006
NTC Reinspection Date	2/14/2006	Referred to Pr. Inspector 2/23/2006
Inspector Extension		Referred to CM 3/2/2006
Sr. Inspector Extension		PMTF
View Photos	12/14/2006	Refer To Hearing 4/13/2006
Supporting Documents of approved use		Notice of GM Hearing 11/9/2006
View Other		REAP Appeal Due Date 11/24/2006
View Owner Matrix		REAP Appeal Received Date
View Tenant Matrix		NOA/REAP Acceptance Date 1/25/2007
View FTC	4/13/2006	GM Hearing Date 12/12/2006
View Substandard Document #		Referred To Legal Date 12/27/2006
Substandard Record Date		Referred to CA Date
Substandard Termination Date		CA Filed Date
View FTB Document #		All Deficiencies Resolved Date 12/14/2006
FTB Record Date		Outreach Contractor Los Angeles Center for Law and Justice
FTB Termination Date		CM Outreach Request Date
FTB Cancellation Date		Outreach Finding Positive
View REAP Document #		Positive Report Date 2/22/2007
REAP Record Date		Scheduled Council Date
View Sr. Appeal		REAP Case Balance
View Re-Inspection Report		ESCROW Account Closed Date
		REAP Closed Date

- Work Log
- Unit Information
- Notices
- View Docs
- View REAP Acct Info
- Inspection History



690 W. Knox St.
Torrance, CA 90502
(310) 524-1230

January 04, 2006
Case Number: 40985
APN: 6059001007

Property Owner: KHAN, MOHAMMED AND LUBNA
Mailing Address: 314 S SYCAMORE AVE
LOS ANGELES, CA 90036

In Addition Notify:
Mailing Address:

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 **10030 S WESTERN AVE**. 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 **2/10/2006**.

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 **2/14/2006** between **11:00 AM** and **1:00 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. Any questions you have may be directed to the office identified at the top of this notice. *Si tiene preguntas, favor de llamar al numero que se encuentra al principio de esta notificacin.*

Issuing Inspector: Douglas Webster

Proof of Mailing -- On 1/4/2006 the undersigned mailed this notice by regular mail, postage prepaid, to the person(s) listed on the last equalized assessment roll.

Signature

ELECTRICAL

Failure to maintain the electrical service, lines, switches, outlets, fixture coverings and supports in good repair and free from broken, loose, frayed inoperative, defective or missing portions, or wiring that may be a danger to life, limb, health, safety or welfare of the public, or the occupants of the premises, sections 17920.3(d) H&SC and 91.8104.8 and 93.0311 L.A.M.C.

Building: 10030

Unit: General

Exterior

Note: install new doors on the exterior breaker box.

FIRE SAFETY

Failure to provide and maintain the required permanently wired/ battery back-up smoke detectors at all sleeping rooms, and areas adjacent to sleeping rooms, sections 91.310.9.1.1, 91.310.9.1.4, 91.310.9.1.5, 91.8603.1.1 & 91.8603.1.2 L.A.M.C. and 17920.3(m) H.&S.C.)

Building: 10030

Unit: A_2

Entire Unit

Note: Replace damaged or missing device NOTE:-Photoelectric type smoke detector is required where smoke detectors test faulty or have been disconnected at locations within 12 feet of gas burning appliance or wall heater

MAINTENANCE

Failure to maintain plaster/drywall walls/ceilings in a smooth and sanitary condition, sections 91.8104.4 L.A.M.C. and 17920.3(a)13 H.&S.C.

Building: 10030

Unit: APT A

Entire Unit

Note: Repair and repaint all damaged areas in approved manner -if spot repairs are done they shall be consistent with existing paint.or paint entire surface

Unit: A_2

Entire Unit

Note: Repair and repaint all damaged areas in approved manner -if spot repairs are done they shall be consistent with existing paint.or paint entire surface

Master Bath

Note: Repair and repaint all damaged areas in approved manner -if spot repairs are done they shall be consistent with existing paint.or paint entire surface

Unit: B

Master Bath

Note: Repair and repaint all damaged areas in approved manner -if spot repairs are done they shall be consistent with existing paint.or paint entire surface

Unit: C

Entire Unit

Note: Repair and repaint all damaged areas in approved manner -if spot repairs are done they shall be consistent with existing paint.or paint entire surface

Failure to maintain windows, doors, cabinets, and frames operable, clean and sanitary and in good repair, sections 91.8104.5 L.A.M.C. and 17920.3.a.13 H.&S.C.

Building: 10030

Unit: A_2

Entire Unit

Note: Maintain all windows and doors in proper open/shut/lock operation and replace and/or repair in an approved manner -include any/all damaged or missing hardware

Entry

Note: Maintain all windows and doors in proper open/shut/lock operation and replace and/or repair in an approved manner -include any/all damaged or missing hardware

PLUMBING

Failure to maintain the required plumbing trap, trap arm or tailpiece free from defect, sections 91.8104.7 L.A.M.C. and 17920.3(a)2 & 17920.3(c) H.&S.C.

Building: 10030

Unit: A_2

Kitchen

Note: Repair or replace damaged/leaking drain pipe in approved manner

SANITATION

Failure to provide hot and cold running water to all kitchen and bathroom plumbing fixtures at all times, sections 91.8104.10 L.A.M.C. and 17920.3.A.5 H.&S.C.

Building: 10030

Unit: A_2

Entire Unit

Note: Minimum requirement is one gallon per minute rate water flow, of at least 100 degrees F

WEATHER PROTECTION

Failure to maintain the roof covering in weatherproof condition and free from deterioration and defect, sections 91.8104.3 L.A.M.C. and 17920.3(g)2 H.&S.C.

Building: 10030

Unit: APT A

Entire Unit

Note: repair the roof

Unit: General

Exterior

Note: repair the roof on the entire building.

Unit: C

Entire Unit

Note: repair the damaged roof, it is leaking into the unit

Inspector Name Douglas Webster
Office Location 690 W. Knox St.
Suite #125
Torrance, CA 90502
Survey Date 1/3/2006

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.

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 and 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 practices 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 Section 17920.10 and 105256 and may be subject to a \$1,000.00 fine or criminal prosecution. For more information call the Los Angeles County Department of Health Services Lead Prevention Program at (800) 524-5323. In order to locate a Lead Certified Professional and obtain additional information, call the California Department of Health Services at (800) 597-5323 or go to the California Department of Health Services Website at: <http://www.dhs.ca.gov/childlead/html/GENclist.html>.

TAX WARNING

The Housing Department has determined this building to be substandard per Section and 24436.5 of the State Revenue and Taxation Code. This section provides in part that 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 NOTIFICATION

When a building is determined to be a substandard building as defined under Section 17920.3 of the Health and Safety Code, a Notice of Non Compliance is recorded at the Los Angeles County Recorders Office (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. (Sections 162.00, *et seq.* LAMC)

INSPECTION AND PENALTY FEES

If the conditions remain uncorrected after the compliance date, the department will require that any subsequent inspection be charged at a minimum of \$169.00 per additional inspection plus administrative costs. A late charge penalty 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 by this division are not paid within 30 days of service of the notice of the imposition of the fee or costs or, if timely appealed, of any decision on the appeal. Any person who fails to pay the assessment fee or 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.*)

CITATIONS

A citation requiring a personal appearance in court may be issued if compliance is not obtained by the compliance date. Violation of the Los Angeles Municipal Code may be a misdemeanor or infraction and is punishable by a fine of not more than \$1,000.00 and/or six (6) months imprisonment. (Sections 161.410 and 11.00(m) LAMC.)

APPEALS

Any person or entity subject to a notice or order or an inspection fee without hearing, pursuant to Section 161.901, *et seq.* may request to appeal the notice, order, or fee, or may request an extension of time from, a Senior Inspector. The request to appeal shall be made in writing, upon appropriate forms provided by the department, and shall specify the grounds for appeal. The appeal shall be filed within ten days of the issuance of the notice or order, or within 10 days of the imposition of the fee. (Section 161.00 161.1001.1 LAMC.)

PROPERTY MANGEMENT 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 \$250.00 (Section 154.02, *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.

HISTORICAL PRESERVATION

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

Los Angeles Housing Department

Reinspection Report

Reinspection Date: 2/14/2006 11:00:00 AM

APN: 6059001007 Address: 10030 S WESTERN AVE

Inspector Name: Douglas Webster

Building	Unit	Room	Category	Description	O	T	P	Notes
10030	A_2	Entire Unit	FIRE SAFETY	SMOKE DETECTORS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Replace damaged or missing device NOTE:-Photoelectric type smoke detector is required where smoke detectors test faulty or have been disconnected at locations within 12 feet of gas burning appliance or wall heater
10030	A_2	Entire Unit	MAINTENANCE	INTER-WALLS/CEILING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair and repaint all damaged areas in approved manner -if spot repairs are done they shall be consistant with existing paint.or paint entire surface
10030	A_2	Entire Unit	MAINTENANCE	WINDOW/DOOR MAINT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Maintain all windows and doors in proper open/shut/lock operation and replace and/or repair in an approved manner - include any/all damaged or missing hardware
10030	A_2	Entire Unit	SANITATION	HOT/COLD WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum requirement is one gallon per minute rate water flow, of at least 100 degrees F
10030	A_2	Entry	MAINTENANCE	WINDOW/DOOR MAINT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Maintain all windows and doors in proper open/shut/lock operation and replace and/or repair in an approved manner - include any/all damaged or missing hardware
10030	A_2	Kitchen	PLUMBING	PLUMBING TRAP/TAILPIECE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair or replace ldamaged/eaking drain pipe in approved manner
10030	A_2	Master Bath	MAINTENANCE	INTER-WALLS/CEILING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair and repaint all damaged areas in approved manner -if spot repairs are done they shall be consistant with existing paint.or paint entire surface
10030	APT A	Entire Unit	MAINTENANCE	INTER-WALLS/CEILING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair and repaint all damaged areas in approved manner -if spot repairs are done they shall be consistant with existing paint.or paint entire surface
10030	APT A	Entire Unit	WEATHER PROTECTION	ROOF WEATHERPROOFING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	repair the roof
10030	B	Master Bath	MAINTENANCE	INTER-WALLS/CEILING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair and repaint all damaged areas in approved manner -if spot repairs are done they shall be consistant with existing paint.or paint entire surface
10030	C	Entire Unit	MAINTENANCE	INTER-WALLS/CEILING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair and repaint all damaged areas in approved manner -if spot repairs are done they shall be consistant with existing paint.or paint entire surface
10030	C	Entire Unit	WEATHER PROTECTION	ROOF WEATHERPROOFING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	repair the damaged roof, it is leaking into the unit
10030	General	Exterior	ELECTRICAL	ELECTRICAL-GENERAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	install new doors on the exterior breaker box.
10030	General	Exterior	WEATHER PROTECTION	ROOF WEATHERPROOFING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	repair the roof on the entire building.