



Housing Inspection Report

County of San Diego, Department of Environmental Health and Quality
P.O. Box 129261, San Diego, CA 92112-9261
(858) 505-6900 (800) 253-9933 www.sdcdehq.org

Inspection Date: 12/22/2025
Record ID: DEH2025-ACOM-099682
Business Type:
Guidesheet ID:

Record Name	Time	Inspection Type
NON-PERMITTED		Re-inspection
Address	CT	Inspection Status
5447 DON LUIS DR CARLSBAD, CA 92010		Complete
Permit Owner	Record Status	
RONALD MILLER		
Mailing Address	Expiration Date	
City	State	Zip
	# of Housing Units	# Inspected

RISK FACTORS AND INTERVENTIONS

In = In Compliance Out = Out of Compliance N/O = Not Observed N/A = Not Applicable CRT = Critical NC = Non-Critical COS = Corrected on Site

DRY		CRT/NC	COS	SAFE		CRT/NC	COS
In	1. Wastewater Disposal Interior ☐ Exterior ☐			In	13. Smoke Detectors: Good Repair/Adequate/Location		
In	2. Plumbing: Good Repair Interior ☐ Exterior ☐			In	14. Carbon Monoxide Detectors: Good Repair/Adequate/Location		
In	3. Roof, Ceiling, Walls and Floors: Maintained Dry Interior ☐ Exterior ☐			In	15. Fire Extinguishers: Charged Interior ☐ Exterior ☐		
CLEAN				In	16. Potable Water Provided		
In	4. Trash Area: Clean/Adequate			In	17. Occupancy		
In	5. Laundry Room: Clean/Good Repair			In	18. Room Conversion		
In	6. Hotel: Bedding Clean			In	19. Conditions Safe and Sanitary Interior ☐ Exterior ☐		
In	7. Hotel: Utensils Sanitized			MAINTAINED			
PEST-FREE				In	20. Stairs, Screens, Grounds: Good Repair		
In	8. Vermin: Excluded/No Infestations Interior ☐ Exterior ☐			In	21. Lighting: Good Repair/Adequate Interior ☐ Exterior ☐		
VENTILATED				In	22. Floors, Walls, Cabinetry, Doors, Windows: Good Repair		
In	9. Gas Appliances: Vented/Good Repair/Adequate			In	23. Electrical: Good Repair Interior ☐ Exterior ☐		
In	10. Ventilation: Adequate			In	24. Structural Hazard/Other: Good Repair Interior ☐ Exterior ☐		
CONTAMINANT - FREE							
In	11. Lead Paint Hazard (pre-1978)						
In	12. Toxic Chemicals Properly Stored Interior ☐ Exterior ☐						

Dwelling units have been inspected for maintenance and sanitation. Items marked above denote a violation of the California Health & Safety Code (HSC) Sections 13113 and 17910 et seq, the California Code of Regulations (CCR) Title 25, the National Electric Code, the San Diego Code of Regulatory Ordinance (SDCC), and applicable municipal codes. Contact your local Fire Department for fire prevention requirements.

Observations and Corrective Actions

Re-inspection

A re-inspection was conducted on 12/22/25 for a complaint filed for mold and staining on ceilings possibly due to past water intrusion. Landlord stated the tenant has moved out and the dwelling appeared to be empty of tenant's belongings. Specialist observed there is no longer any visible mold in the bathrooms and no longer any staining on the ceiling in the living room or office. No violations were observed at time of re-inspection. Specialist will move forward to close complaint.

Note: Owner/landlord to note that justified complaints are charged the specialists hourly rate, and each time Specialist reaches out to owner/landlord for confirmation/clarification/proof of plan, all time spent on investigation, correspondence, follow up, and enforcement.

Received By	EMAIL	Signature		Phone	
Specialist	Teresa M Bingham	Signature	<i>Teresa Bingham</i>	Phone	

SUMMARY OF THE CORRESPONDING LAWS AND REGULATIONS FOR THE VIOLATIONS LISTED ON THE FIRST PAGE OF THIS FORM.
THIS SUMMARY PAGE LISTS THE GENERAL REQUIREMENTS FOR EACH ITEM. THE DEPARTMENT MAY CITE ADDITIONAL SECTIONS AS APPLICABLE.

Items marked on the Housing Inspection Report denote a violation of the law as found in the California Health & Safety Code (HSC) Sections 13113 and 17910 et seq, the California Code of Regulations (CCR) Title 25 and the Uniform Housing Code (UHC) under authority of CCR Title 25 Section 32, the National Electric Code, and the San Diego Code of Regulatory Ordinance (SDCC), or any applicable municipal codes. Contact your local Fire Department for fire prevention requirements.

The County of San Diego, Department of Environmental Health and Quality (DEHQ) is the housing authority for all of San Diego County, except in the cities of Chula Vista, El Cajon, Escondido, Imperial Beach, National City, Oceanside, and San Diego. The appropriate municipal codes are included here in parentheses: Unincorporated county areas (66.901 et seq), Carlsbad (6.02.010 & 6.02.030), Coronado (20.28.020), Del Mar (11.04.020), Encinitas (11.04.020), La Mesa (19.04), Lemon Grove (8.16), Poway (8.40), San Marcos (8.32 & 8.36), Santee (11.28), Solana Beach (6.08.010), and Vista (5.48.010)

DRY

1. **Wastewater Disposal.** Provide adequate connections to required sewage disposal system. Maintain in good repair. (17920.3)
2. **Plumbing.** Maintain all plumbing in good and safe condition and working properly, and free of cross connections and siphonage between fixtures. (17920.3)
 - a. Provide water closet, lavatory, bathtub, or shower that is adequate and in good repair.
 - b. Repair plumbing leak at drainpipe.
 - c. Provide kitchen sink in good repair.
 - d. Provide hot and cold running water to all plumbing fixtures.
 - e. Provide connection to public sewer or approved sewage disposal system.
 - f. Repair plumbing system to eliminate cross-connection or siphonage between fixtures.
3. **Roof, Ceiling, Walls, Floor - Maintained Dry.** All habitable rooms shall be maintained dry. (17920.3)
 - a. Abate water build up on interior of windows.
 - b. Abate dampness of habitable rooms.

CLEAN

4. **Trash Area.** Provide adequate garbage / rubbish storage and removal facilities. (17920.3)
 - a. Store garbage / rubbish in covered container with tight-fitting lid.
 - b. Clean to remove garbage / rubbish accumulation outside of dumpster / container.
 - c. Provide additional garbage / rubbish containers.
5. **Laundry Room.** Maintain laundry room clean and in good repair. (17920.3)
6. **Hotel Bedding Clean.** Provide clean, dry, sanitary bedding. (40 CCR 25)
 - a. Sanitize hotel bedding with chlorine sanitizer.
7. **Hotel Utensils Sanitized.** All multi-service utensils must be washed, rinsed, and sanitized between uses. (17920.3(c), CRFC 114095, 114099)

PEST FREE

8. **Vermis.** All vermin shall be excluded from housing dwellings. (17920.3)
 - a. Abate infestation of insects, vermin, or rodents.
 - b. Maintain premises free from vermin.
 - c. Repair the building to prevent vermin entrance/harborage.
 - d. Clean to remove evidence of vermin.
 - e. Clean to remove accumulation of animal / dog droppings.
 - f. Use only approved insecticides / pesticides.

VENTILATED

9. **Gas Appliances.** All gas fired equipment shall be properly installed, maintained, and ventilated to the exterior. (17920.3 & CCR 25)
10. **Ventilation.** All habitable rooms are required to have adequate ventilation (window) with an area of no less than 1/20th of floor area. Habitable rooms and public corridors can also have mechanical ventilation capable of two air exchanges per hour. (17920.3)
 - a. Provide an operable window (opens / closes) or a mechanical fan which vents to the outside.
 - b. Provide a window in every bedroom.

CONTAMINANT-FREE

11. **Lead Paint Hazard.** (17920.10)
 - a. Abate lead paint hazard using approved safe work practices.
 - b. Repair deteriorated lead-based paint, remove lead-contaminated dust and soil using approved safe work practices.
 - c. Do not disturb lead-based paint without containment using approved safe work practices.
12. **Toxic Chemicals Properly Stored.** Store all toxic chemical in their original, labeled container in a cool, dry, protected area to prevent contamination or harm to people. (17920, 17920.3)

SAFE

13. **Smoke Detectors.** Provide and maintain approved smoke detectors in each dwelling unit intended for human occupancy and in common stairwells. Test smoke detectors on a routine basis. (13113.7 & 13113.8)

14. **Carbon Monoxide Device.** Provide and maintain approved carbon monoxide detector in dwelling units with any gas appliances such as a gas stove, gas furnace, gas fireplace, gas water heater, fireplace or attached garage. (17928 & 17928.1)

15. **Fire Extinguishers.** Provide and maintain operable, approved fire extinguishing system / equipment. (17920.3, 46 CCR 25)

16. **Potable Water Provided.** Provide an adequate supply of potable running water to all plumbing fixtures. (17920.3)

17. **Occupancy.** Provide proper room and space dimensions. Habitable rooms intended for sleeping purposes shall be a minimum of 70 square feet for the first two occupants and an additional 50 square feet for each additional occupant. Prevent overcrowding. (17920.3)

18. **Room Conversion.** Do not allow occupancy of buildings or other portions of buildings that are occupied for living, sleeping, cooking, or dining purposes that were not designed or intended to be used for those occupancies. (17920.3)
 - a. Return building or portions of building to its original intended use.
 - b. Remove illegal addition.
 - c. Provide proof of building department approval for addition or room conversion.

19. **Conditions Safe and Sanitary.** (17910-17995.5, 34 CCR 25)
 - a. Provide heating in good repair in all habitable rooms.

MAINTAINED

20. **Stairs, Screens, Grounds.** (17320.3)
 - a. Maintain steps, stairwells, or railings in good repair.
 - b. Maintain windows and window screens in good repair.
 - c. Abate accumulation of weeds, vegetation, junk, dead organic matter, garbage, offal, rodent harborage, stagnant water, or other materials that constitute fire, health, or safety hazards.

21. **Lighting.** (17920.3)
 - a. Provide required electrical lighting.
 - b. Provide minimum amounts of natural lighting.
 - c. Provide adequate lighting to all hallways, stairs, and exits.

22. **Floors, Walls, Cabinetry, Doors, Windows.** (17920.3)
 - a. Maintain interior walls, flooring, doors, cabinetry, and ceiling good repair.
 - b. Maintain cabinetry, countertop, and bath tiles in good repair.

23. **Electrical.** Maintain all electrical equipment, wiring, and appliances in good / safe condition and working properly. (17920.3)

24. **Structural Hazard / Other.** (17920.3)
 - a. Maintain the structure in good repair.
 - b. Abate disapidation of structure (roof, flooring, walls, or ceilings) when portions are deteriorated to the extent that they could fall and cause injury.
 - c. Abate structural hazards such as cracked exterior flooring, foundation, floor supports, wall members, vertical supports in poor repair.

COMPLIANCE AND ENFORCEMENT

No Valid Permit. A public health permit is required. Apply for a public health permit. (SDCC 66.904)

Hearing. An administrative hearing has been issued for continued non-compliance.

Caretaker. An onsite caretaker is required for all housing with at least 16 units (or hotels with at least 12 units) where the owner (or owner's agent) does not reside upon the premises. (42 CCR 25)

Nuisance. Anything which is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin, or any public park, square, street, or highway, is a nuisance. (42 CCR 25, Civil Code 3479)

Access for Inspection. Provide access for inspection. (17920, SDCC 16.218 & 66.901)

Owner Identification. For facilities with more than 4 but less than 16 units, a notice has not been posted in a conspicuous place stating the owner's name and address, or the name address of the owner's agent in charge. (42 CCR 25)